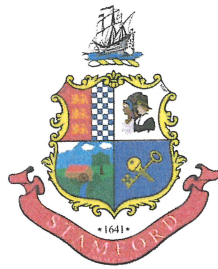


MAYOR
Caroline Simmons



**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

December 5, 2023

RECEIVED

DEC 5 2023

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

RE: Application 223-45 – AYR Wellness Inc, 417 Shippan Avenue, -Special Permit, Applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. Property is located within the C-N and M-G Zones.

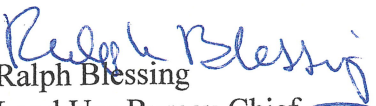

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Special Permit is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **January 9, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Ralph Blessing
Land Use Bureau Chief 



City of Stamford
Zoning Board • Land Use Bureau
Government Center • 888 Washington Boulevard • Stamford, CT 06904-2152
Phone: 203.977.4719 • Fax: 203.977.4100

APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME(S): AYR WELLNESS INC.

APPLICANT ADDRESS: c/o Joseph Capalbo, Esq., 1100 Summer Street 06905

APPLICANT PHONE #: (203) 324-8882

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? No.

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

ADDRESS OF SUBJECT PROPERTY: 417 Shippan Avenue

PRESENT ZONING DISTRICT: C-N and M-G

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Survey Prepared For Sandler Realty Proposed Floor Plan by Dean Associates for AYR Wellness dated 11/14/23

REQUESTED SPECIAL PERMIT: (Attach written statement describing request) Application for a Special Permit for a marijuana dispensary pursuant to attached in accordance with Section 5 of Zoning Regulations.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Legal description attached; Lot depth \pm 200 feet, Block 108; \pm 270 feet to Park Street

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS

LOCATION

Sandler Realty, Inc.
P. O. Box 131
Pound Ridge, NY 10576

417 Shippan Avenue

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO. (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? NO. (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



City of Stamford
Zoning Board • Land Use Bureau
Government Center • 888 Washington Boulevard • Stamford, CT 06904-2152
Phone: 203.977.4719 • Fax: 203.977.4700

DATED AT STAMFORD, CONNECTICUT, THIS 28th DAY OF November 20 23

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT

ss STAMFORD

November

28

20 23

COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo, II
the truth of the contents thereof, before me.

signer of the foregoing application, who made oath to

[Signature]
Notary Public Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. # 223-45

Received in the office of the Zoning Board: Date: _____

By: _____

LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, known and designated as Parcel "A" on a certain map entitled, "Map Showing Property of Charles T. Genovese & John & Michael Boshka, Stamford, Conn.," which map is on file in the office of the Town Clerk of the said City of Stamford and there numbered 6461, reference thereto being hereby had for a more particular description of said premises.

Said premises are bounded as follows:

Northerly	203.92 feet by land now or formerly of Osrock Partnership;
Easterly	118.112 feet by Shippan Avenue;
Southerly	195.74 feet by Parcel "B" on said map, being land now or formerly of the Estate of Charles T. Genovese; and
Westerly	117.75 feet by land now or formerly of Osrock Partnership.

November , 2023

11/17/2023

Zoning Board
City of Stamford
888 Washington Boulevard
Stamford, CT 06901
ATTENTION: David Stein, Chairman

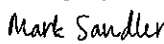
AUTHORIZATION

**RE: APPLICATION OF AYR WELLNESS INC. FOR A SPECIAL PERMIT
TO OPERATE A MARIJUANA DISPENSARY FACILITY AT
417 SHIPPAN AVENUE, STAMFORD, CONNECTICUT**

Dear Mr. Stein;

This shall confirm that the undersigned, Sandler Realty Inc. is the current owner of the premises commonly known as 417 Shippan Avenue, Stamford, Connecticut (the "Premises"). This shall also serve to confirm that authorization has been granted to AYR Wellness Inc., and its duly authorized representative, Joseph J. Capalbo II, Attorney At Law, to file with and apply to the Zoning Board of the City of Stamford for a Special Permit to operate a Marijuana Dispensary Facility at the referenced Premises.

Sandler Realty Inc.:

DocuSigned by:

304D601A346B4B2...

BY:

Its

Duly Authorized

PROJECT DESCRIPTION

Introduction

Ayr Wellness, is a reputable and responsible cannabis dispensary, with vertically integrated businesses throughout the U.S. The Company operates simultaneously as a retailer with 85+ licensed dispensaries. AYR is committed to delivering high-quality cannabis products to its patients and customers while acting as a Force for Good for its team members and the communities that the Company serves. Our dispensary will not only contribute to the local economy by generating well-paying employment opportunities but will also provide access to safe, regulated, and tested cannabis products for adults and patients in Stamford. We will actively engage in community outreach, social responsibility initiatives, and educational programs to promote responsible cannabis consumption and overall community well-being. On a national level Ayr Wellness contributes more than \$1million dollars annually back into the communities they operate in.

Security

The leadership of Ayr Wellness, more than anything else, prioritize the safety of their people and patrons. Ayr's Safety and Security Plan specifies the policies, practices, and procedures that will be adopted to prevent the diversion, theft, or loss of cannabis and cannabis products, prohibit illegal entrance to the retail store, and guarantee the safety of employees and patrons. To ensure the robustness of Ayr's plan and provide monitoring and protection for people and patrons, Ayr has partnered with national cannabis security experts Dem360. The plan is designed to comply with Connecticut General Statutes Section 21a-408-53 and other relevant state and local regulations.

Access Control

All entry points, including entrances, exits and sensitive areas within the facility, will be secured with electronic locks and access control systems. Access to these areas will be restricted to authorized personnel only. An electronic access log will be maintained, recording entries and exits, including date, time, and individual identities.

Video Surveillance

High-resolution surveillance cameras will be strategically placed to monitor all critical areas, including entrances, exits, cultivation, processing, and storage areas., Surveillance footage will be recorded 24/7 and retained for at least 90 days.

Alarm Systems

Intrusion detection systems will be installed to immediately alert security personnel and local authorities in case of unauthorized access or security breaches. Panic buttons will be placed strategically throughout the building for emergency situations.

Secure and Safe Storage

Cannabis and cannabis products will be securely stored in safes and vaults that met the state-mandated security requirements. Access to safes and vault will be restricted to authorized personnel only. The Secure Storage Vault will be constructed with concrete masonry units (CMU) on all walls and the floor in accordance with Sec. 21a-262-1(g)(1). CMU is made of concrete blocks with concrete tie beams and reinforced vertically and horizontally with ½ inch steel rod rebar tied 6 inches on center for added security. The interior of the walls will be lined in heavy duty, ¼ thick wire metal mesh to increase security. This thick wire mesh has 3" square grids and will be mounted both vertically and horizontally to fit all parts of the interior of the wall. The wire metal mesh will then be covered with 3/4" plywood to add additional security and allow for shelving inside the secured room. The ceiling of the Secure Storage Vault will be constructed of modular vault panels composed of ultra-high strength concrete core with formed steel panels. Ventilation ports will be designed into the ceiling to facilitate climate control, ensuring an optimal storage environment.

Vault Door The Dispensary Facility's Secure Storage Vault door will be designed to guard against forced entry to ensure that marijuana is guarded against theft. The Secure Storage Vault will only be accessible through a GSA Class 5 or similar vault door in compliance with 21a-262-1(g)(2)(4). The vault door will have an opening size of at least 40" wide x 78" high (if single door) with 1/2" Plate Steel, multiple bolt locking system, Underwriters Laboratory Group 1 lock, and a dual re-locker to prevent bolt retraction during an attack. The vault door will also be connected to the alarm system via a contact switch.

Inventory Control

An electronic inventory tracking system will be implemented to monitor all cannabis product movements, from receipt to sale. Regular inventory audits will be conducted to ensure accurate tracking and reporting.

Cash Handling

Ayr prides itself in having secure banking and cash logistics relationships. A variety of cashless payment options will be made available to patrons to avoid excessive amounts of cash on hand. Cashless solutions are projected to be used in 60% of transactions.

Diversion Protection

Strict inventory controls and reconciliation processes will be in place. Employees will receive training on recognizing and reporting signs of diversion or internal theft. Suspicious activities will be promptly reported to the appropriate authorities.

Emergency Response Plan

A comprehensive management plan will be established to address potential security threats, natural disasters, and other emergencies. The plan will include evacuation procedures, communication protocols and coordination with local authorities.

Cybersecurity

Stringent cybersecurity measures will protect sensitive data and systems from cyber threats and data breaches. Regular security assessments and updates will be conducted to ensure ongoing protection.

Visitor and Personnel Screening

All visitors and personnel will undergo thorough screening upon entry. Identification verification and background checks will be conducted as required by Connecticut regulations.

Workplace Safety

Workplace safety plans will adhere to federal Occupational Safety and Health Administration (OSHA) regulations. Staff will receive ongoing training on safety protocols and practices.

Ayr Wellness is committed to creating a secure environment that fully complies with Connecticut's cannabis regulations. Regular reviews and updates will be conducted to adapt to evolving security concerns and regulatory changes. The plan will serve as a framework to ensure the safety, compliance, and security of the operations.

STATEMENT OF FINDINGS

- 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.**

The applicant, AYR Wellness Inc. is proposing to operate a Hybrid Retailer in the existing building at 417 Shippan Avenue. The facility is proposed to be approximately 2050 square feet within the existing mixed-use structure which totals approximately 10,477 square feet. Improvements will consist only of fit out within the existing unit and added security. The existing building footprint will not be changed. The drives and parking areas will remain as is and are more than adequate to service the proposed use. Parking is shared with other commercial uses located in the existing structure including Subway restaurant and office space. Ingress and egress is directly to and from Shippan Avenue. The premises in terms of its zoning designation is bifurcated, the majority of the premises being located in the C-N zone (Commercial Neighborhood) and the rear portion of the premises being located in the M-G zone (General Industrial District). Both zones allow the proposed use by Special Permit. The proposed location is surrounded by and located in a commercial environment segregated from residential homes.

- 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 safety demands.**

The property is located in both the C-N and M-G zones. As its zoning designations would indicate, the immediate area is characterized by a variety of commercial uses including a bank, funeral home, restaurants, catering center, self storage facility as well as others. There are no residential uses adjacent to or within immediate proximity to the proposed location. The nature of the proposed use, being so highly regulated and secure, and in light of the surrounding neighborhood, poses no risk to the health, safety, welfare and peaceful enjoyment of the area.

- 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.**

The existing site provides for 40 parking spaces on site. The parking is blended with an adjacent parking lot servicing additional commercial establishments which total approximately another 77 spaces. The proposed use maintains the highest parking ratio of 4 spaces per thousand square feet. Other uses within the existing building are a Subway Restaurant (1 space per 50

feet no less than 10) and office space (3 spaces per thousand). The total parking requirements for all existing and proposed uses do not exceed the number of existing spaces servicing the proposed site, 40.

Access is to and from Shippan Avenue which, at this location, is characterized by a variety of commercial uses and is a major roadway connecting Elm Street from downtown to what is eventually the Shippan section of Stamford. The applicant has retained SLR to conduct and complete a comprehensive traffic study the results of which shall be provided to the staff and the Zoning Board for consideration under separate cover in report form.

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 lower portion of Shippan Avenue where the proposed use is located is zoned and characterized almost exclusively by commercial uses. It can be argued that the area is currently developed to its capacity. The proposed use, which will occupy an existing building location, is consistent and in character with its surroundings. In fact, the proposed use will be safer, quieter, and less conspicuous than many of the surrounding uses.

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

The proposed location is located in Master Plan Category 6, Commercial Neighborhood Business. The Master Plan states that this category is, "intended to provide for and promote pedestrian-scaled "Main Street" environments; encourage a variety of retail...distinct from most intensive downtown development." The district encourages density far below those permitted in the downtown and considers, among other factors for approval, shared parking, mixed use development and Main Street amenities, all of which are prevalent at the proposed location. The proposed use is modest in size and scope and extremely secure resulting in no impact to the surrounding neighborhood and it is consistent with the intention of its Master Plan and Zoning Designations.

ADDITIONAL REQUIREMENTS IN ACCORDANCE WITH SECTION 5 OF THE STAMFORD ZONING REGULATIONS.

- 1. 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.**

AYR Wellness Inc. is a publicly traded corporation headquartered in Miami, Florida. AYR has applied for, received and is in possession of a medical marijuana dispensary license from the State of Connecticut on. Upon receipt and approval of a Special Permit from the City of Stamford, AYR will operate its facility at the proposed location in compliance with the Rules and Regulations of the State of Connecticut Department of Consumer Protection Concerning the Palliative Use of Marijuana in accordance with the Connecticut General Statutes as amended from time to time.

2. No Medical Marijuana Dispensaries shall be located within a 3000 foot radius of any other Dispensary.

The nearest site of a Dispensary in relation to the proposed location is well in excess of 3000 feet. It is located at 814 East Main Street which is more than a mile in distance from this proposed location.

3. Signage for the Dispensary must be in compliance with the seven (7) standards enumerated in the Stamford Zoning Regulations.

Any and all signage proposed for the dispensary shall be in full compliance with the Zoning Regulations of the City of Stamford. All signage details shall be included in a signage plan for review.

4. Parking shall be provided according to Section 12 of the Stamford Zoning Regulations, as follows: A Dispensary shall meet the parking standards for a retail store.

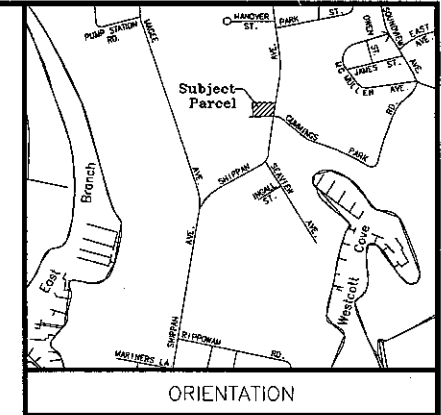
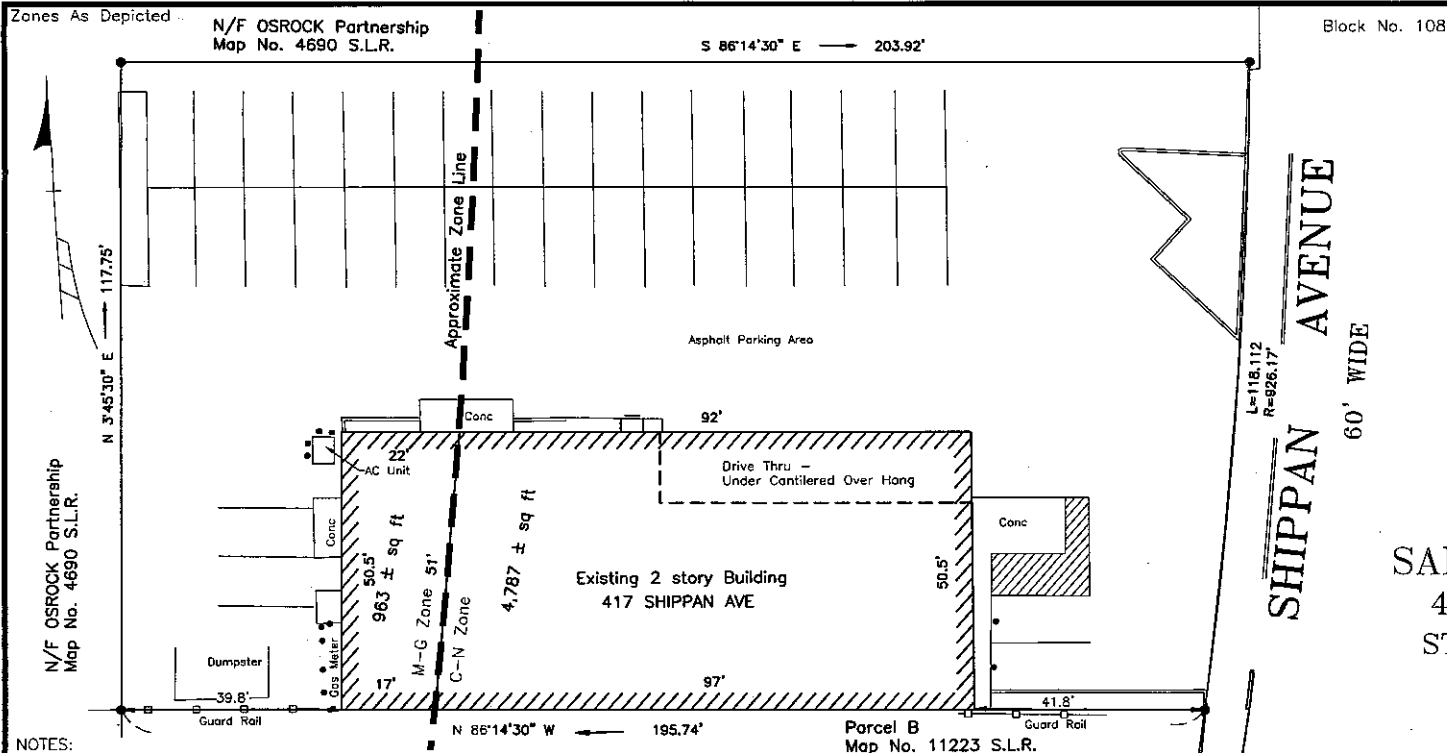
The existing building for the proposed location is, according to the City's assessor's records, 10,477 square feet. There are two other tenants at this location, a Subway Restaurant and a professional office housing a charitable organization (Building One Community). The proposed use requires the most intensive parking requirements at 4 spaces per thousand. If the entire building maintained the same requirement of 4 spaces per thousand, a total of 41 spaces would be required for the entire building. The parking requirements for the other two uses in the building are less than 4 spaces per thousand. The location maintains a total of 40 spaces which is more than adequate or required to provide for the Dispensary and the existing uses.

ZONING DATA CHART

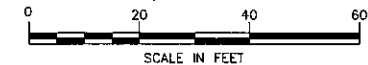
	MIN. LOT SIZE		FAR	BLDG. HEIGHT		BLDG AREA LOT %	MIN. YARD DIMENSIONS				
	AREA	FRONTAGE		STORIES	FEET		STREET LINE	STREET CENTER	ONE SIDE	BOTH SIDES	REAR
C-N REQUIRED	5000 sf	50	0.3	2	25	30	15	40	6	12	20
EXISTING	23,676	118	0.2	2	20	24.3	41.8	71.8	0	68	0
M-G REQUIRED	4000 sf	40	1	4	50	50	10	35	0*	0*	15
EXISTING	23,676	0	0.04	2	20	24.3	0	0	0	68	39.8

* None required but if provided must be at least 4 feet.

All dimensions are existing and are either in compliance or legally non conforming.
No changes are proposed to the footprint of the building.



PLOR PLAN
PREPARED FOR
SANDLER REALTY INC.
417 SHIPPAN AVENUE
STAMFORD, CONNECTICUT



NOTES:

- Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Edward J. Frattaroli, Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction.
- The contractor shall notify all public utility companies by calling Call-Before-You-Dig at 1-800-922-4455 at least 72 hours prior to crossing their lines.
- Property Depicted is located in an Area that is shown as being protected from the 1% annual chance or greater flood hazard by a levee system. Overlapping of failure of any levee system is possible. For additional information see the "Accredited Levee Note" in notes for users. Refer to Fema FIRM 09001C0517G Map 517 of 626 FAIRFIELD COUNTY, Connecticut Effective Date July 8, 2013
- The Subject Property is Subject to utility easements or Private Agreements if any, in addition to those Depicted and or referenced on this Map Property may have Substructures and/or their encroachments below grade, if any, in addition to those noted and or depicted. Reference is hereby made and subject parcel is subject to all notes on Recorded Documents hereon referenced that pertain to this parcel.

Refer to Parcel A
Map No. 6461 S.L.R.
Lot Area = 23,676 sq ft
Existing Building Covers 24.3% of total Lot Area

M-G ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	10'
Center Line Of Street Setback.....	35'
Rear Yard Setback.....	15'
Side Yard Setback.....None Required But If Provided Must Be At Least 4 Feet	
Max. Building Coverage.....	80% Of Lot Area

C-N ZONE BUILDING SETBACK REQUIREMENTS

Front Street Line Setback.....	15'
Center Line Of Street Setback.....	40'
Rear Yard Setback.....	20'
Side Yard Setback.....	6' W/ Total Of.... 12'
Max. Building Coverage.....	30% Of Lot Area
Zoning Information Is Subject To The Review And Approval By The Appropriate Governing Authority	

This survey and map has been prepared in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulation of Connecticut State Agencies-"Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a "ZONING LOCATION SURVEY" - "based on a "DEPENDENT RESURVEY" conforming to horizontal Accuracy Class "A-2" and intended to be used for Compliance and Noncompliance with Existing Requirements and depict Zone Areas

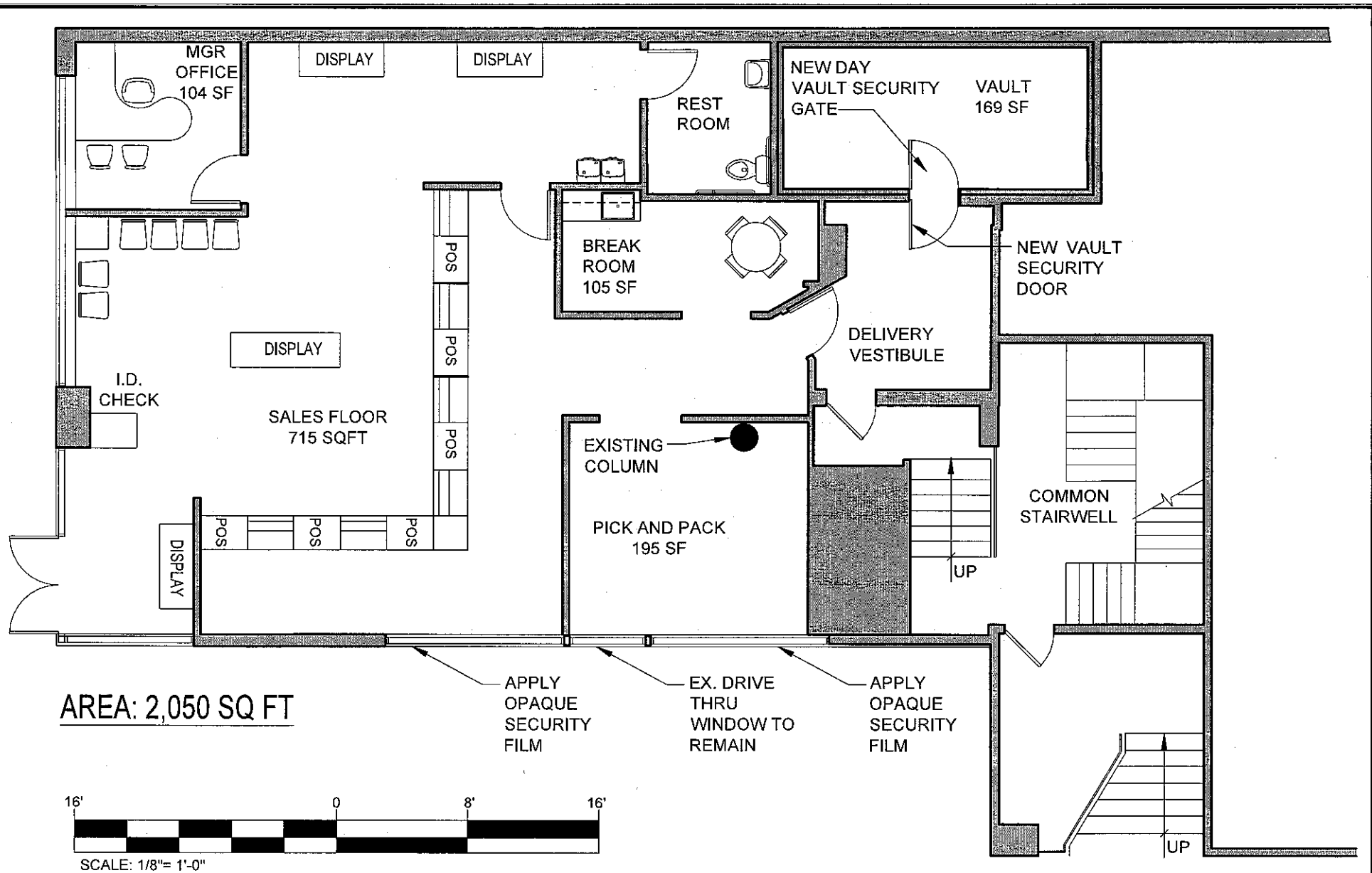
To my knowledge and belief this plan is substantially correct as noted hereon.

Property Lines Not Staked By Contractual Agreement
Soil Types Not Delineated By Contractual Agreement

This Document and Copies Thereof are Valid only if they bear the
signature and embossed seal of the designated licensed professional.
Unauthorized alterations render any declaration hereon null and void.

Edward J. Frattaroli

BY:
FOR: EDWARD J. FRATTAROLI, INC.
Land Surveyors Engineers Land Planners
STAMFORD, CONNECTICUT MARCH 21, 2014



Dean Associates
Architects Incorporated
 Architecture & Interior Design

Project Number	2023.79
Scale	1/8"=1'-0"
Drawn By	JC
Checked By	WAM
Date	11/14/23

PROPOSED FLOOR PLAN

417 SHIPPAN AVE
 STANFORD, CT 06002











