

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

May 16, 2024

To: Vineeta Mathur Principal Planner

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

**Subject: Revised Engineering Plan Review
1308 East Main Street - Nautilus Botanicals EJVI LLC, 1308 East Main St LL
Zoning Application No. 224-16**

The Engineering Bureau received REVISED documents for a Special Permit & Coastal Site Plan Review application for a second-story addition and the operation of a hybrid cannabis retail facility servicing both medical patients and adult-use consumers. The Property is located within the C-N Zone.

The following documents were reviewed:

- SD-12.0 Site Plan (Revised 5/1/24), Layout Plans (Revised 5/2/24), Exterior Elevations (Revised 5/2/24) Nautilus Botanicals EJVI LLC, 1308 East Main Street by L'ARC Architects, LLC dated 3/19/24
- Flood Vent, Nautilus Botanicals EJVI LLC by L'ARC Architects, LLC dated 3/20/24
- Certification of Flood Elevations, 1308 East Main Street, by Hilary Donald of L'ARC Architects, LLC
- Stormwater Management Standards - Exemption Request Form dated 4/30/24
- Stormwater Impact Statement - 1308 East Main Street by Curt Lowenstein, P.E. of Landtech dated 4/30/24
- Responses to Engineering Bureau's plan review memo dated 4/26/24, "1308 East Main Street - Applications for Special Permit and Coastal Site Plan Review Project No. 224-16" by Leonard M. Braman of Wofsey, Rosen, Kveskin & Kuriansky, LLP dated 4/30/24

The Engineering Bureau has determined that some comments from the 4/26/24 plan review memo have not been addressed satisfactorily in the aforementioned revised documents. The Engineering Bureau has determined that the following items must be addressed prior to Building Permit Issuance:

- 1) Per the Stamford Drainage Manual, stormwater quality improvements (in the form of Total Suspended Solids removal) are required since the parking lot has 6 or more parking spaces. Refer to Section 2.4 of the Drainage Manual for additional information. To clarify, the Engineering Bureau is not requesting that the applicant "install new underground drainage structures" in the parking lot, as referenced in the response letter to the Engineering

Bureau. The requested water quality improvements will improve the quality of stormwater runoff before it is discharged into the Noroton River. Although the shed will be removed per EPB's direction, water quality improvements are still required.

- 2) Provide a Topographic Survey, based on the NAVD 88 datum to clearly show the grades on the site, which will facilitate the design of feasible water quality improvements.
- 3) The Stormwater Impact Statement from Curt Lowenstein, P.E. of Landtech dated 4/30/24 must have a P.E. seal.
- 4) Add a date to the Certificaion of Flood Elevations document.
- 5) Any future improvements or increase in impervious surface will require review by the Engineering Bureau and must comply with the Stormwater Drainage Manual and City policies.
- 6) The Engineering Bureau reserves the right to make additional comments.

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


CC: Leonard Braman
Robert Clausi

Reg. No. 148



City of Stamford
ENVIRONMENTAL PROTECTION BOARD
INTEROFFICE CORRESPONDENCE

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

FROM: Robert Clausi, Executive Director 

SUBJECT: ZB Application #224-16 / 1308 East Main Street
Nautilus Botanicals EJV1, LLC and 1308 East Main Street, LLC
Special Permit and Coastal Site Plan Review

DATE: May 2, 2024

References

- Plan entitled “Plot Plan Prepared for Nautilus Botanicals EJV1, LLC – 1308 East Main Street, Stamford, Connecticut” prepared by Edward J. Frattaroli, Inc. – certified by Kenneth E. Frattaroli, CT LS #70012 – date revised March 14, 2024.
- Plans entitled “Nautilus Botanicals EJV1, LLC – 1308 East Main Street, Stamford, CT” prepared by L’ARC Architects LLC – Site Plan – Layout Plan (2 sheets) – Flood Vent (3/20/24) – Exterior Elevations (4/1/24) – dated March 19, 2024.
- Report entitled “Coastal Resource Evaluation for the Renovation and Addition to Existing Building – 1308 East Main Street, Stamford CT” prepared by Thomas Ryder of LandTech Consulting, dated March 18, 2024
- Planting Plan prepared by LandTech Consulting, date stamped “Received” on April 26, 2024.
- Engineering Bureau referral comments prepared by Willetta Capelle, P.E., dated April 26, 2024.
- Connecticut Department of Energy & Environmental Protection review comments signed by Brian Thompson, Director, Land and Water Resources Division, dated April 26, 2024.

Proposal

Create a hybrid medical and adult-use cannabis retail facility by constructing a ±1,700 square foot second floor addition on the existing building at 1308 East Main Street and renovating the remainder of the building.

Site Characteristics

The subject property is located on the north side of East Main Street adjacent to the Noroton River and the Darien town line. The lot is almost completely covered by the existing commercial building and associated parking lot. A portion of the parking pavement at the northeast end of the site, a shed, and a ~450 square foot gravel-covered space north of the shed encroach into the abutting property to the east. There is some broken asphalt and concrete piled along the top of the riverbank at the eastern edge of the parking lot.

The bank of the river is vegetated with a mix of scattered deciduous trees (red maple, sycamore, etc.) above an understory dominated by invasives such as Japanese knotweed and multiflora rose. Staff did not observe anything on site to suggest wetland soils that may fringe the river extend onto the subject property. The USDA Natural Resources Conservation Service Web Soil Survey tool classifies the on-site soils as disturbed “Udorthents - Urban Land Complex”. This property is not located within one of the Connecticut Natural Diversity Data Base areas of concern.

The property lies just to the north of Holly Pond within the Coastal Management Area. The most significant coastal resource associated with the property is identified as “Coastal Flood Hazard Area.” Most of the building is located in the AE flood zone with floodway. The base flood elevation (“BFE”) applicable to the building, based on interpolating the flood elevation cross sections of 12.3 feet, which is about 305 feet upstream, and 10.0 feet which is about 120 feet downstream from the structure, is 10.6-11.0 feet NAVD-88.

Lot	Account #	Map	Block	Zone	Acres	FEMA FIRM Effective Date
B	002-3311	118	308	R-10	0.50	#09001C0517G 7/18/2013 Floodway & Zone AE ~10.6 - 11

The City’s GIS “Sanitary Sewer” layer indicates a sewer line from Darien crosses the property east-to-west about 30 feet north of the building and ties into the manhole near the western property line.

Discussion

EPB has no comment on the Application for Special Permit.

EPB staff determined that this project does not require an EPB inland wetlands/watercourse permit because the applicant does not propose any change to the footprint of the existing building and EPB concerns about erosion controls, restoration of riparian areas, etc. can be incorporated into a coastal site plan approval and compliance with the conditions of such an approval will be monitored by EPB staff during implementation if the recommendations contained in this report are accepted by the Zoning Board.

This application is not exempt from Stamford’s Coastal Area Management Regulations (Zoning Regulations section 15.A) because the floor area of the addition is more than 25% of the floor area of the existing building and the building is in a flood zone. This project will result in a “substantial improvement” of the building according to the applicant’s agent, who has stated the estimated cost of the project will be more than 50% of the Assessor’s 2023 appraised value of approximately \$588,00 for the building. The building, therefore, must be flood proofed per section 15.B of the Zoning Regulations.

Flood-proofing considerations

The applicant’s “Coastal Resource Evaluation” report states the second floor of the existing building and the proposed second story addition on the existing one-story rear portion of the building are/will be at elevation 15, which is above the Minimum Elevation Standard (“MES”) for flood compliant improvements of BFE+1 foot, or elevation 12. The first floor of the building is below the MES, so may only be used for storage, as is proposed by the applicant. Note that floor elevations of the existing building and the proposed improvements must be shown on the final construction plans.

Besides being limited to storage use per section 15.B.4.a(6)(d) of the Zoning Regulations, the plans for the first floor include flood venting on exterior walls and interior partitions, the use of flood damage resistant finish materials on the floor and those portions of the walls below the MES, and the installation of all utilities above the MES. Notes on the final plans will have to be updated to indicate the MES is elevation 12 and must include a Connecticut registered engineer or architect's certification, based on an assessment of the building's structural integrity, that the building is "capable of withstanding the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood." The applicant has submitted a draft "Flood Contingency Plan" in response to CT DEEP's referral comments, but EPB recommends the submission of a revised plan before the property is reoccupied that includes additional information and guidance.

As CT DEEP notes in their referral comments, per sections 15.B.4.a(7) and 15.B.4.b(1) of the Zoning Regulations, EPB ordinarily requires applicants proposing projects in a riverine floodplain/floodway to submit a hydrologic and hydraulic study to show that the project will result in a 0.00 foot rise in the BFE. EPB also routinely requires compensatory storage confirmation per section 15.B.4.a(8). However, this project entails no increase in the footprint of the structure, which is a trigger for the 15.B.4.a (7) and (8) requirements in the case of a substantial improvement project such as this one. Compensatory storage confirmation is also not triggered by this project since no footprint expansion or filling is proposed. This project, in fact, will yield a decrease in the obstructions in the floodplain and floodway based on the applicant's stated intention to remove the shed that is located to the north of the building and encroaches onto the abutting property to the east. It is therefore logical to conclude that the project cannot cause a rise in the BFE and no compensatory storage is needed without requiring the applicant to provide a hydrologic and hydraulic study.

Water Quality

The Engineering Bureau's referral comment #3 states that stormwater quality measures are required. This appears to be related to the extent of on-site parking per section 2.4.E. of Stamford's 2020 Stormwater Drainage Manual. Removal of some of the pavement that is not needed for the proposed use of the property, for example the pavement that extends onto the adjacent property, may provide the space for these measures, which should be designed to also collect the stormwater runoff from the building roof to eliminate the direct discharge of thermal pollution and other contaminants into the river.

Other site conditions

As noted above, the shed that is located to the north of the building and the level, gravel-covered area to the north of the shed encroach onto the abutting property to the east. The applicant has provided a plan to restore these areas with trees, shrubs, and native ground cover once the shed and gravel are removed. This plan is appropriate for the site and will diversify the riparian buffer.

Erosion and sedimentation control

Site disturbance connected with this project should be limited to installation of the stormwater quality measures and restoration plantings described above. Basic erosion and sedimentation control measures, such as coir logs or silt fencing, should be all that is required to isolate any such areas of disturbed soil and earthen stockpiles from the river. Construction materials for the second floor addition and interior renovations that need to be stored outside of the building and earthen stockpiles should be placed outside of the flood zone. A detail for shields or netting to keep the debris generated during construction of the second floor addition from falling into the river should be included on the final construction plans. EPB staff will monitor that any needed control measures are employed during construction.

Recommendations

The Zoning Board may conclude that the proposed activities are consistent with the minimum requirements of the Connecticut Coastal Management Act, Stamford's Municipal Coastal Program, and the Stamford Flood Prone Area Regulations, and EPB recommends the Zoning Board add the following conditions to any approve it may grant for Application 224-16:

- 1) Work shall conform to the following plans and documents:
 - Plans entitled "Nautilus Botanicals EJ1, LLC – 1308 East Main Street, Stamford, CT" prepared by L'ARC Architects LLC – Site Plan – Layout Plan (2 sheets) – Flood Vent (3/20/24) – Exterior Elevations (4/1/24) – dated March 19, 2024.
 - Planting Plan prepared by LandTech Consulting, date stamped "Received" on April 26, 2024.
 - Engineering Bureau referral comments prepared by Willetta Capelle, P.E., dated April 26, 2024.
 - CT Department of Energy & Environmental Protection review comments signed by Brian Thompson, Director, Land and Water Resources Division, dated April 26, 2024.
- 2) The permittee shall provide the EPB with a copy of a stormwater management exemption or similar approval from the Engineering Bureau prior to issuance of a building permit and the start of any site activity.
- 3) Final civil and architectural plans shall be submitted for review and approval by EPB staff prior to issuance of a building permit and the start of any site activity. Plans certified by a Connecticut-licensed engineer or architect shall include the existing and proposed floor elevations, shall note that the base flood elevation is 11 feet and the Minimum Elevation Standard is elevation 12 feet, and must include the statement that the building and proposed flood proofing methods are capable of withstanding the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood. These plans shall also include a detail for the shields or netting that will be used to keep the debris generated during construction of the second floor addition from falling into the river.
- 4) A copy of the plan for the stormwater quality measures required by the Engineering Bureau shall be submitted for review and approval by the Engineering Bureau and EPB prior to issuance of a building permit and the start of any site activity. The building roof shall be among surfaces directed to this system to eliminate the direct discharge of thermal pollution and other contaminants into the river.
- 5) Submission of a performance bond, certified check, or other acceptable form of surety to secure the timely and proper performance of stormwater quality measures, the restoration planting plan for the area from which the shed and gravel are to be removed, and professional supervision and certifications, plus 15% contingency. A detailed estimate of these costs shall be supplied to EPB staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB staff prior to issuance of a building permit and the start of any site activity.

- 6) A revised flood preparedness plan shall be submitted which describes the nature of the flooding to which this building is subject, particularly the hazards associated with floodwaters that move with velocity; references the approved design specifications for the building; states the use of the first floor is for limited storage only; and provides additional guidance to keep occupants safe, such as identify governmental and media sources of information about impending floods. This plan shall be submitted prior to EPB authorization of a certificate of occupancy and shall be subject to review and approval by EPB staff.
- 7) Broken asphalt and concrete piled along the top of the riverbank at the eastern edge of the parking lot shall be removed before the commencement of any work on the building.
- 8) Erosion and sedimentation control measures to isolate disturbed soil areas and earthen stockpiles from the river shall be installed by the permittee as needed during construction. Any construction materials for the second floor addition and interior renovations stored outside the building or earthen stockpiles shall be placed outside of the flood zone.
- 9) Upon the completion of all construction activities and prior to EPB authorization for a certificate of occupancy, all disturbed earthen surfaces shall be stabilized with topsoil, seed, and mulch, sod, or other suitable alternatives.
- 10) The supervising landscaping professional shall submit written certification that the restoration planting plan has been fully and properly completed prior to EPB endorsement of a certificate of occupancy.
- 11) All drainage, grading, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut-licensed engineer, with written certification submitted to EPB staff prior to EPB endorsement of a certificate of occupancy.
- 12) All flood proofing shall be conducted under the supervision of a Connecticut-licensed engineer or architect. Prior to the issuance of a certificate of occupancy and release of surety, the engineer or architect shall certify by way of signed and sealed correspondence that the structures and attendant facilities have been constructed in accordance with the provisions of Section 15.B of the Zoning Regulations ("Flood Prone Area Regulations"), and are capable of withstanding the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood. The letter of certification shall also reference each flood proofing measure incorporated into the building.
- 13) Upon the completion of construction and prior to issuance of a certificate of occupancy, a Connecticut-licensed surveyor shall:
 - Submit a signed and sealed improvement location survey that includes the final elevations of each floor; top of the unfinished first floor walls; the size and bottom elevation of the flood vents; the interior and exterior elevations below each flood vent; the bottom elevation of all meters, panels, and utility equipment; and other details as may be deemed appropriate by EPB staff.
 - Submit a completed standard "National Flood Insurance Program Elevation Certificate".

- 14) Submission of a standard City of Stamford drainage maintenance agreement to ensure the full and property function of all drainage structures prior to EPB endorsement of a final certificate of occupancy and release of surety.
- 15) Upon the completion of construction and prior to issuance of a final certificate of occupancy, the permittee shall file a standard notice on the Stamford Land Records disclosing the following information:
 - The subject property lies partially within a known flood hazard area described as Zone AE, approximate base flood elevation of 11 feet NAVD-88, as depicted on Flood Insurance Rate Map 09001C0517G, dated July 8, 2013.
 - A certificate (1308 East Main Street, ZB Application 224-16, *insert issuance date*) was issued by the Zoning Board of the City of Stamford to renovate and add to an existing building on a property known to support coastal resources identified as “Coastal Hazard Area”.
 - Restrictions prohibiting the use within and the modification of the enclosed areas below the minimum elevation standard of 12 feet NAVD-88. Specific enforcement provisions for non-compliance shall be included.
 - Acknowledge the existence of a “Flood Preparedness Plan”.
- 16) The performance bond shall be eligible for release after completion of the project, compliance with all conditions of approval, and two years after completion of the restoration planting provided EPB staff determine at least 90% of the restoration plantings remain alive and thriving. Mortality of more than 10% shall be replaced before release of the bond.
- 17) In-ground fuel oil storage is prohibited.

Thank you for the opportunity to review this application.



April 26, 2024

Stamford Zoning Board
c/o Vineeta Mathur, Principal Planner
Stamford Land Use Bureau
Stamford Government Center
888 Washington Blvd. – 7th Floor
Stamford, CT 06901

RE: Review and Comments - CSPR for 1308 East Main Street

Dear Board Members:

Thank you for referring the above-referenced coastal site plan (CSP) application concerning the proposed reuse and development of 1308 East Main Street for our review and comment. Acting as the Commissioner's staff, our office has reviewed the CSP, received on March 28, 2024, for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA) and we offer the following comments for consideration with respect to the application.

The subject site is located in the floodway of the Noroton River. The existing building was constructed in the late 1950s and the former use of the existing building was a restaurant. The applicants (Nautilus Botanicals EJVI, LLC and 1308 East Main Street, LLC) propose to reuse this property for a hybrid cannabis retail facility, adding a second story to the back portion of the existing building and installing flood vents in first floor area, and performing additional property improvements. The bottom floor will be used for materials storage and the top floor will be used for retail and business functions.

Prudent coastal management recognizes and plans for the resources, uses, and potential hazards present at each site. Our primary concern focuses on the location of the existing building within the floodway of the Noroton River. The risk associated with location of a building within the floodway portion of a delineated floodplain is much greater than that of the flood fringe area of the floodplain (which is still a high hazard concern). Accordingly, Section 15.B.4.b(1) of Stamford's local floodplain management regulations states:

Provisions Applicable to Designated Regulatory Floodways. In all designated regulatory floodways the following special standards shall apply, in addition to the requirements of Subsection 15.B.4.a above: (1) Encroachments. Encroachments (including filling, new construction, substantial improvements and other Development within the adopted regulatory floodway) that would result in any (0.00 ft.) increase in flood levels during the occurrence of the base flood discharge shall be prohibited. The provision of proof that there shall be no (0.00 ft.) increase in flood levels during occurrence of the base flood discharge due to the proposed construction or encroachment shall be the responsibility of the applicant and shall be based on hydrologic and hydraulic studies, performed in

CSPR Comment Letter
1308 East Main Street
April 2024

accordance with standard engineering practice, and certification, with supporting technical data, by a Connecticut Registered Professional Engineer.

The application does not appear to acknowledge that this property and structure are within a floodway and has not provided the required analysis to show that all proposed building retrofits and property improvements will result in a no-rise (0.00) of flood levels. Thus, the applicants will need to provide the Zoning Board with a thorough analysis with respect to any proposed development resulting from this project and show a no-rise (0.00) to the floodway.

In addition, we recommend that the Zoning Board require the applicants provide a flood contingency plan to demonstrate how retail materials and all other items will be removed from designated storage areas prior to a flood event occurring. We also recommend that the Zoning Board require the applicants submit a structural analysis of the building to demonstrate that the existing building and its foundation can accommodate the proposed retrofits, including the installation of flood vents. This analysis should be prepared and certified by a professional structural engineer.

Finally, the application materials do not include any discussion of stormwater management on the site, which is highly impervious and located adjacent to the river. Therefore, we recommend that the Board request that the applicant provide information regarding the appropriateness of providing stormwater management practices onsite.

Thank you for the opportunity to review the CSP for 1308 East Main Street. We hope these comments are helpful to the Zoning Board and the applicants to ensure that the proposed redevelopment on the site located within a FEMA delineated floodway is consistent with the policies and standards of the CCMA. Should you have any questions regarding this letter or any other Long Island Sound-related matter, please feel free to contact Karen Michaels of my staff at karen.michaels@ct.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. P. Thompson', with a long horizontal line extending to the right.

Brian Thompson, Director
DEEP Land and Water Resources Division

BPT/kam

cc: Stamford Coastal File – 1308 East Main Street
FEMA: Ryan Fisher, Ryan.fisher@fema.dhs.gov
John Grace, John.grance@fema.dhs.gov

MAYOR
Caroline Simmons



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

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

April 15, 2024

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

RE: ZB APPLICATION #224-16 - NAUTILUS BOTANICALS EJVI, LLC & 1308 EAST MAIN STREET, LLC - 1308 EAST MAIN STREET - Special Permit & Coastal Site Plan Review

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 9, 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. Property is located within the C-N Zone.

Leonard Braman, Wofsey Rosen, representing the applicant, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #224-14** with the recommendation the only signage permitted to be located on the front of the building and found this request to be in general harmony with Master Plan Category #7 (Commercial - Arterial) and is aligned with Master Plan Strategy 3B.4: Encourage the reconfiguration of...retail space to accommodate market trends and potential new users.

Sincerely,

STAMFORD PLANNING BOARD

APR 17 2024

Theresa Dell, Chair

TD/lac

MAYOR
CAROLINE SIMMONS

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

**CITY OF
STAMFORD**



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
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**OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING**

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Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

APR 30 2024

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office
FROM: 
Jianhong Wang, P.E, PTOE, RSP1
Traffic Engineer
DATE: April 30, 2024
RE: Zoning Board Application 224-16


Luke Battenwieser
Transportation Planner

Application #224-16

1308 East Main Street
Nautilus Botanicals

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

- Zoning Board Application received March 28, 2024;
- Traffic Impact Assessment prepared by Lagan Engineers dated March 19, 2024;
- Plot Plan prepared by Edward J. Frattaroli Inc dated February 27, 2024; and,
- Site Plan prepared by LARC Architects dated March 19, 2024.

The Department offers the following comments:

1. Weekday traffic counts should be redone either on Tuesday, Wednesday, or Thursday to more accurately capture weekday commuting patterns.
2. Existing traffic counts of the site driveway should be collected when the current establishment is open.
3. The site driveway shall be redone to include a stop sign, stop bar, and double yellow centerline.
4. Provide dimensions for the parking spaces and drive aisles.
5. The Department reserves the right to make additional comments.

MAYOR
CAROLINE SIMMONS



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**CITY OF STAMFORD, CONNECTICUT
HARBOR MANAGEMENT
COMMISSION**

90 Magee Avenue
Stamford, Connecticut 06902

April 27, 2024

Ms. Vineeta Mathur
Associate Planner
Land Use Bureau
Stamford Government Center
888 Washington Blvd.
Stamford, CT 06901

Subject: Application 224-16 – Applications by Nautilus Botanicals EJVI LLC and 1308 East Main Street LLC for work at 1308 East Main Street

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced applications for Special Permit and Coastal Site Plan Review submitted to the Zoning Board by Nautilus Botanicals EJVI LLC and 1308 East Main Street LLC (the Applicants), c/o Leonard Braman, Wofesey Rosen Kweskin & Kuriansky, LLP, 600 Summer St., Stamford, CT. The Applicants seek approval to convert an existing $\pm 4,300$ square-foot restaurant at 1308 East Main Street, Stamford, into a hybrid cannabis retail facility serving both medical patients and adult-use consumers. All proposed work is within the interior of the existing structure, including modifications to improve flood resiliency of interior uses. Our review is in accordance with requirements set forth in the General Statutes, Stamford Code of Ordinances, and *Stamford Harbor Management Plan*.

The SHMC discussed this matter during its meeting on April 16, 2024 and approved a motion to find the Applicants' proposal is **consistent with the Harbor Management Plan**. This finding is based on the understanding that the proposed project is expected to reduce the vulnerability of interior building uses to coastal flood hazards.

Please be advised that the SHMC reserves its right to continue to review the proposed project and provide additional comments at such time as the proposal may be modified, additional information is provided, or the proposal is the subject of a public hearing.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or dortelli@stamfordct.gov.

Sincerely,

Dr. Damian Ortelli

Dr. Damian Ortelli
Chairman, Stamford Harbor Management Commission

cc:

Sam Abernethy, SHMC Application Review Committee Chair
Leonard Braman, Applicants' representative
Karen Michaels, CT DEEP Land and Water Resources Division
Matthew Quinones, City of Stamford Director of Operations
Maria Vazquez-Goncalves, SHMC Administrator