

June 23, 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
1110 East Main Street, Stamford, CT (Parcel ID 002-0873) (the “Property”)
Nautilus Botanicals EJVI, LLC (“Nautilus”) and SIMI ENT, LLC (collectively, the
“Applicants”)**

Dear Ms. Cohen:

Our firm represents the applicant Nautilus, the contract purchaser of above-referenced Property. The Property is owned by the applicant SIMI ENT, LLC. The Property is located in the Neighborhood Business District (C-N) and Master Plan Category 7 (Commercial Arterial). It is 6,926± square feet (0.159± acres) and improved with a 2,140± square foot, two-story, 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 Nautilus to operate a Hybrid Retailer on the portion of the Property it seeks to lease.¹ The Applicants also request Special Permit approval pursuant to Section 12.K.4.e of the Zoning

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.

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., titled, “Plot Plan Prepared for Merida Capital Holdings,” dated May 22, 2023;
 - Floor Plans and Elevations prepared by Annino, Inc., dated June 22, 2023, with the plan titles listed on Schedule A; and
 - Security Layout Plan prepared by Stealth Monitoring, dated June 21, 2023, titled “General CCTV Surveillance.”

I have also submitted an electronic copy of the following:

- The Traffic and Parking Study Prepared by SLR, dated June 22, 2023, titled “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: Nautilus Botanicals EJ1, LLC