

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

RECEIVED

JAN - 4 2023

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

ZONING BOARD

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Transportation Bureau Chief


Luke Battenwieser
Transportation Bureau Staff

DATE: December 30, 2022

RE: Zoning Board Application 218-18 (MOD)

Application #218-18 (MOD)

806 East Main Street
Curaleaf

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board Special Permit application received December 1, 2022;
- Project narrative and supporting information;
- Map of Property prepared by B.G Root dated September 1, 2017;
- Architectural plans prepared by Curaleaf dated April 28, 2022; and
- Traffic Impact Study prepared by SLR dated September 9, 2022.

The Department has thoroughly reviewed this application and the accompanying traffic study. The Department is aware that recreational cannabis dispensaries are new to the State and the full traffic impacts of them have not been seen in Connecticut. The below comments are meant to ensure that the proposed application does not negatively impact the City's roadway network in the short or long term.

The proposed site is predicted to generate a total of 120 new vehicle trips during the weekday PM peak and 140 total trips during the Saturday peak period. However, these predicted trip generation rates are based on a proposed dispensary that sells cannabis in a hybrid model. The existing dispensary already sells cannabis in a medicinal model, so the proposed expansion should not generate the 120 and 140 predicted trips on top of the existing trips generated.

The capacity analysis shows that the proposed development does not appear to have a significant long-term negative impact on the City's mobility network. However, with new, popular businesses traffic tends to be intensified within the first few weeks of operation leading to negative impacts on the roadway network. The enabling State Law in Section 83(d) permits the municipality to charge the retailer for any necessary and reasonable costs incurred for the provision of public safety services not to exceed fifty thousand dollars.

The Department recommends that the applicant hire a police officer from the Stamford Police Department to direct traffic for the first two (2) weeks of hybrid operation to manage potential traffic impacts. If the City deems that there continues to be significant levels of traffic from the site, then the applicant shall retain a police officer for the rest of the month with all costs to be incurred by the applicant (up to the legal limit per State Law).

Recommendation number 6 in the traffic study states:

We suggest that actual future traffic conditions be monitored after this proposed development has opened and that the City of Stamford work with CTDOT if deemed appropriate to do the following:

- i. Adjust signal timings to optimize traffic flow at the study intersections.
- ii. Consider alternative sources of nearby parking to accommodate any initial parking shortfall and deploy Curaleaf team members at the site to assist in direction parking during the early weeks of opening.

After 30 days of operation, the applicant shall develop and submit a revised traffic study with new traffic counts and analysis. The data shall be collected 30 days after the opening of the site and conducted on a day the site is open. If the City finds that the post-opening traffic study shows significant impacts to the roadway network, the applicant shall be responsible for appropriate mitigation measures as determined by the City.