

Schedule A
List of Plans

- Zoning Location Survey prepared by Edward J. Frattaroli, Inc., titled “Plot Plan Prepared for Merida Capital Holdings,” dated May 22, 2023;
- Floor Plans and Elevations prepared by Annino Incorporated, dated June 22, 2023, titled:
 - “A1.1: Proposed First Floor Plan;”
 - “A1.2: Proposed Second Floor Plan;”
 - “A1.1C: Proposed Color Coded First Floor Plan;”
 - “A1.2C: Proposed Color Coded Second Floor Plan;” and
 - “A2.1: Proposed Front Exterior Elevation.”
- Security Layout Plan prepared by Stealth Monitoring, dated June 21, 2023, titled “General CCTV Surveillance.”

Schedule B
Project Narrative

Zoning Application- Stamford

Company Profile

Licensure & Eligibility

On November 21, 2022, Nautilus Botanicals LLC (“Nautilus”) was awarded a provisional cannabis cultivation license (License No. ACCE.0000005) pursuant to Section 21a-420(o) of the Connecticut “Responsible and Equitable Regulation of Adult-Use Cannabis Act”, or “RERACA.”

Section 5 of Public Act 22-103, which amended and supplemented RERACA, provides that a cultivator licensed under Section 21a-420(o) of RERACA may create two equity joint ventures in any cannabis establishment licensed business other than cultivation. Licensees under Section 21a-420(o) are therefore entitled to open two retail cannabis dispensaries in Connecticut, subject to local approval, approval by the CT Social Equity Council, and final state licensure from the CT Department of Consumer Protection. Nautilus Botanicals LLC has formed an equity joint venture, Nautilus Botanicals EJV1 LLC, for the purpose of opening a retail hybrid cannabis dispensary in Stamford, CT. A hybrid cannabis dispensary is a retail operation that sells both medical marijuana and adult-use recreational cannabis products.

Corporate Structure

As noted above, Nautilus Botanicals LLC owns the cultivation license. The special permit applicant, Nautilus Botanicals EJV1 LLC, is a subsidiary of Nautilus Botanicals LLC and was formed as an equity joint venture for the hybrid retail cannabis license. This license will be used to operate a hybrid medical/adult use dispensary in Stamford, CT, pending zoning approval.

In terms of ownership structure, as required by the CT Department of Consumer Protection, Luis Vega, our social equity applicant, owns 65% and Merida Capital, the backer, owns the remaining 35% of Nautilus. Nautilus Botanicals EJV1 LLC is owned 51% by Luis Vega and 49% by Merida Capital, and, as noted above, is a subsidiary of Nautilus Botanicals.

Background on Luis Vega, CEO and social equity applicant of Nautilus Botanicals LLC

Luis Vega has been a passionate advocate of cannabis and has worked tirelessly in the industry. His interest began when he was a teenager diagnosed with Crohn’s disease and ulcerative colitis. The use of cannabis gave him the quality of life he enjoyed prior to surgery.

Mr. Vega studied finance at the University of New Haven and began working in corporate contract facility management. However, he remained passionate about cannabis and involved in the industry. He started with CBD sales for a college friend. His big opportunity came when Connecticut legalized hemp in 2019. Mr. Vega established Vega Holdings and used his own savings to obtain a USDA hemp license, purchase land and seeds and begin growing hemp. As part of the Connecticut Department of Agriculture’s hemp pilot program, he was awarded a license to cultivate hemp and was the only Latino farmer to receive such a license. As his business developed, he added a processing license to allow for the harvest and processing of hemp. This led to the opening of a farm-to-store business, offering an array of hemp products from flower and pre-rolls to tinctures, edibles and topicals.

In November 2019, Vega Holdings was named one of five winners of the Merida Capital i2 (Inclusive Industry) minority entrepreneur accelerator program. As a result, he received seed money from Merida to start Vega Holdings' hemp farm, as well as access to Merida's strategic advice, network and resources.

Connecticut legalized adult use cannabis in July 2021. In January 2022, the requirements for applicants for Section 149 Cannabis Cultivator licenses were published, which were only made available to social equity applicants who met the residency and income requirements. Luis Vega met these requirements and applied for the Section 149 license in February 2022. He is the managing member and Chief Executive Officer for Nautilus Botanicals LLC.

Background on Merida Capital, backer for Nautilus Botanicals LLC

Merida Capital Holdings was founded in 2016 and is one of the largest private equity firms in the state-legal cannabis industry. The firm is the only cannabis private equity firm to own and directly operate licensed cannabis businesses across multiple states. In addition, the firm's partners and co-founders have multiple years of experience launching licensed cultivation, manufacturing and retail businesses across multiple states. Current and past Merida operations include the following:

- Nautilus Botanicals in Connecticut: awarded a provisional Section 149 cultivation and manufacturing license, with a provision that allows for the formation of 2 equity joint ventures for any non-cultivation licenses. These will be used to open 2 hybrid retail stores.
- Harvest Care Medical in West Virginia: one of ten vertical licensees, with the ability to open up to ten dispensary locations; won the maximum number of dispensary licenses allowed. The cultivation and processing facility is operational, as are 5 dispensaries.
- COMO Health (d/b/a 3Fifteen Primo) in Missouri: five licenses for medical cannabis dispensaries operational, including a Cookies-branded store in St Louis. The stores have converted to adult use and are benefiting from a strong start to adult use sales.
- Jova and Storehouse in Maryland: awarded three retail licenses, with all 3 dispensaries operational. This includes the state's first black-owned dispensary in the state, which has 100% BIPOC staffing.
- Dharma Pharmaceuticals in Virginia: one of five vertical licensees, with the ability to open up to six dispensary locations. The cultivation and processing facility is operational, and five dispensaries are open and operational. ***Sold to GTI in July '21.***
- Laurel Harvest in Pennsylvania: Grower-processor licensee with the ability to open up to six dispensary locations. ***Sold to Cresco in December '21.***
- Valley Ag in New York: overcame industry challenges in the early days of the industry to get the cultivation facility and four dispensaries operational. ***Sold to Cresco in October '19.***

In addition, Merida's partners and co-founders bring direct experience with numerous cannabis businesses:

- Co-Founder & Managing Partner Mitch Baruchowitz brings 12 years of cannabis investment experience. He is an expert in the regulatory component of cannabis limited licensing and multi-state cultivation operations, and a frequent speaker and author on cannabis investment strategy and diligence. Prior to Merida, he was a (1) Co-Founder of Manticorp (d/b/a Grow West) in Maryland, which operates a cultivation facility; (2) Founder of Leafline Labs in Minnesota, one of only two licensed vertical medical cannabis operations; and, (3) Founder of Theraplant in Connecticut, one of the state's four vertical licensees.

- Co-Founder & Senior Operating Partner Kevin Gibbs currently oversees all of Merida's operating team and specifically oversees the firm's direct license operations. He first developed a deep expertise in cannabis-related regulatory affairs and operations through his work with Greenfield and Peak Harvest Health. He then went on to be a Co-Founder of Manticorp (d/b/a Grow West) in Maryland, a licensed medical cannabis cultivation facility.
- Senior Partner Mina Mishrikey currently oversees Merida's investment team and is responsible for deal sourcing, due diligence, portfolio analysis and management. He gained insight into the cannabis industry as a co-founder and CFO of Philagrow, a Pennsylvania-based medical marijuana company.
- Operating Partner Matthew Bartlett is part of Merida's operating team and currently oversees the operations at Lowell Farms and Harvest Care Medical in West Virginia. He also recently launched his own brand, Sift. Prior to Merida, he helped found the Garden Society, a chef-inspired, low-dose cannabis distribution company located in California.
- Operating Partner Colin Kelly is part of Merida's operating team and helps oversee the firm's direct license operations, including Connecticut. Mr. Kelley has 16 years of experience in ensuring operational compliance with all applicable regulations and maximizing company productivity. He joined the cannabis industry in 2015, serving as the Chief Financial Officer and Chief Operating officer of Leafline Labs, one of two operators in Minnesota.
- Partner Connie DeBoever is part of Merida's investment team and oversees many of Merida's branded portfolio companies as well as the i2 Minority Accelerator Program. In addition, she is overseeing the licensed operations in Connecticut, including the cultivation and manufacturing as well as the retail facilities.

Site Information

The applicant proposes to operate a hybrid cannabis retail facility located at 1110 East Main Street, Stamford CT 06902. The applicant has a signed purchase agreement with the owner of the property. The purchase is contingent upon final zoning approval by the City of Stamford and subsequent final licensure by the State of Connecticut.

The hybrid cannabis retail facility at 1110 East Main Street is a two-story building with a proposed gross square footage of ~2,562 square feet on 0.15 acres. It is located in the C-N zone in Stamford.

Project Overview

Proposed Plans

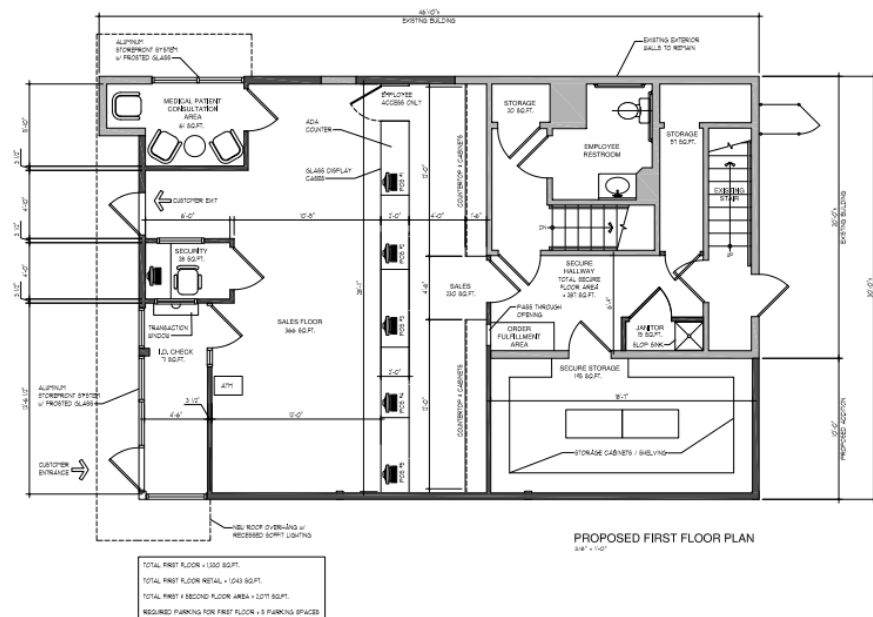
Our intended use is a hybrid retail cannabis facility, which will serve both adult use customers and medical patients, in compliance with the state's licensing and regulatory requirements. We plan to locate the dispensary at 1110 East Main Street in Stamford. Our renovations will occur within the existing footprint, mostly interior but some exterior enhancements. There is currently an existing drive-through, which we plan to enclose on one side (the side closest to Standish Rd) and to remove the overhead canopy to create room for additional parking on the other side. The customer entrance will be on the side closest to East Main Street, with bollards or planters in front for security purposes. The windows will be frosted or painted opaque to comply with the state's privacy requirements. Interior work will consist of building a security/check-in area, along with point-of-sale ("POS") stations and shelves and counters for empty packaging displays.

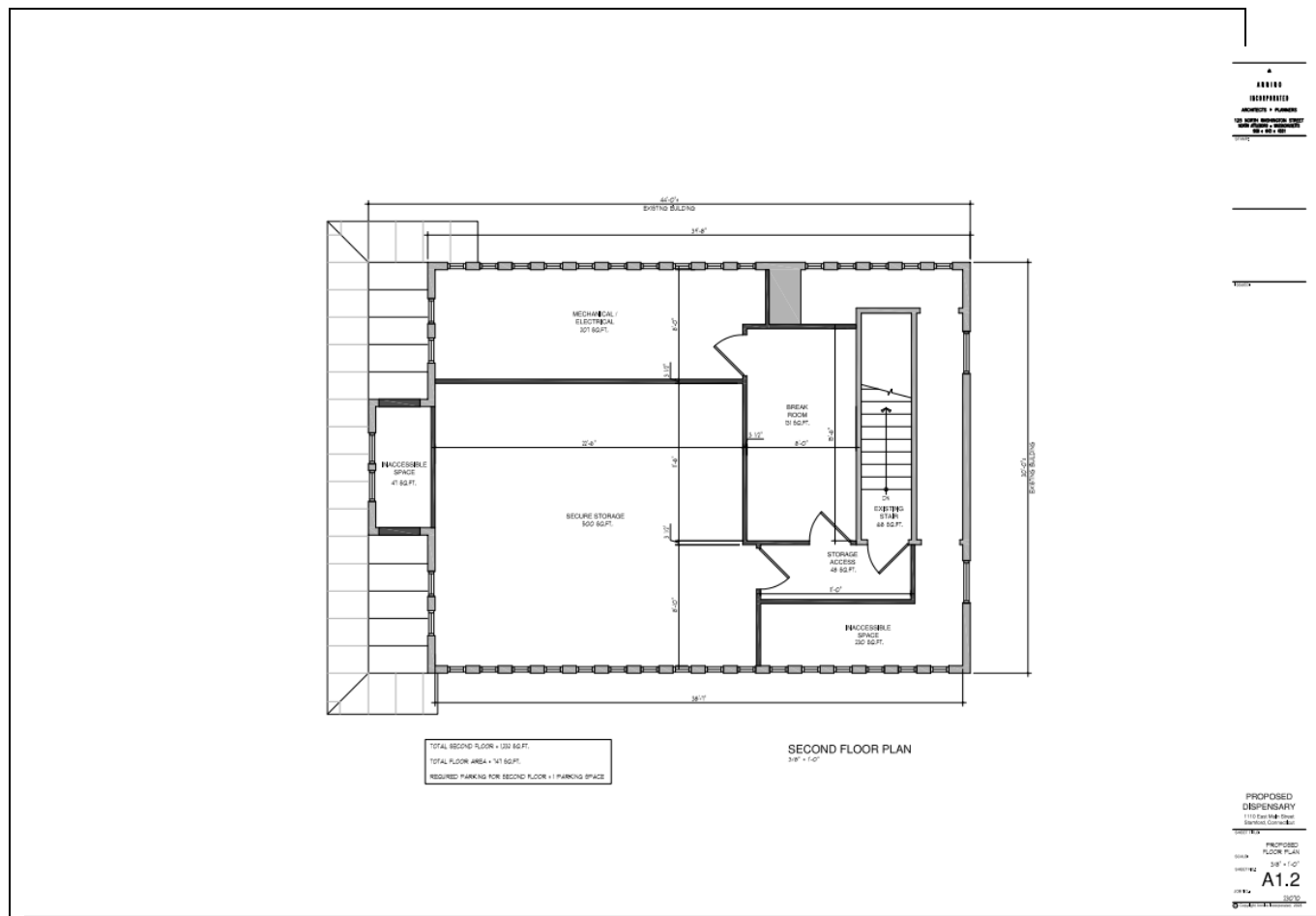
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We plan to add ~400 square feet to the existing building with the removal of the overhead canopy on the left hand side of the building, which would bring the total gross square footage of the building to ~2,562 square feet. This reflects ~2,077 square feet of floor area, with 1,330 square feet on the first floor and 747 square feet on the second floor. Our retail space will encompass 728 square feet on the first floor and will be utilized for the customer check-in area, medical patient consultations and the sales floor, where retail discussions and transactions between customers and customer counselors will occur. The remainder of the first floor will be reserved for employees (315 square feet) and storage (287 square feet). The second floor will comprise 747 square feet of gross floor area and be utilized for secure storage (500 square feet), an employee break area (131 square feet) and access (116 square feet). The mechanical/electrical equipment (207 square feet) and inaccessible space (277 square feet) have been excluded from the floor area calculations. There is also an unfinished basement in the building that will not be used in connection with the dispensary.

We will be open seven days a week, with maximum hours from 9am to 9pm. On lighter traffic days, we may choose to be open from 10am to 8pm. Customers will enter the dispensary from the front entrance, closest to East Main Street.

Since we will be operating a dispensary and not a cultivation or manufacturing facility, odor and noise will not be an issue. The lighting use will be similar to other retail stores.





Parking

In accordance with the Stamford parking regulations, the proposed retail use generates a parking requirement of four (4) spaces per 1,000 square feet of retail space. Our proposed plans show 1,174 square feet of retail area, which equates to five (5) parking spaces required.¹ The storage use generates a parking requirement of one (1) space per 2,000 square feet. Our proposed plans show 1,111 square feet of storage space, which equates to one (1) parking space required. In total, we will need six (6) parking spaces to comply with the Stamford parking regulations. The proposed parking includes six (6) dedicated parking spaces available for customers, including one (1) handicap space, which complies with the zoning requirements. Eight (8) additional parking spaces have been leased for employee parking across the street at 1069 East Main Street, and on-street parking is also available on Standish Road and surrounding streets.

Operational Overview

We will be open seven days a week, with maximum hours from 9am to 9pm. On lighter traffic days, we may choose to be open from 10am to 8pm. Customers will be highly encouraged to place their orders online and pick up in the store. We plan to have 5 POS systems available to customers. Between this and online orders, we believe most customers will spend no more than 5 minutes in the store.

¹The basement space is exempt from the Floor Area Ratio requirements, and therefore, does not generate a parking requirement.

Management Experience

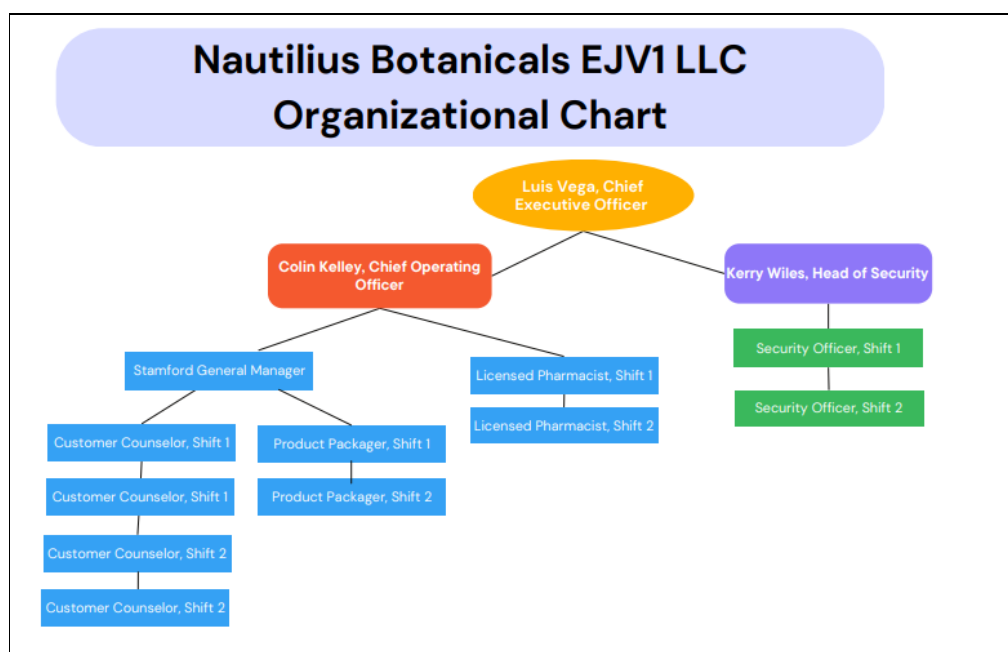
Nautilus Botanicals EJV1's owners and team members bring a significant level of experience and professionalism in the cannabis industry. Merida Capital, the backer, has several years of experience in the industry, including experience operating more than 10 dispensaries in multiple states.

Within our management team, our Chief Executive Officer ("CEO") Luis Vega has had several years of experience as the only Latino hemp farmer in CT. Our Chief Operating Officer ("COO"), Colin Kelley, has over 8 years of experience in the cannabis industry, serving as Chief Financial Officer and COO of Leafline Labs in Minnesota and more recently as an operating partner at Merida Capital.

Key People

Our hybrid retail cannabis facility will be overseen by our CEO Luis Vega. He will oversee our COO, Colin Kelley, and the Head of Security, Kerry Wiles. Our COO will oversee the primary dispensary operations, including the general manager and the counselors and product packagers who report to him/her, as well as the licensed pharmacists. Our Head of Security will oversee the security officers, who will be responsible for checking IDs for compliance with the age and medical card requirements.

We plan to staff our store with 4-6 employees over two, six-hour shifts. This includes one required pharmacist for medical patients and one general manager. The remainder of the employees will be split between budtenders (1-2 per shift) and product packagers (1-2 per shift).



Operational Highlights

Customers will enter through the front door and will initially only have access to the public zone, which consists of the check-in area. There, the security officer will be responsible for scanning their valid, government-issued IDs and verifying their age and, for medical patients, their medical card. Once their age and medical card have been verified, they will be allowed to enter the retail floor, which will be controlled access via RFID card. After picking up or making their purchase, customers will leave through a separate exit.

Medical patients will be greeted by the security officer, who will verify their ID for age compliance as well as a state-issued medical card. After entering the facility, they will have a dedicated area for their use if they wish to have a consultation. In accordance with state regulations, medical patients will be given preferred access ahead of adult use customers. The on-site licensed pharmacist will be available for customers who have questions or request a consultation, in accordance with state requirements.

On the retail floor, customers will have access to a maximum of 5 point-of sale ("POS") systems. Given the small size of the proposed store, we plan to open with three POS, reserving two POS for heavier customer traffic, if this occurs. One of these POS will be a dedicated register for online orders and medical patients, with the other ones for walk-in or adult use customers. Customer counselors will be on hand to answer questions about products, help with orders and complete product purchases. Based on our operations in other states, we expect customers to spend less than 5 minutes in the store. This time will be further reduced for orders placed online.

Prior to completing a purchase, the customer counselor will ask to see the customer's valid, government-issued ID to verify their name and date of birth and to ensure they have not reached the state's mandated product purchase limit (currently $\frac{1}{4}$ ounce of flower, or its equivalent, for adult use customers and 5 ounces of flower, or its equivalent, for medical patients). Medical patients will be required to show their state-issued medical card as well. After all these verifications have been completed, the customer counselors will review the product(s) being purchased with the customer before putting them back into the bag and stapling it shut. For online orders, staff will need to verify the customer's age and the products ordered before they can process payment. In accordance with state regulations, the customer counselor will inform customers of state regulations, especially consumption rules. Customers will then be directed to leave the store via a separate exit door.

Orders are sent by the POS to the packaging employee via tickets/receipts. Similar to restaurants, these tickets will be reviewed and processed by the fulfillment/packaging employee, who will place the products into a bag. Once products are packaged in a bag, it will be passed through a window to the retail counter. The customer counselor will retrieve the exit bag from the secure pass-through door, which requires keycard access, and review with customers prior to completing the purchase.

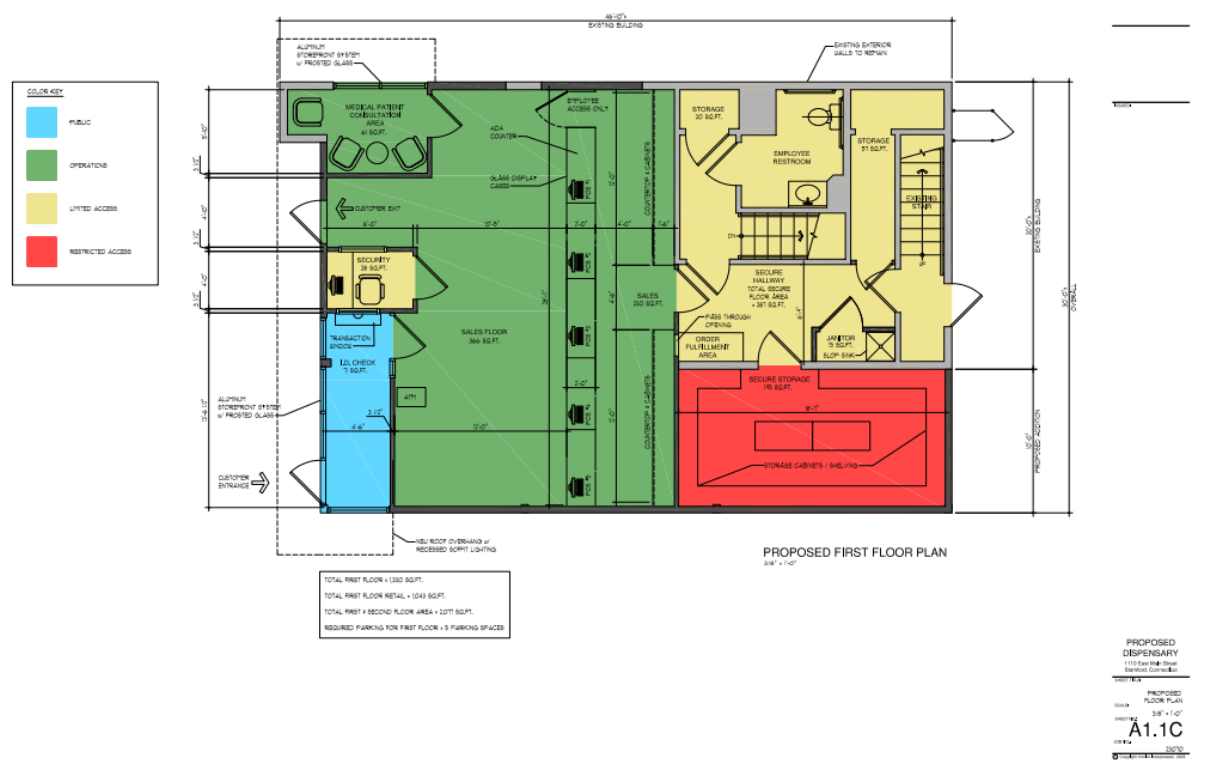
No products will be available on the floor or in display cases. All products will only be available in the product packaging/fulfillment area (only during open hours) and be stored in the secure vault, especially overnight. In the product packaging/fulfillment area, products will be kept on mobile shelving to allow for easy movement and flexibility between this area and the secure vault. All product will come pre-packaged and no packaging will take place onsite.

Security Plan

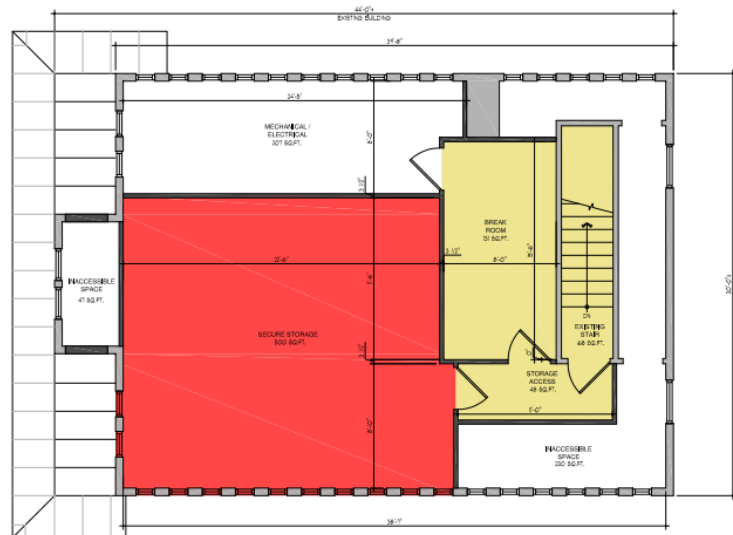
We plan to place bollards or planters near the front of the store to prevent cars from driving through. We will hire a security officer, who will be stationed at the front entrance to scan IDs for age compliance and track purchases and any recalls. We will also place cameras and motion detectors in and around the facility for security purposes. The windows will be reinforced and have tinted film that allows those inside to see out but not vice versa. They will also be equipped with hefty window locks that are visible from the outside and with alarms that are monitored in the security room and at the off-site monitoring center. We plan to review our proposed plans with the fire marshal and building department when we file for a building permit.

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To facilitate the safest facility, we have separated our facility into four separate zones. The public zone is accessible to anyone who has been age-verified, and is where customers enter and check-in. The operations zone consists of the retail floor and product packaging/fulfillment areas. The limited access zone consists of employee areas and can only be accessed by an employee RFID card. Finally, the restricted access zone consists of the secure vault and secure storage as well as the IT closet. All of the restricted access areas will only be accessible by specific employees with specific RFID access cards, surveillance or security personnel and state regulators and law enforcement agencies.



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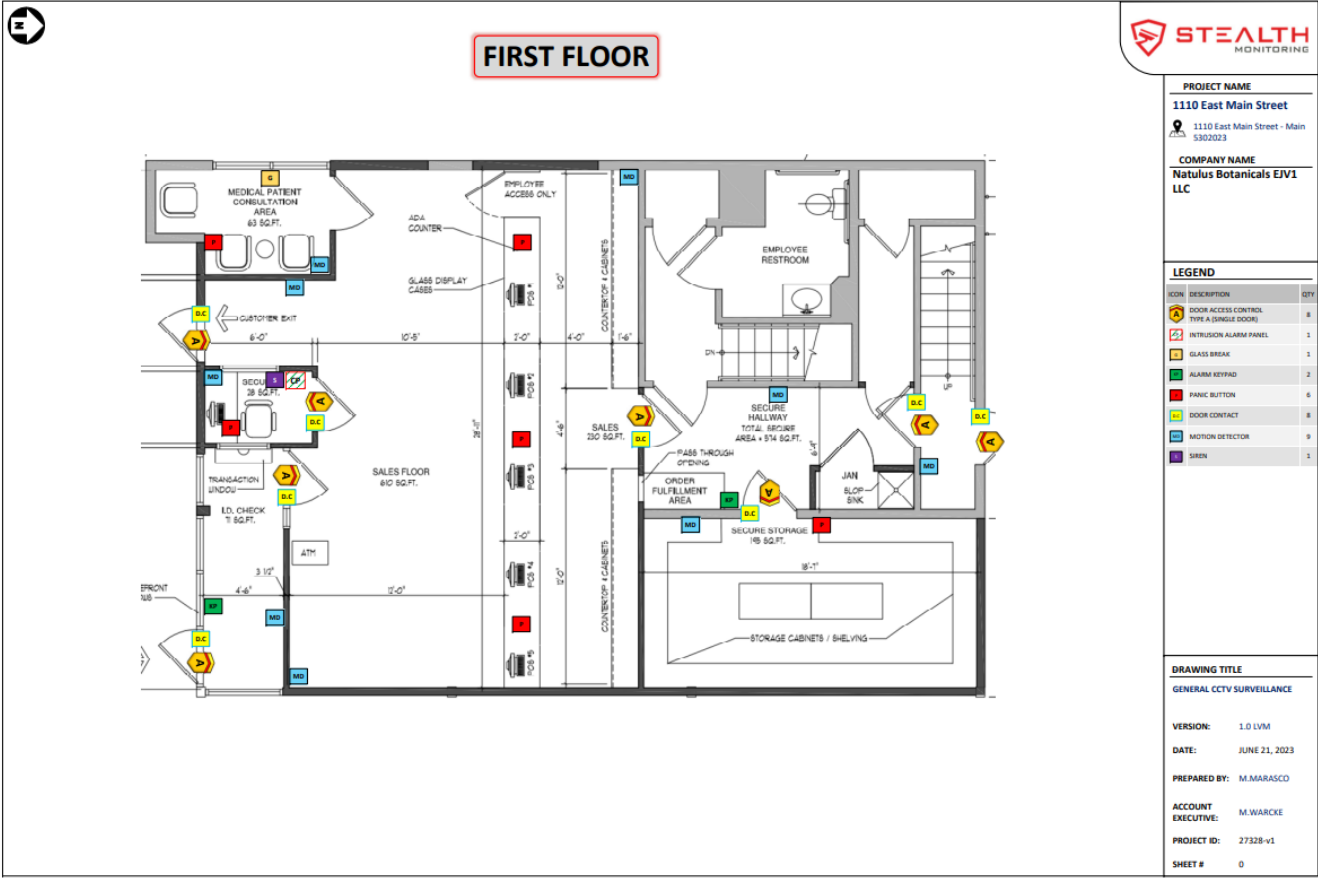
TOTAL SECOND FLOOR = 100 SQ. FT.
TOTAL FLOOR AREA = 141 SQ. FT.
REQUIRED PARKING FOR SECOND FLOOR = 1 PARKING SPACE

SECOND FLOOR PLAN
3'0" x 1'0"

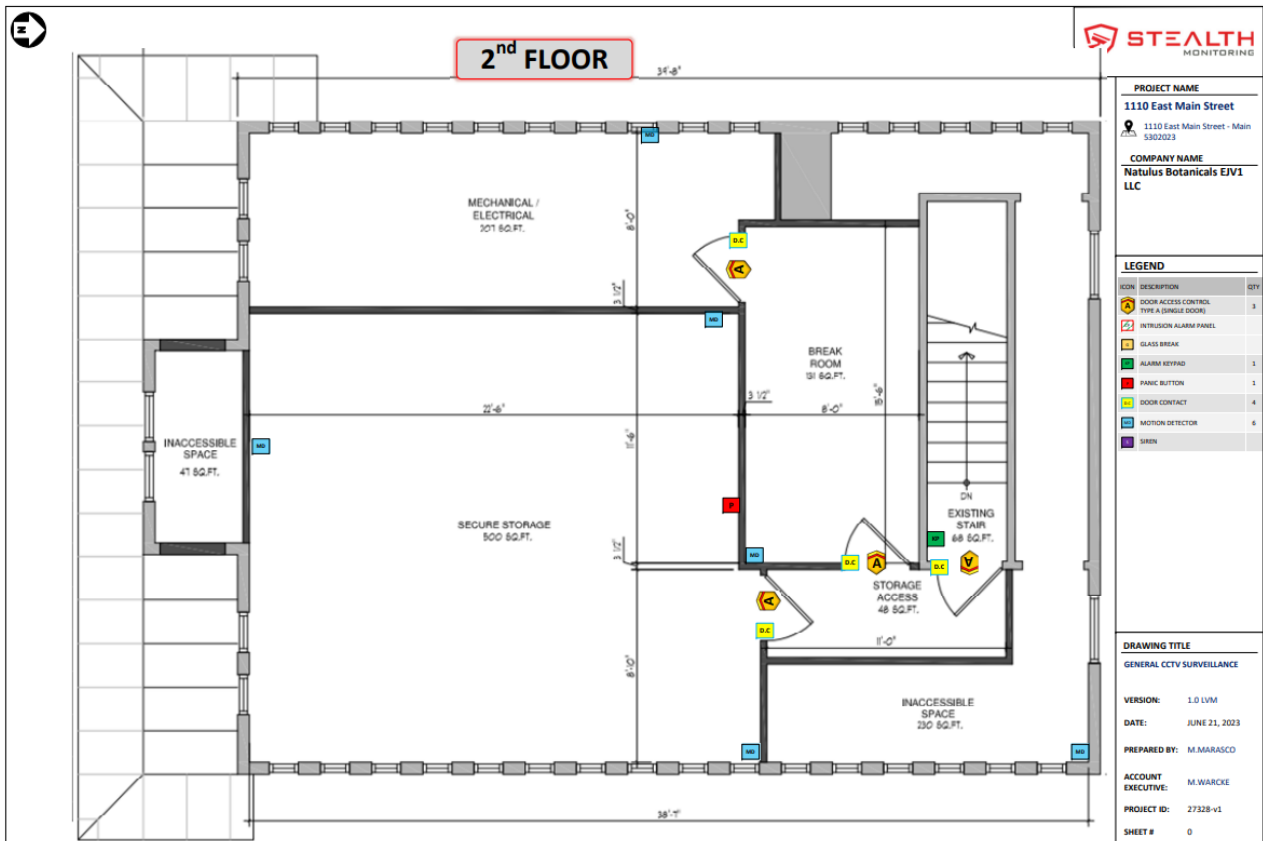
A
REVISION
DISPENSARY
ARCHITECTURE & PLANNING
100 NORTH WASHINGTON STREET
SUITE 200 • CHICAGO, IL 60602

PROPOSED
DISPENSARY
1110 East 104th Street
Beverly Hills, CA 90212
PROPOSED
FLOOR PLAN
DATE: 6/23/2023
DRAWN BY: A1.2C
CHECKED BY: [Signature]
DATE: 6/23/2023

From an access perspective, all doors in the facility, including entry and exit doors, will have access controls via keypad entry and require RFID cards. The security desk will be equipped with a siren, an intrusion alarm panel and a panic button. Panic buttons will be spaced through-out the POS area, below the counter and not visible to the public. Finally, alarmed keypads will be placed inside the entries to the check-in area and the secure vault.



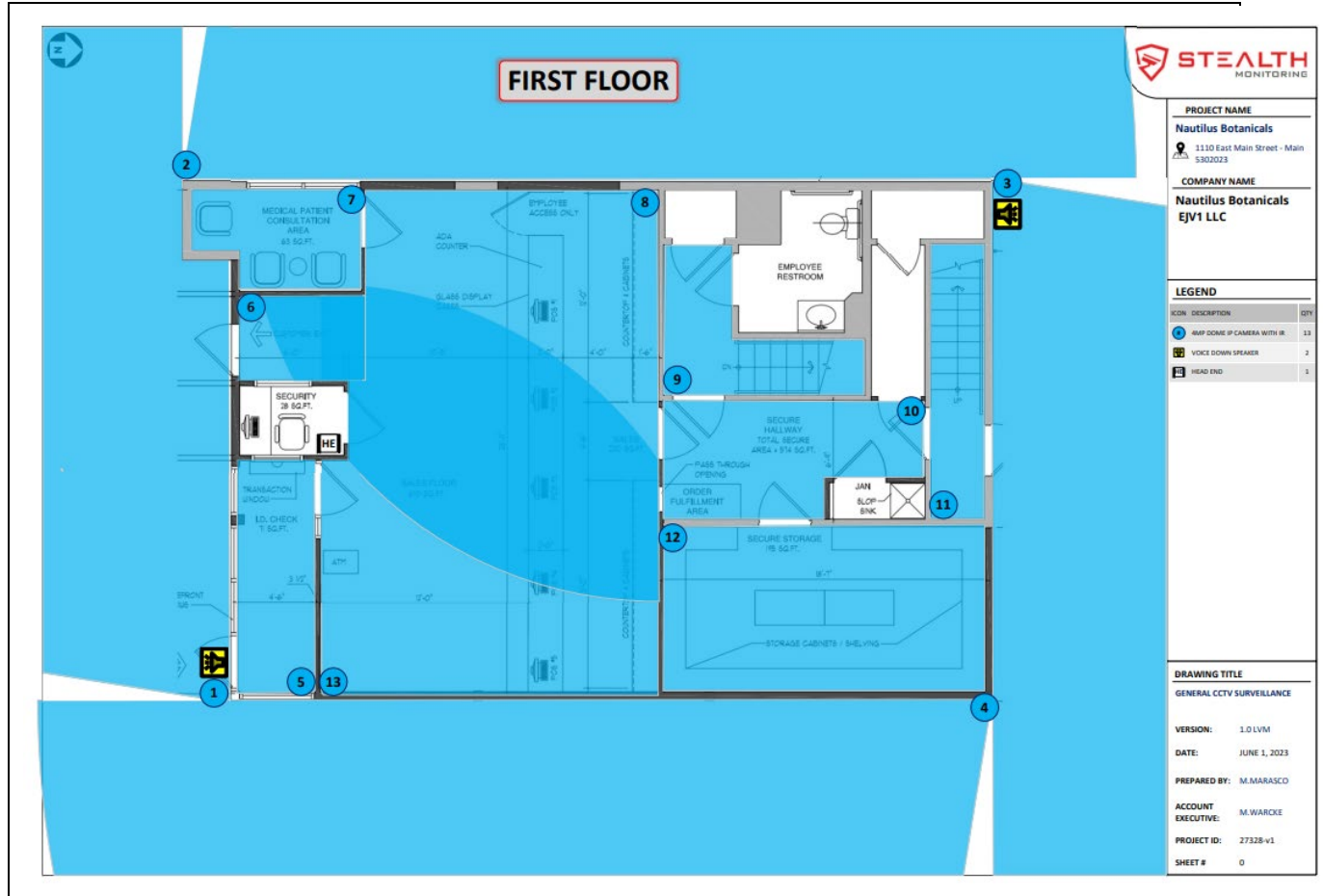
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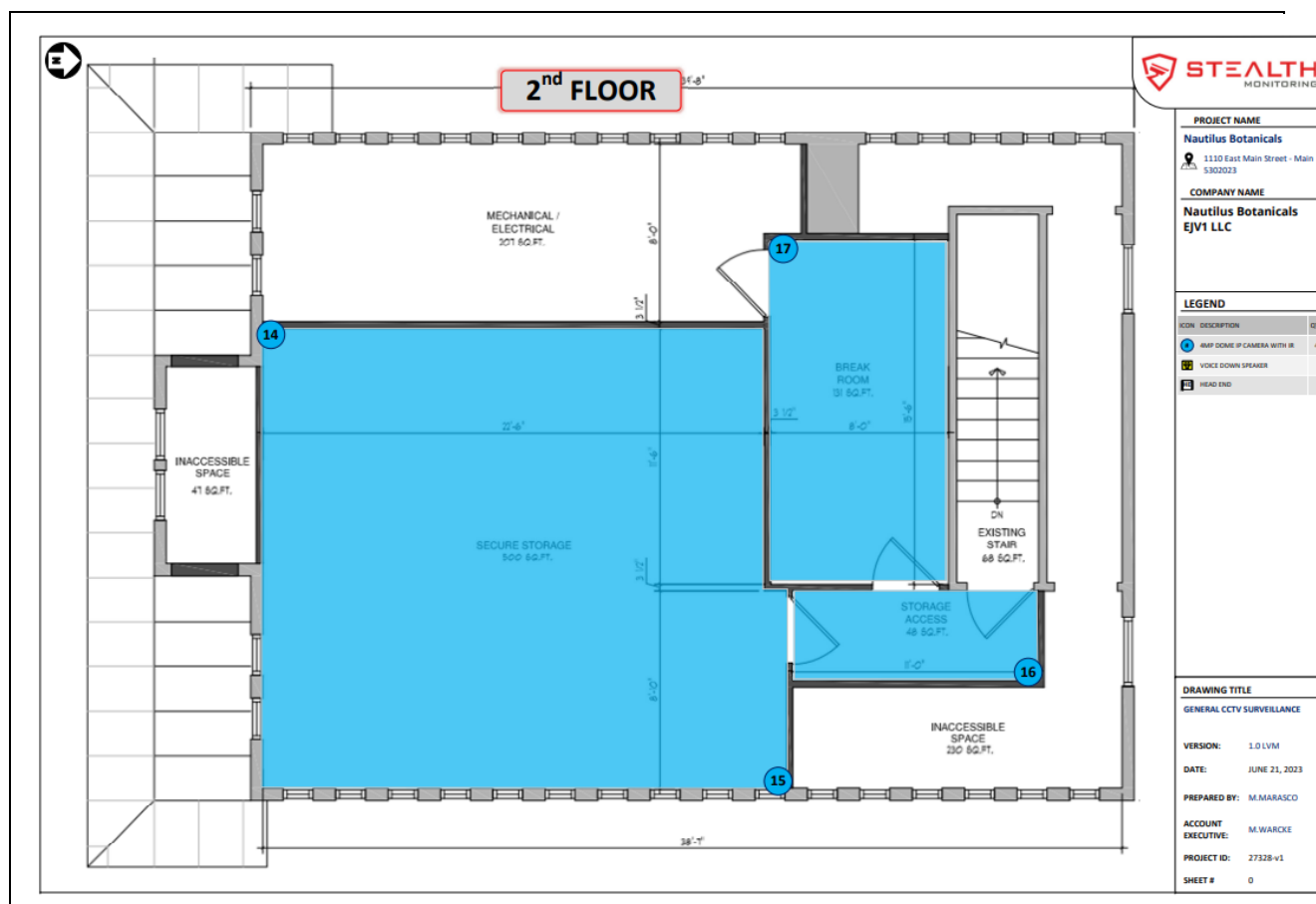


As required by the state, all cannabis products will be stored in the secure vault, which will be surrounded by 8" thick concrete. It will have an alarmed key pad and panic button. All products will be stored here. The vault can only be opened by the General Manager and has a timed lock.

Security cameras and surveillance monitors will be placed through-out the facility, as required by the Department of Consumer Protection. All security footage will be backed up and stored for at least 90 days.

6.23.2023





Security Policies & Procedures

Opening and Closing

It is the responsibility of the Head of Security to adopt and implement opening and closing daily security inspections at Nautilus Botanical EJ1 LLC's ("Nautilus") facility. Security personnel, including Nautilus employees, third-party service providers, or contractors, and Nautilus' General Managers will perform or oversee opening and closing daily security inspection to ensure compliance with Nautilus policy, the rules set forth by the Department of Consumer Protection, and all applicable state and local laws, regulations, ordinances, and other requirements.

When closing the facility, Nautilus' Head of Security and Closing General Manager will perform initial and final walk throughs of the facility and perimeter of the premises to ensure: a) no employees, authorized individuals, or any other individuals are still present in the facility; b) all inventory and cash are secure; c) all alarm and surveillance systems and other devices to detect unauthorized intrusion are properly functioning; and d) the premises are generally secure when all Nautilus personnel leave.

Access Control- Employees

Given the significant security within and around Nautilus Botanicals EJ1 LLC's ("Nautilus") dispensary facility, it will be crucial to maintain access control. This will include proper signage that prominently displays security system and private property notifications. In addition, all perimeter doors will be

equipped with manual and electronic locking mechanisms using commercial-grade, non-residential door locks. These locks will remain engaged in the event of a power outage. Within the facility, employee access will be controlled via electronic door strikes and electronic keycard access hardware, as well as contact and silent alarms to prevent unauthorized entry or exit. Video cameras will be installed in all limited access areas, point-of-sale locations, security rooms, all points of entry and exit and all areas containing cannabis.

On the exterior, LED flood lights will be utilized to facilitate surveillance and to light the exterior of the facility without impacting the neighboring properties.

When working, all employees will be required to wear their agent identification cards and to have their IDs be visible to others and in their immediate possession at all times. We will also prevent the sharing of any employee-specific access credentials and limit the use of combination numbers, passwords, or electronic or biometric security systems to registered, authorized employees.

To prevent unauthorized access to Nautilus' dispensary facility, we will have:

1. Security equipment to deter and prevent unauthorized access into limited access areas, including a) devices to detect unauthorized intrusion; b) exterior lighting to facilitate surveillance; c) manual and silent alarms; d) electronic monitoring; and e) immediate automatic or electronic notification to alert local law enforcement agencies of an unauthorized breach of security.
2. Policies and procedures in place that: a) restrict access to the areas of Nautilus' dispensary that contain cannabis to authorized individuals, including patients and caregivers; b) provide for the identification of persons authorized to be in the areas of the dispensary that contains cannabis, including medical patients and adult use customers on the sales floor and Nautilus employees responsible for inventory control activities; c) cover electronic monitoring and the use of automatic or electronic notification and manual, silent alarms to alert local law enforcement agencies of an unauthorized breach of security at the facility, including designation of on-call facility personnel to respond to, and to be available to law enforcement personnel who respond to, any alarms; and d) allow for easy communication with law enforcement agencies.
3. Install a commercial-grade, up-to-date security alarm system and video surveillance system to prevent and detect diversion, theft, or loss of marijuana or marijuana-infused products, or unauthorized access to the facility. For doors into limited access areas and all entries and exits into the licensed premises, Nautilus will use Underwriter's Lab (UL) approved locks and lock cylinders, which are burglary resistant, non-residential, and commercial-grade.
4. All facility windows will be of reinforced glass and will be tinted, in addition to being monitored by the facility's central alarm system.
5. Employee proximity cards, access codes, and other access hardware credentials will be distributed on a limited and individual basis to pre-authorized essential Nautilus personnel. The Head of Security will ensure the Access Control System at the facility allows for programming or uploading individual user permissions and allowed entry times, as well as operations-specific information including employee photos. Access to the facility will be limited to Nautilus employees, medical patients, adult use customers and authorized adult visitors, including authorized representatives of the Department of Consumer Protection and other government officials when necessary to perform their official duties.
6. Ensure that the Access Control System monitors and records: a) the identity of all individuals entering and exiting the facility; b) all keycard entry and exit activity, including dates and times; c) lengths of time in specific areas; and d) any unauthorized access attempts. Records of limited access area entry will be maintained for at least one year and be made available to the Department of Consumer Protection for inspection purposes upon request.

Access Control- Medical Patients

Patient access control into Nautilus' dispensary facility is comprised of two main objectives: a) controlling and safeguarding access to certain areas where medical marijuana will be sold; and b) determining guidelines for the acceptable forms of identification that verify the lawful sale of medical marijuana to patients and caregivers.

The general public, qualifying patients, and primary caregivers will only enter the facility through one access point into an area where security personnel will screen individuals for qualifying patient or adult use age requirements, which requires a valid, government-issue ID. These IDs are then scanned and used to verify the name and birth date of the patient or adult use customer. Medical patients will also be required to show their state-issued medical card, which will be checked against their government-issued ID for name matching purposes.

No cannabis will be accessible in this area. Only qualifying patients, primary caregivers, and adult use customers will be allowed to enter any areas beyond the check-in area.

Access Controls- Visitors

Other than short-term contractors or vendors and officials from the Department of Consumer Protection ("DCP") and local law enforcement agencies, visitors are generally discouraged from Nautilus' dispensary facility. If visitor entry is requested, visitors must be accompanied by Nautilus employees or the Head of Security at all times. All visitors must sign in and out of the Nautilus Visitor Access Log and include the reason for their visit and the date of their visit. The visitor's valid, government-issued ID must match their name on the Visitor Access Log. Once they have been screened and passed, they will be given a visitor ID badge, which is required to be worn and visible to others at all times. Only employees with assigned access permissions to the dispensary may escort the visitor(s). Nautilus will maintain the Visitor Access Log and make it available to the DCP for inspection purposes upon request.

Signage Plan

We will adhere to and comply with the Stamford signage requirements for dispensaries. As such, we will have a sign on our building about 16" x 18" in size. There is an existing ground-mounted sign, which we plan to repurpose with the name of our dispensary. It will be approximately 5' high, with dimensions of 4' x 4'. As required, there will be no illumination nor cannabis-related graphics on any of our signs or windows.

Schedule C
Statement of Findings

Pursuant to Public Act No. 21-1 titled “An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis” (the “Act”), when a municipality does not specifically account for an adult-use cannabis operation, 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[.]”

Based on this statutory language, the City of Stamford has analogized Hybrid Retailers with a Medical Marijuana Dispensary Facility which is subject to Special Permit approval. Nautilus Botanicals EJVI, LLC (“Nautilus”) and SIMI ENT, LLC (collectively, the “Applicants”) are proposing a Hybrid Retailer at 1110 East Main Street (the “Property”). The Special Permit request is detailed in the enclosed narrative (Schedule B).

A. Statement of Findings in Accordance with Section 19.C.2 of the Zoning Regulations

In accordance with Section 19.C.2 of the Zoning Regulations, the Applicants submit that the following standards and conditions have been satisfied:

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

1. *The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.*

Nautilus proposes to operate a 2,562± square foot Hybrid Retailer on the Property. The Property is located in the C-N zone, which has been identified as an appropriate location for cannabis retail use. The Property is an ideal location for a retail use, as it is a corner lot located on a main arterial road and a side street. The building on the Property was constructed in 1965 and has been used for retail purposes and as a veterinary office. Most recently, the Property was used as a drive-thru grocery store. The proposed use would simply substitute a new retail operation for the prior ones. Moreover, the Property is adjacent to many other commercial uses. Accordingly, the Applicants submit that the proposed use is appropriate for the surrounding neighborhood and this project is in accordance with the public convenience and welfare.

2. *The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the*

neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

The Property is in the C-N zone, which permits a variety of commercial uses. It has been used for commercial purposes since it was originally constructed in 1965. As is customary for properties in the C-N zone, the Property is bordered by residential uses to the north and west. The proposed use is a retail use that is consistent with the prior uses of the Property as well as the current uses of the properties to its immediate south and east. The proposed use poses no risk to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to health, safety, or peaceful enjoyment of property. In fact, as a highly regulated industry, the Hybrid Retailer offers significantly more assurances with regard to health, safety and peaceful enjoyment than many other uses permitted as-of-right on the Property. Details regarding strict operational policies and protocols are included in the attached narrative. Accordingly, the Applicants submit that the proposed use is appropriate for the neighborhood and will not be objectionable to nearby properties.

3. *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, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

Nautilus has engaged SLR to conduct a comprehensive traffic analysis. In connection with this study, SLR evaluated four intersections near the Property along East Main Street. SLR determined that all individual movements at these intersections is expected to operate at acceptable levels of service during weekday P.M. and Saturday midday peak hours, and that the individual movements are not expected to degrade in Level of Service. SLR concluded that the increase in traffic can be accommodated by the surrounding roadway system and, as such, no traffic mitigation is necessary. Sufficient parking will be provided onsite. Additionally, the Applicant has arranged for nearby offsite parking for employees. Accordingly, the proposed development will not negatively impact traffic patterns or cause safety hazards.

4. *The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*

The proposed use is in harmony with the historical and current use of the Property and surrounding areas. In addition, the proposed use is safe and secure, quiet, and has proven successful at the other recently approved locations as well as in other states. The Property is suitably distant from the other locations so as to provide a more convenient option for palliative and adult-use customers located in eastern Stamford. The Hybrid Retailer will occupy otherwise vacant retail space and provide significant tax revenue (3% gross revenue) to the City of Stamford. It is a neighborhood commercial use in a neighborhood commercial zone. There is no reason to believe the use will impair present or future development.

5. *The Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The Property is located in Master Plan Category 7 (Commercial Arterial). The purpose of this category is to provide for and protect business-oriented development (1) extending from the Downtown or (2) along major arterial routes. The proposed Hybrid Retailer is a new business in the State and the proposed location is on East Main Street, a major arterial roadway. Moreover, the proposed use also forwards the City's economic development initiatives. Luis Vega, Nautilus' majority owner, is a Connecticut native and social equity applicant who has met the requisite residency and income requirements for obtaining a license. Vega is committed to contributing to Stamford's already thriving business community by adding a new business that will contribute jobs and revenue.

The Applicants propose to operate a desirable retail use in what is currently a vacant retail space. The proposed use will provide economic benefits to the neighborhood and add vitality. Furthermore, it will increase Stamford's tax base. Accordingly, the proposed use is in accordance with the public convenience and welfare.

B. Statement of Findings in Accordance with the definition of Medical Marijuana Dispensary Facility

In accordance with the definition of a medical marijuana dispensary facility, the Applicants submit that the following standards and conditions have been satisfied:

- a. *Medical Marijuana Dispensaries must possess a current license from the State of Connecticut Department of Consumer Protection and comply with the Regulations of the State of Connecticut Department of Consumer Protection Concerning the Palliative Use of Marijuana, per the Connecticut General Statutes, Section 21a-408-1 to 21a-408-70, inclusive, as may be amended from time to time. Failure to maintain proper licenses shall be deemed an immediate violation of the City of Stamford Zoning Regulations.*

Like Dispensaries, use of the Property as a Hybrid Retailer is heavily regulated by the State and a license is required from the Connecticut Department of Consumer Protection ("DCP") to operate. On November 21, 2022, Nautilus Botanicals, LLC ("Nautilus Botanicals") was awarded a provisional Section 149 cannabis cultivation license (License No. ACCE.0000005) pursuant to Section 21a-420(o) of the Connecticut Responsible and Equitable Regulation of Adult-Use Cannabis Act ("RERACA"). This license entitles Nautilus Botanicals to form an equity joint venture for the purpose of opening a Hybrid Retailer subject to approval by the City, Connecticut Social Equity Council, and final licensure from the DCP. Nautilus is a subsidiary of Nautilus Botanicals LLC and is a joint venture between Luis Vega and Merida Capital IV LP and its affiliates. Nautilus Botanicals will acquire and maintain all required licenses from DCP to operate a Hybrid Retailer facility on the Property.

- b. *No Medical Marijuana Dispensaries shall be located within a 3,000 feet radius of any other Dispensary;*

There are currently two other Hybrid Retailers in Stamford – Fine Fettle (12 Research Drive) and Curaleaf (814 East Main Street). Both of these businesses are located more than 3,000 feet radius of the Property.

- c. *Signage for Dispensaries must comply with the following standards:*

- 1) Signage on the Dispensary facility Building shall be limited to a single Sign no larger than sixteen inches in height by eighteen inches in width;*
- 2) In addition to a Sign on the facility Building, a Dispensary may install one (1) additional Ground Sign or Pole Sign, where such signs are permitted, not exceeding lesser of (i) what is permitted in the underlying zoning district, or (ii) ten (10) square feet in area and ten (10) feet in height when ground mounted;*
- 3) Dispensaries may use the words “medical marijuana dispensary facility” on the facility’s signage;*
- 4) There shall be no illumination of a Sign advertising a marijuana product at any time;*
- 5) There shall be no signage that advertises marijuana brand names or utilizes graphics related to marijuana or paraphernalia on the exterior of the Dispensary or the Building in which the Dispensary is located;*
- 6) There shall be no display of marijuana or paraphernalia within the Dispensary which is clearly visible from the exterior of the Dispensary; and*
- 7) There shall be no signage which advertises the price of its marijuana.*

The Applicants are happy to accept a condition of approval requiring all signage to conform to this requirement with final design subject to approval by Zoning Board staff.

- d. *Parking shall be provided according to Section 12 of the Zoning Regulations, as follows: A Dispensary shall meet the parking standard for Retail Store.*

Section 12 of the Zoning Regulations provide that parking for retail stores shall be provided at a rate of four (4) spaces per 1,000 square feet of Gross Floor Area. The total square footage of the building is 2,562± square feet. Of this space, 1,174± square feet will be used as retail and 1,111± square feet will be used as storage. A total of 277± square feet of space is inaccessible and therefore not included in the parking calculations. A total of six (6) onsite parking spaces are proposed for the Property. These spaces will only be available to customers. The Applicant has arranged for eight (8) offsite parking spaces to be provided for employees.

C. Statement of Findings in Accordance with Section 12.K.4.e of the Zoning Regulations

Section 12.K.1 of the Zoning Regulations provides: “[s]idewalks shall be provided along all public and private roadways, subject to the exceptions and exemptions set forth in Subsection 12.K.3.” Although the Applicants need only show that one of the following

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items entitles them to an exemption from these regulations, they submit that the following are satisfied:

(2) the provision of a sidewalk would not serve the goal of providing a pedestrian network[.]

The Property already has sidewalks along the entirety of its frontages on East Main Street and Standish Road. These sidewalks connect to adjacent properties and contribute to the existing pedestrian network in the area. Accordingly, there is no need to require the Applicants to install new sidewalks.

Schedule D
Legal Description of Property

ALL THAT CERTAIN tract, piece or parcel of land, with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, known as Parcel B on a certain map entitled "Map showing subdivision of a Portion of the Property of Section B. Fairlawn, Inc. Stamford, Conn.", which map is on file in the office of the Town Clerk of the City of Stamford as Map No. 8157, reference thereto being hereby had. In accordance with said map, said premises are bounded and described as follows:

COMMENCING at a point on the northerly line of Main Street where the southwesterly corner of the herein described premises and the southeasterly corner of land now or formerly of Section B Fairlawn, Inc., being Parcel A on said map, intersects said northerly line of Main Street, running thence along land and now or formerly of Section B Fairlawn, Inc. the following courses and distances: North 0d 42' 10" West 72.64 feet, North 4d 33' 30" West 30.00 feet and North 78d 19' 20" East 52.42 feet to the westerly line of Standish Road; running thence along the westerly line of Standish Road on a curve to the right having a radius of 182.45 feet a distance of 71.85 feet; running thence along the curved intersection of the westerly line of Standish Road and the northerly line of Main Street on a curve to the right having a radius of 30 feet a distance of 47.12 feet; running thence along the northerly line of Main Street South 78d 43' 20" West 41.89 feet and South 73d 14' 30" West 12.09 feet to the point or place of beginning.

Schedule E
Zoning Data Chart – C-N Zone

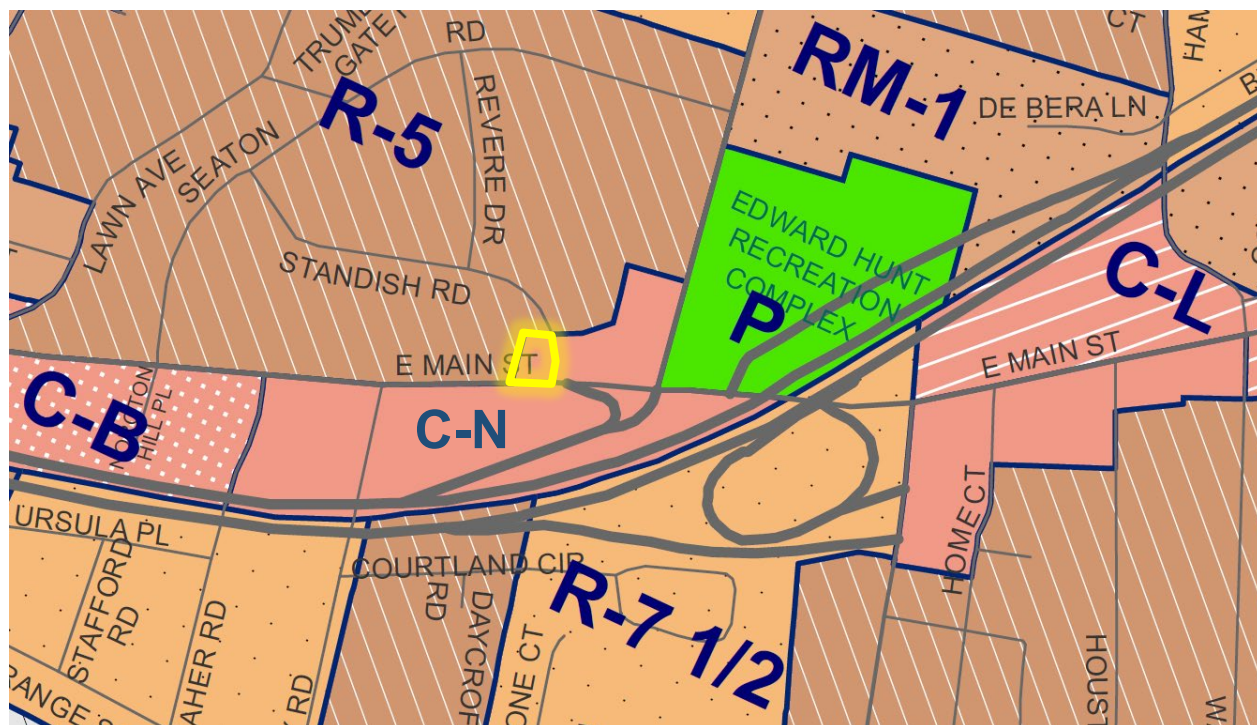
	Standard/Required	Existing/Approved	Proposed	Notes
Min. Lot Area	5,000 SF	6,926 SF	No changes	Conforms
Min. Lot Frontage	50'	90'	No changes	Conforms
FAR	0.3	Nonconforming	0.3 ²	Conforms
Building Height	2 stories / 25'	2 stories / 35'	No changes	Existing Nonconformity
Building Area (Corner Lot)	30%	32.5%	25.6%	Conforms
Min. Front Yard	Street Line: 15' Street Center: 40'	14.2' to Standish Road 15.0' to East Main Street	No changes	Existing Nonconformity
Min. Side Yard	One Side: 6' Both Sides: 12'	19.1'	No changes	Conforms
Min. Rear Yard	20'	34.7'	No changes	Conforms
Parking	<i>Retail</i> : 1,174 sf at 4 spaces per 1,000 sf GFA <i>Storage</i> : 1,111 sf at 1 space per 2,000 sf GFA	4 Spaces	6 Spaces ³	Conforms

²The total floor area of the first and second floors is 2,077 square feet, which does not include approximately 485 square feet of space on the second floor is either inaccessible or set aside as mechanical/electrical space. Accordingly, the FAR was calculated by dividing 2,077 square feet by 6,926 square feet.

³These parking spaces will be reserved for use by customers only. The Applicant has secured eight (8) additional parking spaces located offsite at 1069 East Main Street for use by its employees.

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Schedule F
Existing Zoning Map



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Schedule G
Aerial Photograph of Property

