

STAMFORD PLANNING BOARD
APPROVED MINUTES - TUESDAY, MARCH 20, 2018
REGULAR MEETING
GOVERNMENT CENTER - 4TH FLOOR CAFETERIA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Jay Tepper, Vice Chair (left at 8:17 p.m.); Jennifer Godzeno (Arrived at 6:45 p.m.) and Michael Totilo. Alternates: Claire Fishman, William Levin and Roger Quick. Absent: Michael Buccino, Voting Member. Present for staff: David W. Woods, PhD, AICP, Deputy Director of Planning.

Ms. Dell called the meeting to order at 6:30 p.m. and introduced the members of the Board and staff present and introduced the first item on the agenda.

ZONING BOARD REFERRALS:

1. ZB APPLICATION #217-50 - SILBERMAN P, INC. & SAFARI STANS STAMFORD, LLC - 633 HOPE

STREET - Text Change: Dr. Woods made a brief presentation regarding the applicant's request to amend Article II, Section 3 to add a new definition #74.25 "Pet Stores' Including Food & Accessories" AND Appendix A, Table II, Item 146 (Pet Stores; Including food & Accessories) to add an "XR" to the M-G District. The applicants propose to amend the text of the Stamford Zoning Regulations to allow "Pet Stores; Including Food & Accessories" to be a permitted use in the M-G (General - Industrial) zoning district. Specifically, the proposed change to the regulations is to amend Appendix A, Table II, Item 146, to add an "XR" under the M-G District allowing pet stores to be a permitted use when they do not exceed 5,000 sq. ft. The Text Amendment also creates a new definition for "Pet Stores; Including Food & Accessories," i.e., a retail business where domestic pets, pet supplies and pet accessories are sold to the public. This Text Amendment falls in line with Policy BGS3: Preserve and protect neighborhood character and quality-of-life from the 2015 Stamford Master Plan which reads, in part, as follows:

"BGS3.1: Promote industrial regulations and standards that make industry more compatible with its residential neighbors and to reduce adverse environmental impacts."

After a brief discussion, Mr. Levin recommended **approval** of *ZB Application #217-50* with the recommendation from Staff to allow this use in both M-G (General Industrial) and M-L (Light Industrial) zones. The Board found this request to be compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Ms. Fishman seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

2. ZB APPLICATION #217-17 - RICHARD W. REDNISS (22 1st CORP.) - TWO SCOFIELDTOWN

ROAD - Text Change Article V & Section 19-3.2.e [\(Continued from January 9, 2018\)](#): Dr. Woods made a brief presentation regarding the applicant's request to amend Article II, Definition 92-2 "Senior Housing and Nursing Home Facility Complex" and to amend Item #42.1 "Senior Housing and Nursing Home Facility Complex (92.2)" in Appendix A, Table I by adding a Letter "B" under RA-1 and R-20 residential districts. Mr. Richard Redniss, of Redniss & Mead, also spoke explaining the efforts to meet with Staff, the North Stamford Association (NSA) and others, as well as expanded on what Staff presented. Mr. Redniss also submitted an email from Mr. Douglas York, President, North Stamford Association, stating their agreement with this Text Change (*Attachment #1*).

On January 9, 2018 Mr. Redniss came before the Planning Board to request a Text Amendment to Article 5, Section 19-3-2e in which the Board had legitimate concerns regarding complexity and scope of the earlier proposed changes. The Board "postponed its decision" of this application and suggested that the applicant meet with Staff and the NSA taking in the Board's concerns.

To allow existing nonresidential Special Exception used properties to be redeveloped for senior assisted living under the Senior Housing and Nursing Home Facility Complex (SHNHFC) definition. In response to the comments of the Planning Board, Staff and the NSA, the applicant has removed the request to diminish setbacks when adjacent to nonresidential uses, proposed amending the SHNHFC definition with a 3-acre minimum lot size, and required that all SHNHFC be served by public sewers. They have submitted a revised demonstration plan that meets all setbacks and added more parking as suggested. The applicant has discussed the sewer connection with the NSA, WPCA, and Board of Education (BOE) representatives. The “game plan” is for the developer to fund necessary corrective action on the Northeast School sewer connection and then significantly reduce the ongoing operation and maintenance cost. This would represent a significant BOE cost savings with details to be established during the Special Exception application.

After a brief discussion, Mr. Tepper recommended **approval** of *ZB Application #217-17* with the recommendation of expanding the condition “served by public sewers” to read “served by public sewers *and water*” and found this request to be compatible with the institutional uses surrounding the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

3. **ZB APPLICATION #218-05 - LOUIS R. CAPPELLI FAMILY LIMITED PARTNERSHIP II - 421 ATLANTIC STREET - Special Exception:** Dr. Woods made a brief presentation regarding the applicant’s request for a Special Exception approval to exclude from Floor Area Calculations a fifth floor of above-grade parking in the South Tower of the approved Atlantic Street development (*ZB Application #213-44*) in accordance with the Floor Area Definition found in §3.A.39.2 of the Zoning Regulations. Since the July 2014 approval, Cappelli has not only constructed the North Tower, but has engaged in significant marketing efforts for the Post Office building and the residential tower retail space. The exclusion of the parking floor area as permitted by § 39.2 provides Cappelli with the needed flexibility to explore non-retail options for the Post Office that may be factored into existing Floor Area Ratio calculations. Ms. Amy Souchuns, Esq., with Hurwitz Sagarin Slossberg & Knuff, LLC, was available and answered technical questions from the Board.

Cappelli’s request to exclude the fifth floor of parking above grade per § 3-A-39.2 of the Zoning Regulations stems from changes to the development plan since the Planning Board’s initial review in early 2014. During the Zoning Board hearings on the original application in spring 2014, Cappelli opted to maintain the 1939 Post Office Annex, which had been slated for demolition in the original design. Additionally, at that time, the Post Office was anticipated to be devoted entirely to retail use. Per § 7.S.3, this retail use is not only exempt from Floor Area Ratio calculations, but also does not require the provision of on-site parking due to the proximity to municipal parking lots (§ 12.D.9).

After a brief discussion, Mr. Totilo recommended **approval** of *ZB Application #218-05* and this is compatible with the neighborhood and consistent with Master Plan Category #11 (Downtown); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

4. **ZB APPLICATION #217-45 - 45 CHURCH STREET PROPERTIES, LLC - 45 CHURCH STREET - Site & Architectural Plans and/or Requested Uses & Special Exception:** Dr. Woods made a brief presentation regarding the applicant’s request for approval to convert commercial space into 20 apartments. Building currently consists of 10 apartments and was approved for a Map Change (*ZB Application #216-11*) from C-N zone to V-C zone with the intent of a complete conversion. Applicant is also proposing to create a ground floor patio deck that will be open to the neighbors as well as the building residents.

On October 30, 2015 the Planning Board amended the Master Plan as part of implementing the Glenbrook/Springdale TOD Plan to include this parcel in Master Plan Category #6 (Commercial - Neighborhood Business) with the intent that the parcels included be re-zones from their existing zoning to V-C in order to implement Master Plan Policy 6C: Encourage development of mixed-income housing. Applicant is requesting approval to convert commercial space into 20 apartments. The building currently consists of 10 apartments and was approved for a Map Change (ZB #216-11) and a Text Change (ZB #216-43) from C-N zone to V-C zone with the intent of a complete conversion. Applicant is also proposing to create a ground floor patio deck that will be open to the neighbors as well as the building residents. After the 20 apartments are complete the building would be consistent with Master Plan Implementation Strategy 6C.4: Continue encouraging conversion of vacant office buildings to residential use. The applicant has been working with Staff and the Glenbrook Neighborhood Association to improve this conversion with landscaping, screening and lighting so neighborhood impacts are lessened.

After some discussion, Mr. Totilo recommended **approval** of *ZB Application #217-45*, with the following suggestions:

- The Zoning Board should carefully review the setbacks along the Parker Avenue side of the parking lot and if possible, require a landscaped buffer on that side as well.
- If the applicant wishes to amend the Site Plan in the future to include a food truck, the patio space should also become a public space with appropriate signage allowing the public to also use it.

The Board found this to be compatible with the neighborhood and consistent with Master Plan Category #6 (Commercial-Neighborhood Business); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

5. ZB APPLICATION #218-11 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. -

Text Change: The Land Use Bureau (the "Applicant") is proposing to amend Article III, Section 4 AA of the Stamford Zoning Regulations to add a new Sub-Section 12 "Neighborhood Mixed-Use Design District (NX-D)." Dr. David W. Woods, AICP made a presentation and answered questions on this application. After some discussion, Mr. Tepper made a motion to **TABLE ZB Application #218-11 and #218-12** until the April 17, 2018 meeting; Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

6. ZB APPLICATION #218-12 - CITY OF STAMFORD ZONING BOARD - 888 WASHINGTON BLVD. -

Map Change: Applicant is proposing a Zoning Map change from RM-F, R-5, R-6 & M-L to NX-D (Neighborhood Mixed-Use Design) District.

MEDICAL MARIJUANA DISPENSARIES:

1. ZB APPLICATION #218-13 - ALTERNATE WELLNESS CENTER LLC - 75 RESEARCH DRIVE -

Special Exception: Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 75 Research Drive. Property is located in the M-L Zone. Ms. Katie Wagner, representative for the applicant, and Paula and Dennis Pipher, the applicants and owners of the Alternate Wellness Center, made a presentation and answered questions from the Board. Ms. Wagner also submitted a map depicting the 1,000 sq. ft. radius surrounding the site. (*Attachment #2*)

After a brief discussion, Ms. Fishman recommended **approval** of *ZB Application #218-13* as a qualifying site for a Medical Marijuana Dispensary; found this to be compatible with the neighborhood and consistent with Master Plan Category #13 (Industrial - General); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Tepper and Totilo).

2. **ZB APPLICATION #218-10 - PAUL CAPPIALI, RANDY CARAVELLA & HARBOR WELLNESS, LLC - 1039 EAST MAIN STREET - Special Exception:** Applicant is seeking a Special Exception to operate a Medical Marijuana Dispensary at 1039 East Main Street. Property is located in the C-N Zone. Joseph C. Capalbo, III, Esq., representing the applicant, made a brief presentation and submitted two appraisals of the potential site. The first performed by Tooher Appraisal Services (*Attachment #3*) surveyed the property for any effects on the neighborhood and the second performed by Adler Consulting Transportation Planning & Traffic Engineering (*Attachment #4*) focused on traffic impacts.

After a brief discussion, Mr. Totilo recommended **approval** of *ZB Application #218-10* as a qualifying site for a Medical Marijuana Dispensary. However, the Board raised concerns about the proposed site being less than 1,000 ft. from Rogers School and the potential conflicts with neighboring parcels. The Board found this to be consistent with Master Plan Category #7 (Commercial - Arterial); Mr. Quick seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #011-18-RYAN ANNE I REVOCABLE TRUST c/o MICHELLE HUBBARD - 0 SHIPPAN AVENUE - Variance of Table B, Appendix B:** Dr. Woods made a brief presentation regarding the applicant's request to construct a new single-family dwelling to be 2½ stories with an attached one-car garage and wood deck on this vacant lot. Applicant is requesting: (1) 12 ft. street line setback in lieu of the 30 ft. minimum required; (2) 37 ft. street center setback in lieu of the 55 ft. minimum required; (3) 12 ft. front setback on Lanark Street side in lieu of 30 ft. required; and (4) 37 ft. center street line in lieu of the 55 ft. required.

This application originally came before the Planning Board at its August 29, 2017 meeting, at which time the Planning Board recommended approval. Before it was to be heard by the Zoning Board of Appeals ("ZBA") the applicant met with considerable opposition by the neighbors due to the size and intensity of the proposed residence, and therefore, withdrew their application. The applicant contracted Christopher Malloy, who has built a number of homes on similar size lots in the neighborhood. This lot was part of a subdivision approved prior to zoning. It is a corner lot which means that it has two (2) front yards, creating setback issues and the proposed dwelling would require a setback on the Lanark Road side (the 2nd front yard) to be 12 ft. in lieu of the 30 ft. required.

After a brief discussion, Mr. Quick recommended **approval** of *ZBA Application #011-18* and this is compatible with the neighborhood and consistent with Master Plan Category #2 (Residential - Low Density Single Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Godzeno, Quick, Tepper and Totilo).

2. **ZBA APPLICATION #010-18 - 63 VICTORY, LLC - 63 VICTORY STREET - Variance of Section 10A:** Applicant is seeking to expand a legal non-conforming use; & **Table III, Appendix B:** Applicant is requesting (1) a rear yard setback of 8.5 ft. in lieu of the 30 ft. required and (2) lot coverage of 42.2% in lieu of the 25% required.

Dr. Woods made a brief presentation and noted specifically that as discussed in part of the NX-D presentation, this area was included in the West Side Neighborhood Study (The Cecil Plan). Victory Street has an eclectic mix of contractor's yards, heavy construction and the like. What the applicant is requesting to do will create an enclosure in which the more industrial uses will be inside, therefore, will decrease the negative impacts to the neighbors and preserve and protect the health, safety and welfare of the neighborhood. Therefore, staff recommends approval of the variances requested.

After a brief discussion, Ms. Fishman recommended **approval** of *ZBA Application #010-18* and this is compatible with the neighborhood and consistent with Master Plan Category #3 (Residential - Low Density Multifamily); Ms. Godzeno seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Quick, and Totilo).

3. **ZBA APPLICATION #009-18 - FRANKLIN J. RUDD REVOCABLE TRUST - 111 WEST HILL ROAD - Variance of Section 4-AA-1.5 & Table III, Appendix A:** Dr. Woods made a brief presentation regarding the applicant's request to remove the existing non-conforming detached garage and replace with a new attached garage with additional living space above to the applicant's single-family home with a pool and pavilion. Mr. Raymond Mazzeo, of Redniss & Mead, also spoke providing further explanation of this variance. Applicant is requesting a rear yard setback of 6.3 ft. in lieu of the 60 ft. required.

Applicant also owns the adjacent lot abutting the rear yard for which the variance is being requested. Part of the proposed plan includes removing an existing non-conforming detached 3-car garage that currently extends over the side property line. The proposed addition will include a 3-car garage with living space above and a 1-story storage shed. The 1-story portion of the building, if not for being attached to the main house and therefore considered part of the "primary" structure, would meet the required setback for accessory buildings.

After a brief discussion, Mr. Levin recommended **approval** of *ZBA Application #009-18* and this is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Totilo seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin, and Totilo).

4. **ZBA APPLICATION #008-18 - TEMPLE SINAI, INC. - 458 LAKESIDE DRIVE - Special Exception:** Dr. Woods discussed how the applicant met the Special Exception conditions to enclose an open courtyard with an area of 30 ft. 2 in. x 20 ft. 9 in. for a total of 647 sq. ft. to be used as a chapel.

Temple Sinai is requesting a Special Exception to enclose the courtyard on the existing building which is internal to the rest of the building on this site. The five Standards & Conditions the applicant must meet for a Special Exception under Section 19.3.2 are:

- a) The location and nature of the proposed site: The proposal is internal to the existing building.
- b) The nature and intensity of the proposed use: Minimal increase in nature and intensity of the existing use.
- c) The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading: Difficult to see how enclosing this courtyard will impact traffic at all.
- d) The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development: Existing modification is internal so will not impact existing or future development.
- e) The Master Plan of the City of Stamford and all statement of the purpose and intent of these regulations: This clearly meets the purpose and intent of the Master Plan as it will continue to preserve and protect quality-of-life, specifically, it preserves and protects North Stamford as a low density area and does not impact parks, open space and the natural environment.

After a brief discussion, Ms. Fishman recommended **approval** of *ZBA Application #008-18* and this is compatible with the neighborhood and consistent with Master Plan Category #1 (Residential - Very Low Density Single Family); Mr. Levin seconded the motion and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Godzeno, Levin, and Totilo).

PLANNING BOARD MEETING MINUTES:

03/06/18: After a brief discussion, Ms. Godzeno moved to recommend approval of the Planning Board Minutes of March 6, 2018; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 4-0 (Dell, Fishman, Godzeno, and Totilo).

OLD BUSINESS:

Dr. Woods mentioned that the South End Neighborhood Forum was held on Monday, March 19, 2018 and he had sent everyone a copy of the presentation that was made and would be discussed at a later meeting once everyone has reviewed it.

Ms. Dell announced the next Planning Board meeting will be April 10, 2018 but realized that it is one day past the deadline for the State to accept applications for Medical Marijuana Dispensaries. Dr. Woods explained that all the State requires is an amendment of the application, if needed, or have an acceptable site by the City and to be going through the approval process. It can be amended after they go through the entire process so these applications may come back again.

Mr. Totilo asked when the next scheduled meeting is after April 10th and Ms. Dell said it will be April 17th. Mr. Totilo announced that he will not be available for April 17th meeting. Dr. Woods stated that the reason there are back-to-back meetings in April is because he would be away at an American Planning Association conference the week of April 23rd and wanted to make sure there were two meetings in April. Ms. Dell then requested that ZB Application #218-11 & #218-12 be moved to the May 1, 2018 meeting so Mr. Totilo could be in attendance.

NEW BUSINESS:

Next regularly scheduled Planning Board meetings are:

04/10/18

04/17/18

05/01/18

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:45 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

NOTE: These proceedings were recorded on video and audio tape (partial recording as there were technical difficulties with the equipment) and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.

Rick Redniss

From: Rick Redniss
Sent: Monday, March 19, 2018 10:58 AM
To: David Woods
Cc: Ralph Blessing; Vineeta Mathur; Ray Mazzeo; Doug York; Doug York; William Hennessey
Subject: Fwd: North Stamford Association

FYI- below please see the present position of the NSA.

This comes as a result of several meetings and revisions of the text .

They shared the concerns of the PB wrt using definition 92.2, not changing the setbacks, and being able to add more parking .

It turns out that the BOE has been spending tens of thousands of dollars maintaining the sewer connection. We have met with the superintendent, facilities person, and boe chair of facilities. Whereas they take no position wrt any land use application they would obviously welcome someone sharing in the expenses etc associated with the connection. This would be similar to what we did with Davenport elementary school.

We will continue to work with the NSA, BOE, and WPCA during the special exception/ site plan process.

If you have any questions please don't hesitate to call.

Tnx

Begin forwarded message:

From: Douglas York <president@northstamfordassoc.org>
Date: March 17, 2018 at 9:55:54 AM EDT
To: rick.redniss@rednissmead.com
Subject: North Stamford Association

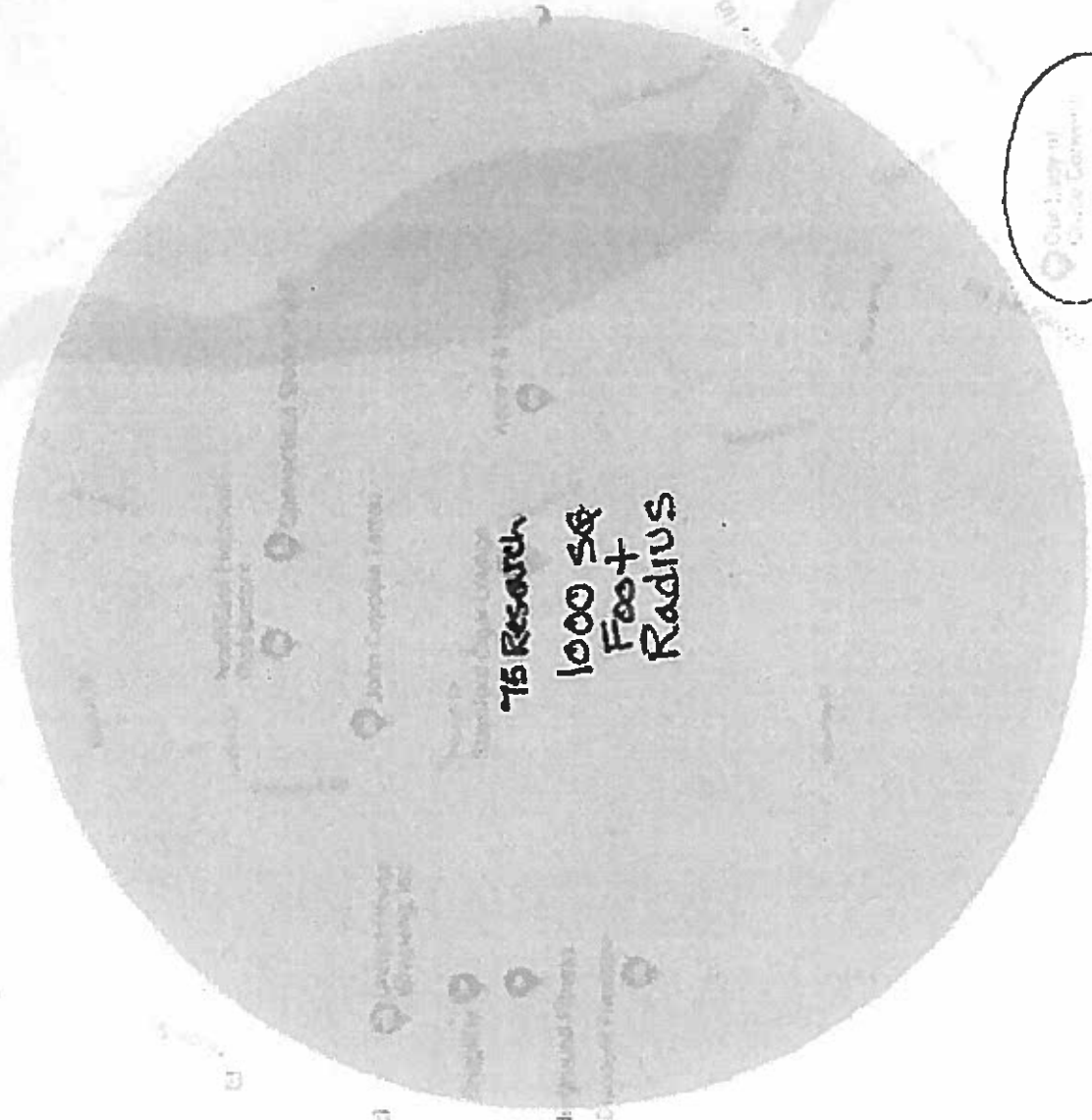
Dear Mr. Redniss,

The Board of Directors of the North Stamford Association (NSA) convened on Monday March 12th and voted to not oppose, at this time, the proposed text change to definition 92.2 "Senior Housing and Nursing Home Facility Complex", dated February 23, 2018. A Land Use specialist was retained by the NSA, at the Developers Expense, to review the proposed text change. The NSA Board was satisfied with the outcome of this review. Thank you.

Douglas York
President
North Stamford Association

15 Research Drive
1000 sq ft Radius

ATTACHMENT #2



convert
Day care
location
is further than
1000 ft away

March 20, 2018

ATTACHMENT #3

Attorney Joseph Capalbo, Jr
1100 Summer Street
Stamford, CT 06905

RE: 1039 East Main Street, Stamford, CT 06902

Dear Attorney Capalbo:

Pursuant to your request as the client, the appraiser has examined the above captioned property with regard to its prospective use as a medical marijuana wellness and care center. As per your instructions, the appraiser has focused on the impact, if any, of this prospective use on the surrounding neighborhood. The appraiser performed an inspection of the property as well as the surrounding neighborhood on March 16, 2018. This was done to better establish the type of neighborhood that the subject is to be located in as well as the current property uses in the area.

The subject is located within the East Side of the City of Stamford along the south side of East Main Street a/k/a Route 1. This is a main commercial artery within Stamford that generates moderate to heavy traffic on a typical day. The subject's neighborhood is influenced by its proximity to I-95 as well as the downtown Stamford area. The subject's neighborhood is considered to be mixed in terms of utility. The appraiser noted retail, professional and medical offices, restaurants, industrial/warehouse, residential single and multiple family dwellings, as well as other service businesses. It is the appraiser's opinion that the subject's proposed use as a medical marijuana wellness and care center is conforming to the neighborhood as medical office/retail type space.

The appraiser also examined the subject property's historical use as medical office space operating as a Planned Parenthood facility as it relates to the neighborhood. This represents a use that is met with similar public hesitation and the appraiser was unable to locate any direct market evidence that the subject's previous use as medical office space for Planned Parenthood had any downward effect on real estate values

within the area of influence. Therefore, it is the appraiser's opinion that the proposed use as a medical marijuana wellness and care center would not have a negative impact on the value or marketability of the surrounding properties in the neighborhood.

In summation, it is the appraiser's opinion that the proposed use as medical office/retail type space conforms to the area of influence and will not have any downward effect on value or marketability to the surrounding properties in the neighborhood.

Respectfully submitted,



Christopher La Greca
General Real Estate Appraiser
CT Certification RCG.0001340

Adler Consulting Transportation Planning & Traffic Engineering
A *Chazen* COMPANY 70 YEARS

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March 20, 2018

Paul Cappiali
Harbor Wellness
28 Hartford Avenue
Greenwich, Connecticut 06830

Re: Harbor Wellness
1039 East Main Street
Stamford, Connecticut

Dear Mr. Cappiali:

At your request, **Adler Consulting** has performed a trip generation analysis for the proposed reuse of the facility at 1039 East Main Street, Stamford, Connecticut for the sale of medical marijuana. The facility is located at the corner of East Main Street (US Route 1) and Noroton Hill Place and the Site includes an adjacent, stand-alone at-grade parking facility for 18 vehicles. The facility will be open between 10:00 am and 8:00 pm on weekdays and between 10:00 am and 4:00 pm on Saturdays and Sundays.

A. PROJECT DESCRIPTION

Harbor Wellness proposes to dispense medical marijuana to State-approved patients on an appointment and drop-in basis and anticipates a daily activity of between fifteen (15) and twenty five (25) patients per day. The Site was previously occupied by a Planned Parenthood Center.

B. SCOPE OF STUDY

This letter compares the anticipated Site trip generation for the proposed usage with that of the previous tenant (Planned Parenthood) in the presence of the traffic volumes on East Main Street. The Site trip-generation characteristics are those anticipated by the Applicant while the trip generation calculation for the previous occupant of the facility were based on the latest published standards of the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The Average Annual

Mr. Paul Cappiali
March 20, 2018
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Daily Traffic (AADT) volumes on East Main Street are those collected by the Connecticut Department of Transportation (ConnDOT).

C. TRIP GENERATION

Based on the Applicant's business model, it is projected that over the course of the weekday, less than two (2) patients per hour are anticipated. This is compared to the Planned Parenthood Center which, as a medical office building, would have generated approximately 18 vehicles entering and exiting the Site in the PM Peak Highway Hour. The Wellness Center is not open during the morning peak hours.

Based on ConnDOT's AADT data, there were approximately 23,000 vehicles passing near the Site on East Main Street every day in 2014. Using industry standards, this daily volume would translate to approximately 1800 vehicles in the PM Peak Highway Hour. It is, therefore, the considered professional opinion of Adler Consulting that two (2) vehicles entering and two (2) vehicles exiting the Harbor Wellness Site in an hour would be de-minimis, especially considering that the earlier occupied facility would have generated more than four (4) times that volume. It should be also noted that, even if the demand doubles and swells to approximately 50 patients per day, the volume coming in and out of the Site would still be half of what was generated by the Planned Parenthood Center.

D. CONCLUSIONS

The Harbor Wellness facility medical dispensary will contain approximately 1,000 sf dedicated to the sales of Medical Marijuana and approximately 4,000 sf dedicated to the Wellness Center. It is projected that the Center will generate between 15 and 25 patients per day with a typical demand of two (2) patients per hour. In that the facility earlier occupied by a Planned Parenthood Center is projected to have generated approximately 18 vehicles in the PM Peak Highway Hour, the proposed Wellness Center is projected to generate less than one-quarter that volume of two-way trips. As such, the subject Harbor Wellness Center is projected to result in a net decrease in traffic throughout the day as well as during the PM Peak Hour as compared to a the earlier occupied Planned Parenthood Center.

Based on the trip generation comparison contained herein, it is the considered professional opinion of Adler Consulting, a Chazen Company that the proposed

Mr. Paul Cappiali

March 20, 2018

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Harbor Wellness facility would not have a significant adverse impact on traffic operating conditions on the roadway system.

Sincerely,

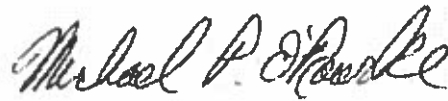
**Adler Consulting,
Transportation Planning & Traffic Engineering
a Chazen Company**



Bernard Adler, P.E.

President

CT Professional Engineer 16054



Michael P. O'Rourke, P.E., PTOE

Senior Associate

CT Professional Engineer 27754