

March 15, 2023

VIA HAND & ELECTRONIC DELIVERY

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
VMathur@StamfordCT.gov

**Re: Special Permit Application
111-123 High Ridge Road, Stamford, CT (Parcel ID 000-0932) (the “Property”)
Sweetspot Stamford, LLC (“Sweetspot”) and A&F High Ridge, LLC (collectively,
the “Applicants”)**

Dear Ms. Mathur:

Our firm represents the applicant Sweetspot, a prospective tenant of approximately 2,412± square feet of office/retail space on the above-referenced Property. The Property is owned by the applicant A&F High Ridge, LLC. The Property is located in the Neighborhood Business District (C-N) and Master Plan Category 7 (Commercial – Arterial). It is 46,361± square feet (1.06± acres) and improved with a 31,846± square foot, two-story, multitenant retail building and a 14,310±, three-story, multitenant retail building.

Pursuant to Section 5.E of the Zoning Regulations of the City of Stamford, and as required by Section 148(c) of Public Act 21-1, An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis, the Applicants seek Special Permit approval to allow Sweetspot to operate a Hybrid Cannabis Retailer on the portion of the Property it seeks to lease.¹ There are no site improvements associated with this request.

¹The Stamford Zoning Regulations do not specifically identify this use, which only became legal in Connecticut in 2021. In such circumstances, the legislation provides that the municipality must analogize the proposed use with another similar use in existence in the City's regulations. Specifically, Section 148(c) of the Act states: “Unless otherwise provided for by a municipality through its zoning regulations or ordinances, a cannabis establishment shall be zoned as if for any other similar use, other than a cannabis establishment, would be zoned.” ZONING REGS. Sec. 4.E (“Medical Marijuana Dispensaries are allowed by Special Permit approval of the Zoning Board only within certain commercial and manufacturing Zoning Districts of the City of Stamford, as shown in Appendix A, Table II of these Regulations.”); Appx. A, Table II, Use 133.1. Because the Zoning Regulations do not currently provide regulations for Hybrid Retailers, the Land Use Bureau has determined the next closest use is Medical Marijuana Dispensary.

The Applicants also request Special Permit approval pursuant to Section 12.K.4.e of the Zoning Regulations to be exempt from the sidewalk requirements contained in Section 12.K.² First, because High Ridge Road is a State highway, a sidewalk is not required on the portion of the Property that borders this road.³ Additionally, the enclosed Statement of Findings details why installing a sidewalk on Halpin Avenue would (1) not be appropriate in light of the existing conditions of the site, (2) not further the goal of providing a pedestrian network, and (3) create safety hazards for pedestrians.

Moreover, due to the small size of the space to be leased by Sweetspot and the absence of proposed site improvements, the Applicants are not subject to certain mobility requirements in Section 12 of the Zoning Regulations. Specifically, bicycle parking is not required because no changes of use, additions, and/or substantial renovations involving 5,000 square feet or more of Gross Floor Area are proposed. See Section 12.J.1. Lastly, because no additional off-street parking is required in connection with this Application, the Applicants are not required to provide electric vehicle charging stations. See Section 12.L.1.

In connection with the attached application, enclosed please find:

- Letters of Authority from Sweetspot Stamford, LLC and A&F High Ridge, LLC
- Application fees in the amount of \$1,460 (\$460 Special Permit application fee and \$1,000 Public Hearing fee)
- Twenty-one (21) copies of the following application form and associated schedules:
 - Application for Special Permit Approval;
 - Schedule A – List of Plans;
 - Schedule B – Introduction and Project Overview;
 - Schedule C – Statement of Findings;
 - Schedule D – Legal Description of Property;
 - Schedule E – Zoning Data Chart;

²The sidewalk requirements in Section 12.K may not be applicable to the Applicants. Pursuant to Sweetspot's estimated costs based on other buildouts, renovations and alterations are not anticipated to exceed \$250,000. However, because the ultimate determination of the final cost of renovations and alterations will be made by the Building Department at the time it issues a building permit, the Applicants do not yet know this total. Accordingly, it is necessary for them to seek Special Permit approval at this juncture.

³It should also be noted that there is already a sidewalk on this portion of the Property. It is unclear if the sidewalk complies with the requirements set forth in Section 12.K of the zoning regulations.

- Schedule F – Existing Zoning Map; and
- Schedule G – Aerial Photograph of Property.
- One (1) full-size and twenty (20) half-size copies of the following plans:
 - Zoning Location Survey prepared by Edward J. Frattaroli, Inc., entitled, “Zoning Location Survey Prepared for LDG Properties, 111-123 High Ridge Road, Stamford Connecticut,” dated December 20, 2016, and revised through March 3, 2023;
 - Floor Plans prepared by Katie Schrider Design, dated March 7, 2023, with the plan titles listed on Schedule A; and
 - Security Layout Plan prepared by Sweetspot Stamford, LLC, dated March 8, 2023, with the plan titles listed on Schedule A.
- Twenty-one (21) copies of the Traffic and Parking Study Prepared by SLR, dated March 3, 2023, entitled “Traffic and Parking Study.”

Please let me know if you have any questions or require additional materials. As always, thank you for your time and attention regarding this matter.

Very truly yours,

Lisa Feinberg

Lisa L. Feinberg

Enclosures.

cc: R. Blessing
Sweetspot Stamford, LLC