

CITY OF STAMFORD

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MATT QUINONES
Email: MQuinones@StamfordCT.gov



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

RECEIVED

INTEROFFICE MEMORANDUM

DEC 15 2023

December 14, 2023

To: Vineeta Mathur Principal Planner

ZONING BOARD

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**389 West Main Street - BUDR Cannabis
Zoning Application No. 223-46**

The Engineering Department has reviewed an application for Special Permit to allow a change in use to operate boutique hybrid cannabis dispensary at the location shown on the "Plot Plan Prepared For BURD Holding 5 LLC D/B/A BUDR Cannabis 389 West Main Street Stamford, Connecticut," dated December 5, 2023, by Edward J. Frattaroli, Inc.

The Engineering Department does not object to the change of use. However, in accordance with the City of Stamford Stormwater Drainage Manual, water quality improvements shall be provided in the existing parking areas such as a catch basin insert in the existing catch basin. Prior to issuance of Building Permit, site plans shall be submitted to the Engineering Department for review and approval.

Should you have any questions, please call me at 977-6165.

Reg. No. 364

MAYOR
Caroline Simmons



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

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Vineeta Mathur
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February 2, 2024

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

**RE: ZB APPLICATION #223-46 - BUDR CANNABIS -
389 WEST MAIN STREET - 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 dispensary. The property is located within the C-L (Limited Business) Zoning District.

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

After some discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #223-46** with the recommendation that before the Zoning Board renders its decision, the Law Department confirm that the programs and activities offered for children at the Yerwood Center and the nearby Church 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

Theresa Dell, Chair

TD/lac

RECEIVED
FEB 2 2024
ZONING BOARD

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

Sent: Monday, January 15, 2024 2:36 PM

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

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

Subject: Application 223-46 - BUDR Cannibis, 389 West Main Street, Stamford CT

Good Afternoon Vineeta,

The Fire Marshal Office has no objections to the Project in regard 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
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City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

December 19, 2023

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

From: Robert Clausi, EPB Executive Director 

Subject: ZB Application 223-46
BUDR Cannabis / 389 West Main Street
Special Permit Application

EPB staff has reviewed the above-referenced application for a Special Permit to establish and operate a marijuana dispensary at 389 West Main Street. This property contains no inland wetlands, watercourses, or conservation easement areas, and is not located within the Coastal Management Area or a special flood hazard area (Zone X, FIRM Panel 09001C0516G). 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.

The landscape strips along the four sides of the property present an opportunity to enhance the tree cover within this highly developed neighborhood. EPB therefore recommends the Zoning Board require the applicant to provide a landscaping plan that complies with Stamford's Street Tree Planting Manual.

EPB otherwise has no objection to this proposal moving forward through the Zoning Board's review process.

Thank you for the opportunity to provide these comments.