

April 30, 2024

Ms. Willetta Capelle, P.E. – Coordinator of Site Plan Review and Inspections
City of Stamford Engineering Bureau
888 Washington Blvd., 5th Floor
Stamford, CT 06901

Subject: Stormwater Impact Statement - 1308 East Main Street; Stamford

Dear Ms. Capelle;

This office is in receipt of your review letter dated April 26, 2024, in reference to the proposed project located at 1308 East Main Street. The proposal is to renovate the existing building and construct a second-story addition (no increase in footprint proposed) for a hybrid cannabis retail facility. The existing building will also be brought into FEMA compliance. The existing site is fully developed consisting of a two-story principal building, parking lot, and shed. The balance of the site consists of landscape areas. The site generally drains from west to east and discharges overland directly to the Noroton River.

In addition to the construction of the second-story addition, the existing shed along the riverbank will be removed and replaced with landscaping resulting in a decrease in the overall impervious areas on the property pre- vs. post-development, therefore, the peak runoff rate for the property will also decrease. A vegetated buffer is proposed along the eastern edge of the parking lot in the location of the existing gravel area and shed that as previously mentioned will be removed as a part of this project. As such we are seeking a waiver of the City of Stamford Stormwater Drainage Manual.

Considering the reduction in impervious area along with the installation of the vegetated buffer plantings, it is our professional opinion that the construction of the proposed improvements will result in an improvement in the overall water quality of the site as compared to the pre-development conditions and will not have adverse drainage impacts on adjacent or downstream properties or City-owned drainage facilities or water courses.

Sincerely,



Curt Lowenstein, P.E.
APM/Senior Project Engineer