

March 15, 2023

VIA HAND & ELECTRONIC DELIVERY

Ms. Lindsey Cohen
Associate Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
LCohen@StamfordCT.gov

**Re: Request to be Heard by Planning Board
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. Cohen:

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.

In July, 2021, the Governor signed Public Act No. 21-1, entitled “An Act Concerning the Responsible and Equitable Regulation of Adult-Use Cannabis” (the “Cannabis Bill”), which allows for the sale of adult-use cannabis in the State of Connecticut. The Cannabis Bill establishes a “hybrid retailer” as “a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products (“Hybrid Retailer”). The Applicants seek Special Permit approval to allow Sweetspot to operate a Hybrid Retailer on the portion of the Property it seeks to lease.¹ The

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.

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. There are no site improvements associated with this request.

In connection with the attached application, enclosed please find:

- Eight (8) copies of the Application for Special Permit Approval and associated schedules.
- Eight (8) 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.

I have also submitted an electronic copy of the following:

- The Traffic and Parking Study Prepared by SLR, dated March 3, 2023, entitled “Traffic and Parking Study.”

We look forward to advice as to when the Planning Board will consider this proposal. At that time, I kindly ask that members of our development team and I be given an opportunity to briefly describe the proposal. Please contact me should you have any questions. As always, thank you for your time and attention regarding this matter.

Very truly yours,

Lisa Feinberg

Lisa L. Feinberg

Enclosures.

cc: Sweetspot Stamford, LLC