

June 23, 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
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. Mathur:

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.

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 Nautilus to operate on the Property.¹ Site improvements are limited to restriping and adjustments to circulation. Modest changes are also proposed to the existing building. However, none of these changes require site plan approval.

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 Stamford Law Department 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. First, because East Main Street is a state highway, a sidewalk is not required on the portion of the Property that borders this road.² Second, sidewalks are already provided along Standish Road. Accordingly, the existing site adequately contributes to the area's pedestrian network.

Furthermore, 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 and/or substantial renovations involving 5,000 square feet or more of Gross Floor Area are proposed. See Section 12.J.1. Additionally, because fewer than 10 parking spaces are required for the proposed development, 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 Nautilus Botanicals EJV1, LLC and SIMI ENT, 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;
 - Schedule F – Existing Zoning Map;
 - Schedule G – Aerial Photograph of Property; and

²Regardless, sidewalks are already provided along East Main Street.

- One (1) full-size and twenty (20) 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.”
- Twenty-one (21) copies of the Traffic and Parking Study Prepared by SLR, dated June 22, 2023, titled “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
Nautilus Botanicals EJVI, LLC