

June 20, 2023

VIA ELECTRONIC DELIVERY

Mr. Ralph Blessing
Chief, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
RBlessing@StamfordCT.gov

**Re: Request for Waivers of Requirements for Parking Management Plan (“PMP”) and
Transportation Demand Management Plan (“TDMP”)
1110 East Main Street, Stamford, CT (Parcel ID 002-0873) (the “Property”)
Nautilus Botanicals EJVI, LLC (“Nautilus”)**

Dear Mr. Blessing:

Our firm is preparing to file a special permit application for a hybrid cannabis retailer at the above-referenced Property on behalf of Nautilus. The Property is improved with an existing two-story building, which has recently housed other commercial uses, including a convenience grocery store and veterinary office. Nautilus proposes to adaptively reuse this building by eliminating the drive-thru and enclosing the eastern and western portions of the first floor of the building. The resulting floor area of the building will be 2,077± square feet, of which 1,043± square feet will be retail space. The remainder of the building will be used for storage or will otherwise be inaccessible. Six (6) onsite parking spaces are proposed for use by customers only, one of which will be designated as handicap. This is an increase to the four (4) parking spaces historically provided onsite. Nautilus has also secured six (6) parking spaces offsite at 1069 East Main Street for use by its employees.

Sections 19.F.2. and 19.G.2. of the Zoning Regulations, respectively, provide that PMPs and TDMPs are required for all Special Permit applications pursuant to Section 19.C., unless waived by the Land Use Bureau Chief, or designee. Pursuant to Sections 19.F.2. and 19.G.2., Nautilus requests that you waive the requirement to submit a PMP and TDMP for the Property. Due to the small size, single occupancy, and prior commercial use of the building, along with the elimination of the drive-thru and the Property’s compliance with the parking requirements for the use, Nautilus believes that these plans are not necessary to evaluate its Special Permit application.

If you agree to waive the requirement to submit a PMP and TDMP for the Property, I kindly request that you confirm by signing below. Should you have any questions or require any additional information please feel free to contact me. As always, thank you for your time and attention to this matter.

Very truly yours,

Lisa Feinberg

Lisa L. Feinberg

AGREED TO:


Ralph Blessing

Date: 5/18/2023

cc: V. Mathur
F. Petise
Nautilus Botanicals EJ1, LLC