

May 2, 2024

Via E-Mail (VMathur@StamfordCT.gov)

Vineeta Mathur
Principal Planner
Stamford Land Use Bureau
888 Washington Boulevard, 7th Floor
Stamford, CT 06901

Re: 1308 East Main Street -- Applications for Special Permit and Coastal Site Plan Review

Dear Vineeta:

As you know, our office represents Nautilus Botanicals EJVI LLC (“Nautilus”) – the contract purchaser of the property at 1308 East Main Street, Stamford (the “Property”) – and 1308 East Main Street, LLC, the Property’s owner (together with Nautilus, the “Applicants”). On March 19, 2024, the Applicants submitted an application for a Special Permit pursuant to Section 5.E of the Stamford Zoning Regulations, and also submitted an application for Coastal Site Plan approval. The applications seek approval from the Zoning Board to convert the Property into a hybrid medical and adult-use cannabis retail facility (the “Project”).

Since the Applicants’ initial submission, there have been revisions to the Project’s architectural plans in order to address comments from the Connecticut Department of Energy and Environmental Protection (“DEEP”), the Stamford Environmental Protection Board (“EPB”), the Stamford Engineering Bureau (“Engineering”) and the Stamford Transportation, Traffic and Parking Department (“TTP”). To that end, the following changes have been made to the Project’s plans since the Applicant’s initial submission:

- The attached Site Plan SD-12.0 has been updated to demonstrate that: (1) the shed, fence, and adjacent roofed area towards the rear of the property will be removed; (2) the shed and surrounding gravel area will be replaced with native plantings; (3) certain parking spaces will be moved to provide more space for drive aisle, and the dimensions of the parking spaces are provided; and (4) a stop sign, stop bar, and yellow traffic lines in the parking area are provided; and (5) construction will comply with the flood-prone area regulations in Section 15B of the Zoning Regulations (see Note on Site Plan). These changes are to address comments from EPB, Engineering, and TTP.
- The attached Layout Plan 12.0 have been updated to: (1) add notes confirming that the construction will comply with the flood-prone area regulations in Section 15B; (2) provide clarification on what parts of the building are existing and which will be added as part of the second-floor addition to the project; and (3) labeling the proposed flood vents. These changes were to address comments from DEEP, EPB, and Land Use Bureau Staff.
- A Flood Contingency Plan has been submitted, to address comments from DEEP.

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- A Flood Certification Letter has been submitted, to address comments from DEEP and EPB.
- A Drainage Statement has been submitted, to address comments from DEEP and Engineering.
- A Revised Planting Plan has been drafted and submitted, to address comments from EPB.

Accordingly, attached please find the latest plans for the Project, which incorporate all of the above changes. Furthermore, attached please find a combined PDF that includes all of the materials for the Project. If you have any questions or require any additional information regarding the Project, please do not hesitate to contact me. Thank you very much for your assistance.

Very truly yours,
Wofsey, Rosen, Kweskin & Kuriansky, LLP

By: /s/ Leonard M. Braman
 Leonard M. Braman