

From: Armstrong, Chad <CArmstrong1@StamfordCT.gov>

Sent: Monday, January 15, 2024 2:21 PM

To: Mathur, Vineeta <VMathur@StamfordCT.gov>

Cc: Martino, Robert <RMartino@StamfordCT.gov>

Subject: Application 223-45 AYR Wellness Inc. 417 Shippan Avenue - Special Permit

Good Afternoon Vineeta,

The Fire Marshal Office has no objections to the Project in regards to the existing site as it is. Upon receiving the Permitted Plans for review, we will address any code issues as they pertain to the Proper Classification of the Use Group and the code compliant Life Safety it will require. Please inform the Architects to provide plans identifying the Most current adopted NFPA Life Safety Codes.

Be Safe,

Chad Armstrong

Assitant Fire Marshal (FM 102)

Stamford Fire Department
888 Washington Blvd. 7th fl
Stamford, CT 06901
Desk: (203) 977-4843
Main: (203) 977-4651
Cell: (203) 223-2418
Carmstrong1@stamfordct.gov

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

December 18, 2023

To: Vineeta Mathur Principal Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**417 Shippan Avenue - AYR Wellness Inc
Zoning Application No. 223-45**

The Engineering Department received Special Permit documents for the approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. The property is located in the C-N and M-G Zones.

The following documents were reviewed:

- "Plot Plan Prepared For AYR Wellness Inc 417 Shippan Avenue" by Edward J. Frattaroli, Inc. latest revision 11/30/23

- "Proposed Floor Plan 417 Shippan Ave" by Dean Associates Architects Incorporated dated 11/14/23

The Engineering Department does not object to this change of use; however, to comply with the City of Stamford Stormwater Drainage Manual, provide water quality improvements in the parking lot such as installing permanent inserts in the existing catch basins. Additionally, site plans must be provided to the Engineering Bureau for review and approval prior to Building Permit issuance.

Please contact me at 203-977-4003 with any questions.

Reg. No. 372

MAYOR
Caroline Simmons



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

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
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Vineeta Mathur
(203) 977-4716
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Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

February 2, 2024

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #223-45 - AYR WELLNESS, INC. -
417 SHIPPAN AVENUE - Special Permit**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, January 30, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is seeking approval to operate a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. The property is located within the C-N (Neighborhood Business) and M-G (General Industrial) Zoning Districts.

Joseph J. Capalbo II, Esq., representing the applicant, made a presentation and answered questions from the Board.

After some discussion, the Planning Board voted 4-1-0 (Dell, Levin, Perry and Totilo - In Favor / Tepper - Against) to recommended **approval** of **ZB Application #223-45** with the recommendation that before the Zoning Board renders its decision, the Law Department confirm that the programs and activities offered for children at Building One Community, Americares and the Knights of Columbus would not define these facilities as "schools" per the Zoning Regulations and this request is in general harmony with Master Plan Category #6 (Commercial - Neighborhood Business).

Sincerely,

STAMFORD PLANNING BOARD

A handwritten signature in blue ink, appearing to read "Theresa Dell", is written over the printed name.

Theresa Dell, Chair

TD/lac

FEB 2 2024

ZONING BOARD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
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OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Transportation Bureau Chief



Jianhong Wang PE, PTOE, RSP1
Traffic Engineer

DATE: February 25, 2024

RE: Zoning Board Application 223-45

Application #223-45

417 Shippan Avenue
AYR Wellness Inc

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received December 6, 2023;
- Project Description;
- Site Traffic Assessment prepared by Bubaris Traffic Associates dated January 27, 2024.

The Department offers the following comment:

1. Clarify if the existing drive thru will still be utilized.

RECEIVED

FEB 28 2024

ZONING BOARD



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

December 6, 2023

To: Vineeta Mathur, Principal Planner
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director

Subject: ZB Application 223-45
AYR Wellness Inc. / 417 Shippan Avenue
Special Permit Application

EPB staff has reviewed the above-referenced application for a Special Permit to establish and operate a marijuana dispensary at 417 Shippan Avenue. This property is not in a flood zone (Zone X, FIRM Panel 09001C0517G) and contains no inland wetlands, watercourses, or conservation easement areas. The property is within the Coastal Management Area, but is not within 100 feet of coastal waters, tidal wetlands, coastal bluffs, escarpments, beaches, or dunes.

The applicant proposes only interior modifications to an existing building to convert the space to the proposed use, so no sediment and erosion control measures are needed. EPB therefore has no objection to this proposal moving forward through the Zoning Board's review process.

Thank you for the opportunity to provide these comments.