

November 29, 2022

VIA HAND & ELECTRONIC DELIVERY: VMathur@StamfordCT.gov

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: Application for Special Permit Approval (Modification)
800-806 East Main Street, Stamford, CT (Parcel ID No. 002-0219) (the “Property”)
Arrow Alternative Care #3, Inc. (the “Applicant”)**

Dear Ms. Mathur:

Our firm represents Arrow Alternative Care #3, Inc. (the “Applicant”), a tenant of the property located at 800-806 East Main Street, Stamford, CT (the “Property”). The Applicant is a wholly owned subsidiary of Curaleaf, Inc. The Property is owned by Clark’s Hill Shopping Plaza LLC (the “Owner”). The Property is located in the Neighborhood Business District (the “C-N Zone”) and Master Plan Category 9 (Urban Mixed Use). The Property is 70,987± square feet (1.63± acres) and improved with a 23,418± square foot one-story, multi-tenant commercial building (the “Building”). The Applicant currently operates a Medical Marijuana Dispensary in 4,873± SF of the Building pursuant to prior Special Permit approval from the Zoning Board (Appl. 218-18). The Applicant seeks modified Special Permit approval to convert their Medical Marijuana Dispensary to a Hybrid Retailer, which is licensed to sell both adult use cannabis and medical marijuana. There are no site improvements associated with this request.

In connection with the attached application, enclosed please find:

- Letter of Authority from Applicant;
- Letter of Authority from the Applicant’s landlord, Holly Hill 81 LLC;
- Letter of Authority from Owner;
- Application fees in the amount of \$1,460.00 (\$460 Special Permit application fee; \$1,000 Public Hearing fee);
- Twenty-one (21) copies of the following application form and associated schedules:
 - Application for Special Permit Approval;

- Schedule A – List of Plans;
 - Schedule B – Project Narrative;
 - Schedule C – Statement of Findings;
 - Schedule D – Legal Description of the Property;
 - Schedule E – Zoning Data Chart;
 - Schedule F – Existing Zoning Map; and
 - Schedule G – Aerial Photograph of the Area Surrounding the Property.
- Seven (7) full-size and thirteen (13) reduce-size copies of the following plans:
 - As-Built Site Survey prepared by B.G. Root, entitled, “As-Built Existing Conditions Map of Property Located at 806-808 East Main Street, Prepared for 800 East Main Street, LLC, Stamford, Conn,” dated September 1, 2017, and revised through September 18, 2018;
 - Existing Floor Plan prepared by Curaleaf, entitled, “A1 - Existing Floorplan,” and dated April 28, 2022;
 - Storefront Elevation prepared by Shremshock Architects, Inc., dated July 29, 2022, and entitled, “A8.1 – Storefront Elevation”; and
 - Security Layout Plan prepared by Curaleaf, dated November 22, 2022, and entitled:
 - “Curaleaf Alarm Security Plan 814 E. Main St. Stamford, CT” and
 - “Curaleaf Camera Security Plan 814 E. Main St. Stamford, CT.”

Please let me know if you have any questions or require additional materials. As always, thank you for your time and attention regarding this matter.

Sincerely,

Meaghan M. Miles

Meaghan M. Miles

cc: R. Blessing
Luke Flood, Curaleaf Inc.

November 29, 2022

VIA HAND & ELECTRONIC DELIVERY: LCohen@StamfordCT.gov

Ms. Lindsey Cohen
Associate Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: 800-806 East Main Street, Stamford, CT (Parcel ID No. 002-0219) (the
“Property”)
Arrow Alternative Care #3, Inc. (the “Applicant”)
Request to be Heard**

Dear Ms. Cohen:

Our firm represents Arrow Alternative Care #3, Inc. (the “Applicant”), a tenant of the property located at 800-806 East Main Street, Stamford, CT (the “Property”). The Applicant is a wholly owned subsidiary of Curaleaf, Inc. The Property is owned by Clark’s Hill Shopping Plaza LLC (the “Owner”). The Property is located in the Neighborhood Business District (the “C-N Zone”) and Master Plan Category 9 (Urban Mixed Use). The Property is 70,987± square feet (1.63± acres) and improved with a 23,418± square foot one-story, multi-tenant commercial building (the “Building”). The Applicant currently operates a Medical Marijuana Dispensary in 4,873± SF of the Building. The Applicant seeks modified Special Permit approval to convert their Medical Marijuana Dispensary to a Hybrid Retailer, which is licensed to sell both adult use cannabis and medical marijuana. There are no site improvements associated with this request.

In connection with the attached application, enclosed please find:

- Eight (8) copies of the following application form and associated schedules:
 - Application for Special Permit Approval;
 - Schedule A – List of Plans;
 - Schedule B – Project Narrative;
 - Schedule C – Statement of Findings;
 - Schedule D – Legal Description of the Property;
 - Schedule E – Zoning Data Chart;

- Schedule F – Existing Zoning Map; and
- Schedule G – Aerial Photograph of the Area Surrounding the Property.
- Eight (8) reduce-size copies of the following plans:
 - As-Built Site Survey prepared by B.G. Root, entitled, “As-Built Existing Conditions Map of Property Located at 806-808 East Main Street, Prepared for 800 East Main Street, LLC, Stamford, Conn,” dated September 1, 2017, and revised through September 18, 2018;
 - Existing Floor Plan prepared by Curaleaf, entitled, “A1 - Existing Floorplan,” and dated April 28, 2022;
 - Storefront Elevation prepared by Shremshock Architects, Inc., dated July 29, 2022, and entitled, “A8.1 – Storefront Elevation”; and
 - Security Layout Plan prepared by Curaleaf, dated November 22, 2022, and entitled:
 - “Curaleaf Alarm Security Plan 814 E. Main St. Stamford, CT” and
 - “Curaleaf Camera Security Plan 814 E. Main St. Stamford, CT.”

I understand the Planning Board will be reviewing the enclosed applications on referral. In connection therewith, I would ask that I, and other members of the development team, kindly be afforded the opportunity to address the Board by making a brief presentation at that time. I look forward to presenting this project to the Planning Board.

Please let me know if you have any questions or require additional materials. As always, thank you for your time and attention regarding this matter.

Sincerely,

Meaghan M. Miles

Meaghan M. Miles

November 21, 2022

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**RE: Arrow Alternative Care #3, Inc.
ZB Special Permit Application
Letter of Authority**

Dear Ms. Mathur:

Arrow Alternative Care #3, Inc. is a tenant of the property identified as 800-806 East Main Street, Stamford, Connecticut (Parcel ID 002-0219) (the "Property"). Arrow Alternative Care #3, Inc. occupies the tenant space on the Property commonly known as 814 East Main Street. I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use application on Arrow Alternative Care #3, Inc.'s behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Arrow Alternative Care #3, Inc.

By:  _____

Print: Luke Flood
Duly Authorized

November 14, 2022

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**RE: Holly Hill 81, LLC
ZB Special Permit Application
Letter of Authority**

Dear Ms. Mathur:

Clark's Hill Shopping Plaza LLC owns the property located at 800-816 East Main Street, Stamford, Connecticut (Parcel ID 002-0219) (the "Property"). Clark's Hill Shopping Plaza, LLC has a ground lease with Holly Hill 81, LLC (successor-in-interest to 800 East Main, LLC). Greenwich Premier Services Co is acting agent for Holly Hill 81, LLC and as acting agent of the Property, I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to submit the enclosed application in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Christian M. Bilella

Greenwich Premier Services AAF
Holly Hill 81, LLC

By: SVP, Greenwich Premier Services

Print: 11/23/2022

Duly Authorized

November 23, 2022

Ms. Vineeta Mathur
Principal Planner, Land Use Bureau
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**RE: Clark's Hill Shopping Plaza LLC
ZB Special Permit Application
Letter of Authority**

Dear Ms. Mathur:

Clark's Hill Shopping Plaza LLC owns the property located at 800-816 East Main Street, Stamford, Connecticut (Parcel ID 002-0219) (the "Property"). As the owner of the Property, I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to submit the enclosed application in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Clark's Hill Shopping Plaza LLC

By: Owner

Print: Joseph V. DiScala

Duly Authorized





APPLICATION FOR SPECIAL PERMIT

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): Arrow Alternative Care #3, Inc.
 c/o Agent: Meaghan Miles, Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Blvd., 4th Fl.,
 APPLICANT ADDRESS: Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: 203-252-2642

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? No - Applicant is a tenant of property owned by Clarks Hill Shopping Plaza LLC (Letter of Authority enclosed)

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 800-806 East Main Street, Stamford, CT (Parcel ID No. 002-0219)

ADDRESS OF SUBJECT PROPERTY: 800-806 East Main Street

PRESENT ZONING DISTRICT: C-N Zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
Special Permit for a Hybrid Retailer pursuant to Sec. 5.E of the Stamford Zoning Regulations and Public Act 21-1. Please find enclosed Project Narrative and Statement of Findings (Schedules B and C).

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
See Schedule D

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
Clark's Hill Shopping Plaza LLC P.O. Box 3281 Stamford, CT 06905	800-806 East Main Street

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



NEW HAVEN
 DATED AT STAMFORD, CONNECTICUT, THIS 21st DAY OF November 20 22

SIGNED: [Signature]

Agent: Micahlan Miles, Carmody Torrance Sindak + Henneberry LLP

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT NEW HAVEN
NEW HAVEN ss STAMFORD November 21, 20 22
 COUNTY OF FAIRFIELD

Personally appeared Micahlan Miles, signer of the foregoing application, who made oath to the truth of the contents thereof, before me

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 218-18 (MOD) Received in the office of the Zoning Board: Date: _____

By: _____

Schedule A
List of Plans

- As-Built Site Survey prepared by B.G. Root, Surveyor, entitled, “As-Built Existing Conditions Map of Property Located at 806-808 East Main Street, Prepared for 800 East Main Street, LLC, Stamford, Conn,” dated September 1, 2017, and revised through September 18, 2018.
- Existing Floor Plan prepared by Curaleaf, entitled, “A1 - Existing Floorplan,” and dated April 28, 2022.
- Storefront Elevation prepared by Shremshock Architects, Inc., dated July 29, 2022, and entitled, “A8.1 – Storefront Elevation.”
- Security Layout Plan prepared by Curaleaf, dated November 22, 2022, and entitled:
 - “Curaleaf Alarm Security Plan 814 E. Main St. Stamford, CT” and
 - “Curaleaf Camera Security Plan 814 E. Main St. Stamford, CT.”

Schedule B
Project Narrative

I. Introduction

The applicant, Arrow Alternative Care #3, Inc., requests to modify the existing Special Permit approval (Appl. 218-18) for a Medical Marijuana Dispensary at 800-806 East Main Street, Stamford, CT (Parcel ID No. 002-0219)¹ (the “Property”),² to operate a “Hybrid Retailer” cannabis establishment within its current tenant space at the Property. The Applicant’s tenant space is commonly known as 814 East Main Street. Arrow Alternative Care #3, Inc. is a wholly owned subsidiary of Curaleaf, Inc (hereinafter the “Applicant” or “Curaleaf”), which operates the Dispensary today.

II. The Property & Existing Use as Dispensary

The Property is a corner lot at the northeast corner of East Main Street (Route 1) and Lafayette Street, just north of I-95. The Property is located in the Neighborhood Business District (the “C-N Zone”) and Master Plan Category 9 (Urban Mixed Use). The Property is accessed via Lafayette Street, with a one-way exit onto East Main Street. The Property is approximately 70,987± square feet (1.63± acres) and is improved with a 23,418± square foot one-story, multi-tenant commercial building (the “Building”) that was built in 1965.³ The surrounding neighborhood is a bustling mixed-use corridor, with a myriad of commercial and mixed-use residential developments. An aerial image of the Property and the surrounding area is included for reference.

In May 2018, the Zoning Board of the City of Stamford (the “Zoning Board”) issued Special Permit approval (Appl. 218-18) to the Applicant to operate a Dispensary in approximately 4,873± square feet of the Building (the “Approval”). There were no site improvements associated with the Approval; all construction was for the interior fit-out of the Applicant’s space. Curaleaf specifically has operated the Dispensary since April 2020, and since that date has operated at the Property with no complaints from the surrounding community.

Today, in addition to Curaleaf, other tenants in the Building include Dollar Tree and a dentist. There are ninety-four (94) parking spaces available for all of the Property’s tenants, which successfully services the Property’s current visitors.⁴

III. Curaleaf LLC

¹The Property has historically been known as and is commonly known as 800-816 East Main Street.

²The Property is owned by Clark’s Hill Shopping Plaza LLC, who is not an applicant, but consents to this application. Holly Hill 81, LLC is a tenant of the Property, who leases 814 East Main Street to the Applicant. It is not an applicant, but consents to this application. Arrow Alternative Care #3, Inc. is a subtenant of the Property.

³According to the City of Stamford’s Tax Assessor records.

⁴Assuming the 22,825± square foot Building is fully parked for Retail, at four (4) spaces per 1,000 Gross Floor Area, only 92 spaces need to be provided. Therefore, the Property is currently, and will continue to be, zoning compliant.

Curaleaf LLC is a global leader in the cannabis industry and the world's largest cannabis company by revenue. Curaleaf's focus is to provide patients and customers with quality cannabis for health and wellness. The company has a world-class management team with decades of experience, and is committed to developing highly formulated products backed by science. Excluding Connecticut, the Applicant operates 144 storefronts (Dispensaries, Hybrid Retailers, and Retailers) in sixteen (16) states, including New York and Massachusetts. Within Connecticut, the Applicant operates Dispensaries in Groton, Hartford, Stamford, and Milford, and recently received approval to operate as a Hybrid Retailer in Manchester. In addition, Curaleaf is deeply committed to the communities in which it operates, particularly pertaining to diversity, equity, and inclusion, and as an example, in 2021 contributed more than \$2,400,000 to partner organizations across the country that address collateral consequences associated marijuana-related offenses. This is in addition to Curaleaf's business mentorship and support programs, sustainability initiatives, and social partnerships such as its Feed the Block program.

IV. Proposed Use – Hybrid Retailer

Pursuant to Section 5.E of the Zoning Regulations of the City of Stamford (the "Zoning Regulations"), and as required by Section 148(c) of Public Act 21-1, An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (hereinafter "RERACA"), the Applicant requests to modify their Special Permit approval to operate a Hybrid Retailer cannabis establishment on the Property. Pursuant to Section 1(29) of RERACA, a hybrid retailer is permitted to sell both medical marijuana and adult-use cannabis ("Hybrid Retailer").⁵ There is no proposed increase in retail area, nor are there any proposed changes to the Property. This modification is only to permit the Applicant to sell both medical marijuana and adult-use cannabis. Use as a Hybrid Retailer is not expected to change operations from that of a Dispensary since 2019, the only difference being a dedicated expedited line for medical patients and medical-only point of service ("POS") stations to prioritize medical patients.

Curaleaf will utilize the same sales, security, and parking management strategies that have proven successful at the Property and at its other facilities across the country. Both medical patients and adult-use customers will have their IDs scanned before they enter the storefront to ensure they are older than 21 years old. Curaleaf will continue to utilize the current comprehensive security plan that has proven successful at the Stamford location.

V. Description of Surrounding Uses

The Property is surrounded by a mixture of commercial and residential developments. The mixed-use nature of the surrounding area is longstanding and well-established. East Main Street (Route 1) connects Downtown Stamford to East Stamford. As stated above, the Building was constructed in 1965, showing the surrounding area's longstanding commercial nature. Other tenants on the Property include Dollar Tree, a dentist, and a taco shop. Other surrounding uses along Route 1 include multiple restaurants and specialized markets, AutoZone Auto Parts, Walgreens, a tile store, hair salons and barbershops, gas stations, and BevMax. Both I-95 and MetroNorth train tracks are located within 1,000 feet of the Property. The surrounding residential

⁵Stamford's only other Dispensary, located at 12 Research Drive, received approval to convert to a Hybrid Retailer earlier this year in May 2022.

uses have long existed adjacent to these commercial uses. The Applicant has operated from its current location since 2019, long after many of the surrounding residential developments were established.

VI. Project Overview

The Applicant proposes to convert the existing Dispensary portion of the Building into a Hybrid Retailer as follows:

- There is no proposed increase in retail space, nor to the Applicant's amount of leased space. The Applicant will continue to occupy the same amount of space and their footprint within the Building will not change as a result of conversion to Hybrid Retail. Additionally, there are no site improvements proposed or needed.
- Operations will continue to prioritize medical marijuana patients. Per law, patients will have first access to product via the state's current producers, ensuring an ample supply of medication. Medical patients will also have access to higher-potency products that will not be available to adult-use customers. Medical patients will have dedicated check-out lines and registers, ensuring they are serviced first and quickly.
- The use is heavily regulated by the State of Connecticut. Staff will be experienced professionals licensed by the State of Connecticut to dispense adult-use sales and medical marijuana.
- Point of sale tracking and inventory management will continue, which shall include:
 - All acquisitions, dispensing, and sales of marijuana, which will all be logged into the Medical Marijuana Program Tracking System and Adult-use Cannabis Tracking System on a real time basis. Curaleaf currently utilizes Dutchie POS and will continue to do so when they operate as a Hybrid Retailer.
 - All dispensing and sales transactions, including ensuring that such sales (i) are to registered qualifying patients, primary caregivers, authorized purchasers and verified customers above the age of 21, pursuant to RERACA and (ii) adhere to the limits for usable marijuana in accordance with the Medical Marijuana Program and RERACA.
- Adult-use customers will be verified to be above 21 years old, per RERACA Adult-use customers will have their IDs scanned when they enter the storefront by a Curaleaf employee using an ID scanner.
- Because the size of the retail space is not changing, there is no change required for the number of parking spaces on the Property.
- Curaleaf's Security Team will implement the same strategy that has proven successful at their Stamford location and their hundreds of other storefronts across the United States.

- The hours of operation will be:
 - Monday-Friday, 10am to 8pm;
 - Saturday, 10am to 6pm; and
 - Sunday, 10am to 3pm.
- Deliveries occur one (1) hour prior to store opening three (3) to five (5) times a week. There is only one (1) delivery per day.
- Since there is no increase in size proposed for the use, the other tenants at the Property will not be adversely impacted by the proposed conversion. Should there be initial high parking or traffic demand that may impact the normal flow of traffic at the Property, and public safety services are needed to manage site demand in the first thirty (30) days after opening, RERACA authorizes the City to charge the Applicant up to \$50,000 for such costs incurred.⁶ There are ample public transit options to conveniently access the Property, which will reduce vehicular traffic at the Property. Also, such expenditure will likely not be necessary because, due to prior experience with over one-hundred (100) storefronts in the United States, Curaleaf has significant experience with the necessary procedures and preparations to successfully open Hybrid Retail locations. Curaleaf’s Security Team is well equipped to handle any traffic and site issues that may arise in the early days of the Hybrid Retailer’s operation.

VII. Conformity with the C-N Zoning Regulations and the Master Plan

Dispensaries are allowed in the C-N Zone via Special Permit approval from the Zoning Board.⁷ Like the Board’s prior determination that this Property is suitable for a Dispensary, the Property is likewise an appropriate location for a Hybrid Retailer, which will distribute the same product to an expanded consumer base. The C-N Zone is meant to allow for myriad of commercial and residential uses that complement each other in scale and size. A 4,873± square foot Hybrid Retailer is of a scale and intensity that is significantly smaller than many other surrounding commercial uses. The surrounding residential uses have long existed adjacent to the commercial uses located along Route 1, and the Dispensary has successfully operated at the Property since 2019, long after many of the surrounding residential developments were established, without complaint. Finally, the direct access to Route 1 and proximity to I-95 and a bus station means patients and customers can quickly access the Property with limited impact on traffic. The conversion of the Applicant’s license would be a natural fit given the heavy commercial and mixed-use nature of the surrounding area.

⁶Specifically, pursuant to Sec. 83(d) of RERACA, “[f]or up to thirty days after the opening of a retailer or hybrid retailer, a municipality may charge such retailer or hybrid retailer for any necessary and reasonable costs incurred by the municipality for provision of public safety services in relation to such opening, including, but not limited to, public safety costs incurred to direct traffic, not to exceed fifty thousand dollars.”

⁷ZONING REGS. Sec. 4.E (“Medical Marijuana Dispensaries are allowed by Special Permit approval of the Zoning Board only within certain commercial and manufacturing Zoning Districts of the City of Stamford, as shown in Appendix A, Table II of these Regulations.”); Appx. A, Table II, Use 133.1. Note – Sec. 148(c) RERACA states, “[u]nless otherwise provided for by a municipality through its zoning regulations or ordinances, a cannabis establishment shall be zoned as if for any other similar use, other than a cannabis establishment, would be zoned.” Since the Zoning Regulations do not currently provide regulations for Hybrid Retailers, the Land Use Bureau has determined the next closest use is Medical Marijuana Dispensary.

11.29.22

Additionally, Master Plan Category 9 is meant “to provide a mix of uses complementary to and supportive of the Downtown. Intended is a full array of uses including high-density residential uses as the primary use in this category, supported by a dynamic mix of neighborhood retail and service uses...”⁸ Therefore, this proposed use fosters the goals of the C-N Zone and Master Plan Category 9.

VIII. Actions Necessary to Facilitate Development

To facilitate permitting of this project, the Applicant is seeking:

- Modification of Special Permit Approval No. 218-18, pursuant to Section 5.E of the Zoning Regulations and as modified by Public Act No. 21-1, to operate a Hybrid Retailer.

⁸STAMFORD MASTER PLAN, at Page 194.

Schedule C
Statement of Findings

The Applicant submits that this proposal is consistent with the Special Permit standards (Sec. 19.C.2) of the Zoning Regulations as follows:

A. Statement of Findings in Accordance with Section 19.C.2 of the Zoning Regulations

In accordance with Section 19.C.2 of the Zoning Regulations, the Applicant submits that the following standards and conditions have been satisfied:

Special Exceptions shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

1. *The location and nature of the proposed site including its size and configuration, the proposed size, scale, and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.*

The Property has successfully and safely operated as a Dispensary since 2019, and Curaleaf’s experience indicates it will continue to do so as a Hybrid Retailer. There are no changes proposed for the location or size of the proposed use that differ from its current configuration as a Dispensary. Therefore, this proposed use will continue to fit well within the Property. Sufficient parking under the Zoning Regulations is provided on the Property. Namely, assuming all 22,825± square feet of the Building are parked as Retail,⁹ ninety-two (92) parking spaces must be provided, and ninety-four (94) spaces are provided. There are no changes proposed to any structures, drives, or parking areas. Finally, this Dispensary opened its doors long after many of the surrounding residential structures were developed. The Hybrid Retailer will have the same high level of security residents have grown accustomed to. The only operational change between the Dispensary and the Hybrid Retailer is that there will be a dedicated POS for medical patients to ensure that medical patients will always receive priority service on site.

2. *The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special exception uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting, or other potential disturbances to the health, safety, or peaceful enjoyment of property than the public necessity demands.*

The nature and intensity of a Hybrid Retailer at the Property is appropriate both to the Property and the surrounding area. As discussed above, the Property is adequately parked not only for a Hybrid Retailer, but for all other uses on the Property. There are no houses of worship or schools located within 1,000 feet of the Property. There is no proposed

⁹Four (4) Parking Spaces per 1,000 square feet of Gross Floor Area of any Retail Store. ZONING REGS. Sec. 12.D.14.a.

increase to the size of the facility. Like the Dispensary, which has safely and efficiently operated at the Property since 2019, Curaleaf will operate the space for Hybrid Retail in a manner that is safe, efficient, and committed to serving its patients and customer community. Per RERACA, both patients and customers are not allowed to use Curaleaf's product on the premises, something that is strongly enforced by Curaleaf at all its locations. The site's history of Dispensary operations, and Curaleaf's experience at other hybrid retailer establishments, confirms that the use will not be objectionable to nearby properties via noise, fumes, vibrations, artificial lighting, or other potential disturbances to the health, safety, or peaceful enjoyment of property.

3. *The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

A traffic report will be submitted with this application confirming that the surrounding area streets are adequate to accommodate any traffic associated with this use and will not have any adverse impact on the surrounding traffic patterns.

4. *The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*

This portion of Route 1 is a commercial corridor featuring a wide array of businesses of significantly greater scale than the Applicant's operation. Given the Property's located along Route 1, Curaleaf patrons will easily be able to access both the Property and any of the nearby businesses. The proposed use will not impair present or future development in the surrounding area. As shown in other states and at Curaleaf's other locations, this proposed use has the potential to stimulate economic growth in the surrounding area, and will provide significant tax revenue to the City of Stamford.

5. *The Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The Property is located in Master Plan Category 9 (Urban Mixed-Use). This Category is meant to "provide a mix of uses complementary to and supportive of Downtown [Stamford]. Intended is a full array of uses including high-density residential uses as the primary use in this category, supported by a dynamic mix of neighborhood retail and service uses..."¹⁰ This location has successfully operated as a Dispensary since 2019. A Hybrid Retailer will further foster a dynamic mix of retail uses, and operate at the same superior level of security and efficiency, therefore not negatively impacting the surrounding area's welfare or public convenience. Finally, this use will bring more people retail customers to this neighborhood retail community, which will positively impact surrounding businesses by attracting more patrons.

¹⁰STAMFORD MASTER PLAN, at Page 194.

B. Statement of Findings in Accordance with Section 5.E of the Zoning Regulations

In accordance with Section 5.E of the Zoning Regulations governing medical marijuana dispensaries, the Applicant submits that the following standards and conditions have been satisfied:

Medical Marijuana Dispensaries are allowed by Special Permit approval of the Zoning Board only within certain commercial and manufacturing Zoning Districts of the City of Stamford, as shown in Appendix A, Table II of these Regulations. Such uses must comply with the requirements of the Zoning Regulations and meet the following additional standards:

- a. *Medical Marijuana Dispensaries must possess a current license from the State of Connecticut Department of Consumer Protection and comply with the Regulations of the State of Connecticut Department of Consumer Protection Concerning the Palliative Use of Marijuana, per the Connecticut General Statutes, Section 21a-408-1 to 21a-408-70, inclusive, as may be amended from time to time. Failure to maintain proper licenses shall be deemed an immediate violation of the City of Stamford Zoning Regulations.*

Parallel to the enclosed applications, the Applicant is in the process of converting its Dispensary license to a Hybrid Retailer license from DCP. The Applicant will not operate as a Hybrid Retailer until they receive the proper State approvals.

- b. *No Medical Marijuana Dispensaries shall be located within a 3,000 feet radius of any other Dispensary.*

The only other cannabis establishment is a Hybrid Retailer, located at 12 Research Drive, which is located outside the 3,000-foot radius of the Property.

- c. *Signage for Dispensaries must comply with the following standards:*
 - 1) *Signage on the Dispensary facility Building shall be limited to a single Sign no larger than sixteen inches in height by eighteen inches in width;*
 - 2) *In addition to a Sign on the facility Building, a Dispensary may install one (1) additional Ground Sign or Pole Sign, where such signs are permitted, not exceeding lesser of (i) what is permitted in the underlying zoning district, or (ii) ten (10) square feet in area and ten (10) feet in height when ground mounted;*
 - 3) *Dispensaries may use the words “medical marijuana dispensary facility” on the facility’s signage;*
 - 4) *There shall be no illumination of a Sign advertising a marijuana product at any time;*
 - 5) *There shall be no signage that advertises marijuana brand names or utilizes graphics related to marijuana or paraphernalia on the exterior of the Dispensary or the Building in which the Dispensary is located;*
 - 6) *There shall be no display of marijuana or paraphernalia within the Dispensary which is clearly visible from the exterior of the Dispensary; and*
 - 7) *There shall be no signage which advertises the price of its marijuana.*

11.29.22

There are no changes to signage proposed at this time.

- d. *Parking shall be provided according to Section 12 of the Zoning Regulations, as follows:
A Dispensary shall meet the parking standard for Retail Store.*

At 4,873± square feet, there must be 20 parking spaces provided for the Hybrid Retailer use (Four (4) spaces per 1,000 GFA). Assuming the 22,825± square foot Building is fully parked for Retail, at four (4) spaces per 1,000 Gross Floor Area, 92 spaces need to be provided. The Property currently contains 94 parking spaces. Therefore, the proposed use is sufficiently parked and complies with Section 12.

Schedule D
Legal Description of the Property

All that certain piece or parcel of land with the building contained thereon located in the City of Stamford, County of Fairfield, State of Connecticut, being 1.6297 Acres in area and more particularly shown on a certain map entitled "Map Of Property Located At #806-808 East Main Street Prepared for **Clark's Hill Shopping Plaza, LLC** , Stamford, Conn., Scale: 1"=30', July 24, 2003, Total Area = 70,987 Sq. Ft. or 1.6297 Ac., by B.G. Root, Surveyor." Said map to be recorded in the Stamford Town Clerk's Office.

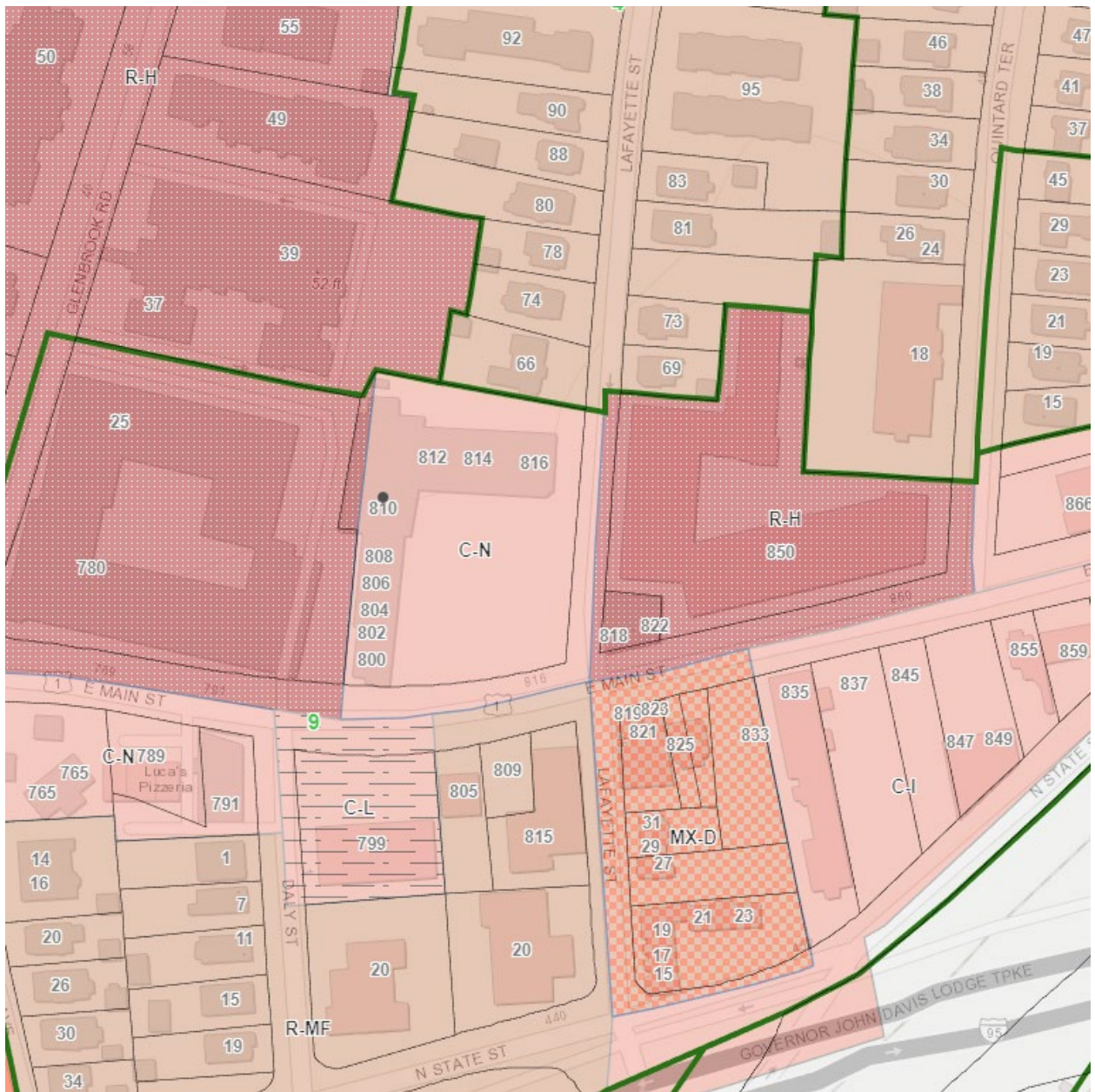
Said parcel of property is bounded as follows: beginning at a found granite monument located on the Westerly property line and being the N/E'ly corner of land n/f Suburban Cadillac Corp. and the S/E'ly corner of land n/f Glenbrook Road Realty, Inc., said granite monument being the true point and place of beginning; thence along land n/f Glenbrook Road Realty, Inc **N 27-15-10 E** a distance of **31.30'** to a point; thence **S 69-45-40 E** a distance of **82.70'** to a point; thence along land n/f Andre Jean-Louis **S 69-21-40 E** a distance of **149.67'** to a point; thence along the westerly streetline of Lafayette Street **S 14-44-00 W** a distance of **60.24'** to a point; thence **S 14-14-10 W** a distance of **203.25'** to a point; thence along the Northerly streetline of East Main Street **S 87-51-51 W** a distance of **41.54'** to a point; thence along a curve to the S/W having a Radius of **772.56'**, a central angle of **14-07-27** and an arc distance of **190.445'** to a point; thence along land n/f Suburban Cadillac Corp. **N 16-18-10 E** a distance of **161.133'** to a point; thence **N 76-37-40 W** a distance of **22.393'** to a point; thence **N 14-48-50 E** a distance of **1.00'** to a point; thence **N 76-37-40 W** a distance of **7.53'** to a point; thence **N 19-56-30 E** a distance of **139.89'** to the point and place of beginning.

Schedule E
Zoning Data Chart – C-N Zone

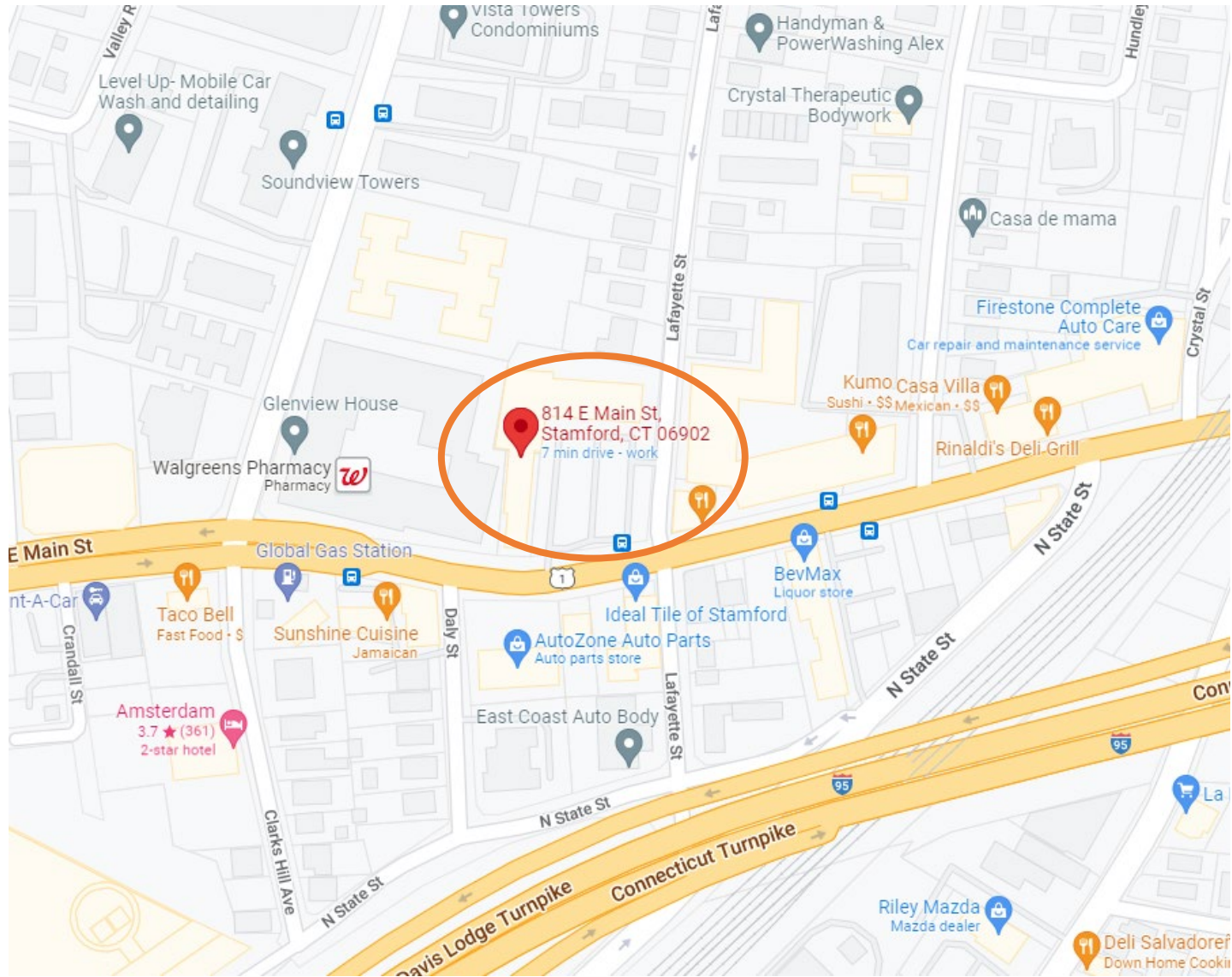
	Standard/Required	Existing/Approved	Proposed	Notes
Min. Lot Area	5,000 SF	70,987± SF	No changes	Complies
Min. Lot Frontage	50'	495.48±'	No changes	Complies
FAR	0.3	0.33	No changes	Existing Nonconformity
Building Height	2 stories/ 25'	1 story/ 10' ¹	No changes	Complies
Building Area (Corner Lot)	30%	32.99% (23,418± SF)	No changes	Existing Nonconformity
Min. Front Yard	Street Line: 15' Street Center: 40'	Street Line: 8.5±' Street Center: Unknown	No changes	Existing Nonconformity
Min. Side Yard	One Side: 6' Both Sides: 12'	Both Sides: 0.11±'	No changes	Existing Nonconformity
Min. Rear Yard	20'	22.7±'	No changes	No changes
Parking	<i>Retail</i> : 4 spaces/ 1,000 GFA (22,825± SF) 92 Parking Spaces	94 Parking Spaces	No changes	Complies

¹Building Height was obtained from the Tax Assessor's records. All other zoning data points were obtained from the Survey.

Schedule F
Existing Zoning Map



Schedule G - Surrounding Area Aerial



n/f Glenbrook Road Realty, Inc.
(Map No. 5894, 6542 & 11206 S.T.C.)

n/f Andre Jean-Louis, et al

PARKING PROVIDED
86 standard spaces
3 parallel spaces
4 handicapped spaces
1 van space
Total provided - 94 spaces

BUILDING LOT COVERAGE:
Mas. Bldg. = 22,825 +/- S.F. Utility
Bldg. = 66 +/- S.F. Refrigeration Bldg =
527 +/- S.F. Total B.L.C. = 23,418 +/- S.F.
or 32.99%

MINIMUM ZONING REQUIREMENTS:
Lot Area 5000 Sq. Ft.
Lot Frontage 50'
FAR 0.3
Bldg. Height 2.5 - 25'
B.L.C. 30%
Front Yard 15' Streetline
40' Centerline
Side Yard 6' - 12' Aggr.
Rear Yard 20'

- Note:
- Property located in 'C-N' Zone.
 - Property n/f shown as tax Lots 63, 64 & 2, Dist. A, Blk. 182 on Assessor's map No. 184.
 - Outline of property as shown on map entitled "Map Of Property Prepared For SANCAR CORP., Stamford, Conn., Scale: 1"=30', Dec. 29, 1986," bearing File No. 11716 in the Town Clerk's Office.
 - This map corrects area erroneously shown as 76,143 Sq. Ft. or 1.7480 Ac. on filed map No. 11716 S.T.C.
 - Property subject to rights granted to the Hartford Electric Company dated Nov. 3, 1965 and recorded in Vol. 1063 - Pg. 234 S.L.R. Also of record are Zoning Board of Appeals Certificates dated April 21, 1965 and recorded in Vol. 1043 - Pg. 340, dated Sept. 9, 1965 and recorded in Vol. 1058 - Pg. 21 and dated July 27, 1966 and recorded in Vol. 1085 - Pg. 373 S.L.R.
 - Building previously shown on a survey by this office for SANCAR CORP. dated Dec. 29, 1986; this map is intended to show existing conditions based on a field re-survey performed Aug. 2, 2016. Surface structures located as shown - underground utilities are noted only to the extent that marking paint was still visible on the ground and said locations shown should not be construed as a complete depiction of all underground utilities servicing the property.
 - Property located in Flood Zone 'X' as per FEMA Flood Insurance Rate Map 517G, effective 7/8/2013.

M.H. (1) Rim = 23.87
12" CMP in NWly = 18.56
15" PVC in SWly = 19.59
15" RCP out SE/Ely = 18.74

M.H. (2) Rim = 24.05 (inner chamber)
15" PVC out EN/Ely = 19.87
Sump = 14.95
(Oil separator Model HG4 by Hydroworks)

M.H. (3) Rim = 24.50
10" PVC in Wly = 20.26
10" PVC in Sly = 20.32
10" PVC in Ely = 20.25
10" PVC in Nly = 20.23
15" PVC out EN/E = 20.25
Sump = 20.15

M.H. (4) Rim = 23.46
Top C.I. Hood = 22.07
Inv. 10" = 19.9 +/-
Sump = 17.9 +/-

M.H. (5) Rim = 26.26
10" PVC out = 24.1 +/-
Sump = 21.71

M.H. (6) Rim = 36.06
10" PVC in Ely = 29.70
6" PVC in Nly = 32.50
6" PVC in Wly = 32.53
12" CMP in/out = 22.52

M.H. (7) Rim = 28.51
10" PVC in Nly = 25.75
10" PVC in Ely = 25.75
10" PVC out Sly = 25.65

M.H. (8) Rim = 27.63
10" PVC out Wly = 25.88
Sump = 23.07

M.H. (9) Rim = 34.08
10" PVC out Sly = 31.08
6" PVC in Nly = 31.25
Sump = 29.14

Trench Drain (10) Gr = 23.19
Conc. Trench = 22.19
10" PVC out Nly = 20.59
Sump = 18.29

AS-BUILT
EXISTING CONDITIONS
MAP OF PROPERTY

Located At 806-808 East Main Street

Prepared For

800 East Main Street, LLC

STAMFORD, CONN.

Scale: 1"=30' September 1, 2017

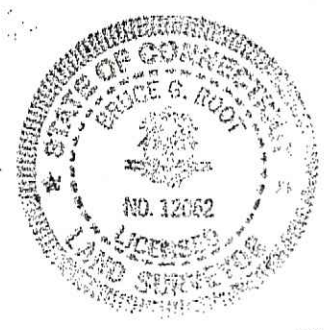
TOTAL AREA = 70,987 SQ. FT. OR 1.6297 AC.

by B. G. ROOT, SURVEYOR ~ WESTPORT

I hereby attest that this map, prepared in accordance with the standards for a Class 'A-2' Survey, is substantially correct

Bruce G. Root, P.L.S.
Conn. Reg. No. 12062

Spot Elev's / Trench
Drain: May 9, 2018
Additional Notes
June 22, 2018
C.B. 4 Sump 9/18/18



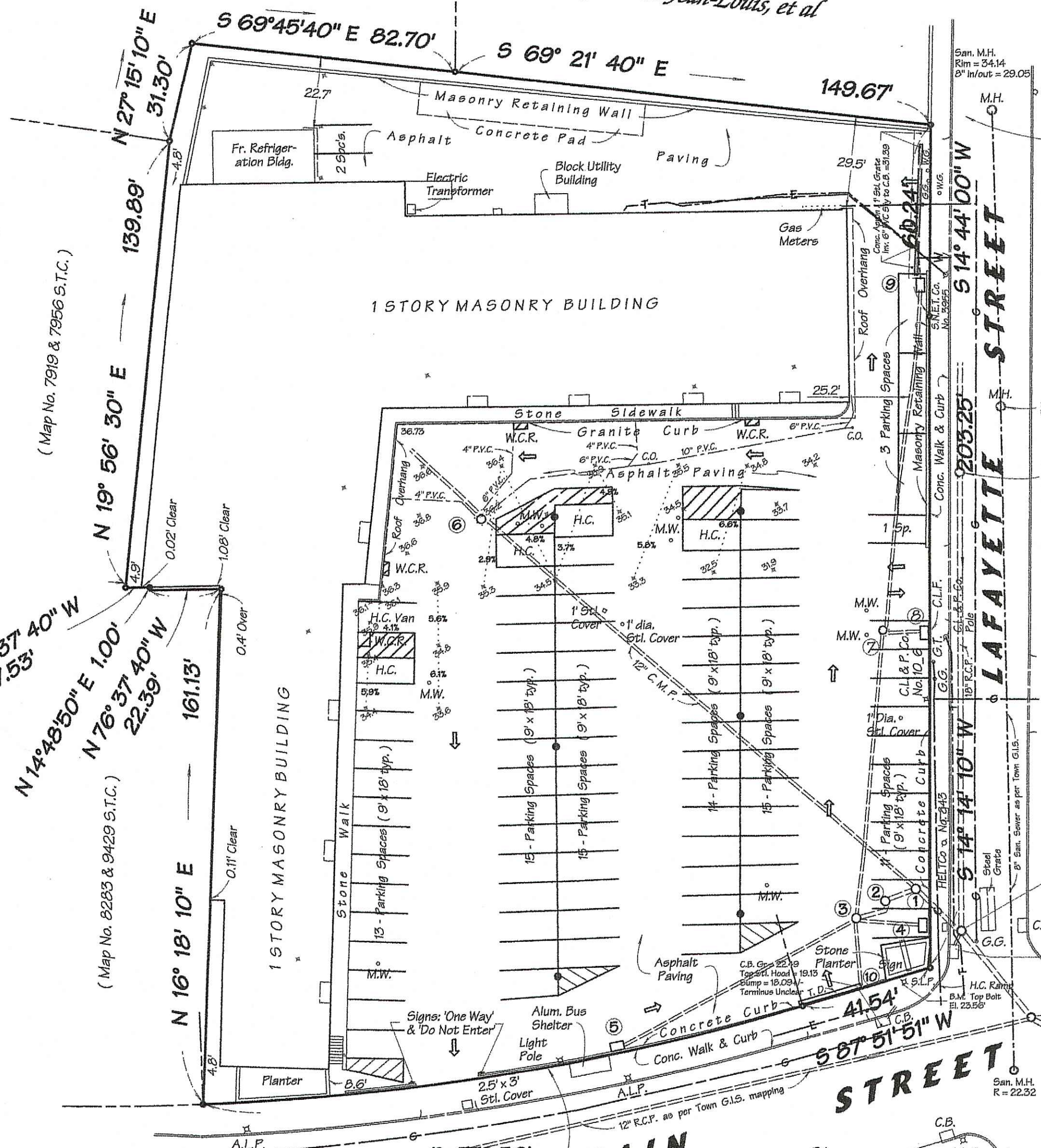
NOTE: This map not valid without the embossed seal of the issuing surveyor.

F.B. 115-124, 145-144 & 175-2, 92 & 116 STMFD.

n/f Suburban Cadillac Corp.

(Map No. 7919 & 7956 S.T.C.)

(Map No. 8283 & 9429 S.T.C.)



Prepared by:
B. G. ROOT, SURVEYOR, LLC
P.O. Box 2325
Westport, CT 06880
Phone (203) 226-9943
bruce@bgrrootsurveyor.com

Received on file in the Town Clerk's Office:
At _____ On _____
By _____ Town Clerk

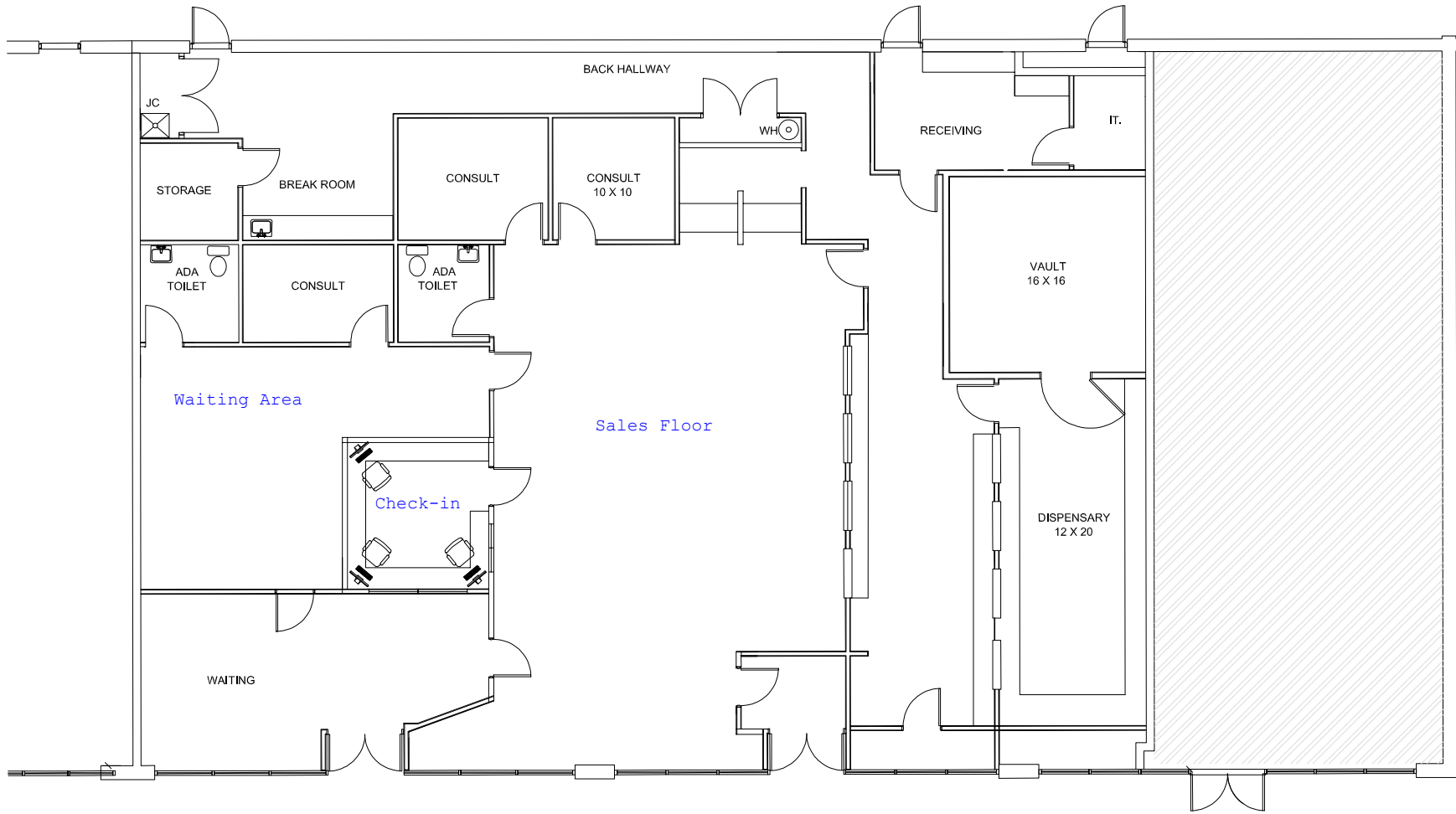
I hereby attest that this is a 'Dependent Resurvey' as per Sect. 20-300b-1 - 20-300b-20 of the regulations of Connecticut State Agencies effective June 21, 1996; this is a property survey intended to depict boundaries & improvements on site; boundary determination / opinion is based on a resurvey as per maps and deeds of record in the Stamford Town Clerk's Office. This map conforms to Class 'A-2' Horizontal Accuracy.

NOTE: Vertical data shown hereon based on City of Stamford Bench Mark located on the N/E railroad bridge abutment, El. 19.42, in 1988 NAVD datum.

LEGEND:
H.C. - handicap space M.W. - monitoring well
W.G. - water gate G.G., G.T. - gas gate or test
C.B. - catch basin M.H. - manhole E - underground electric G - u.g. gas T - u.g. telephone A.L.P. - aluminum light pole S.L.P. - steel light pole
● 2' dia. base for light pole T.D. - trench drain
W.C.R. - wheel chair ramp C.O. - clean-out



File No. _____
F:\EastMainSt\LLC_trench drain-topo shots 5-9-18.sj



Total Square Footage - 4873 sq. ft.

**NOT FOR
CONSTRUCTION**



CURALEAF
301 EDGEWATER DR.
ST#405
WAKEFIELD, MA 01880

CAD Drawn By:	CT_STAMFORD
Drawn By:	JC
Checked By:	CC
Revision 1:	XX

Sheet Title:
Existing Floorplan

Location:
CONNECTICUT
814 E MAIN ST
STAMFORD CT

Date: 04.26.22
Scale: NTS

Sheet:
A1

REVISIONS:
 DATE ISSUED: 07/29/2022

SHREMSHOCK
 Shremshock Architects, Inc.
 7715 Madison Parkway Ste. 200 New Albany, OH 43054
 T 614 545-4550 | F 614 545-4555
 www.shremshock.com

curleaf
 STAMFORD DISPENSARY
 814 E. MAIN STREET
 STAMFORD, CT 06902

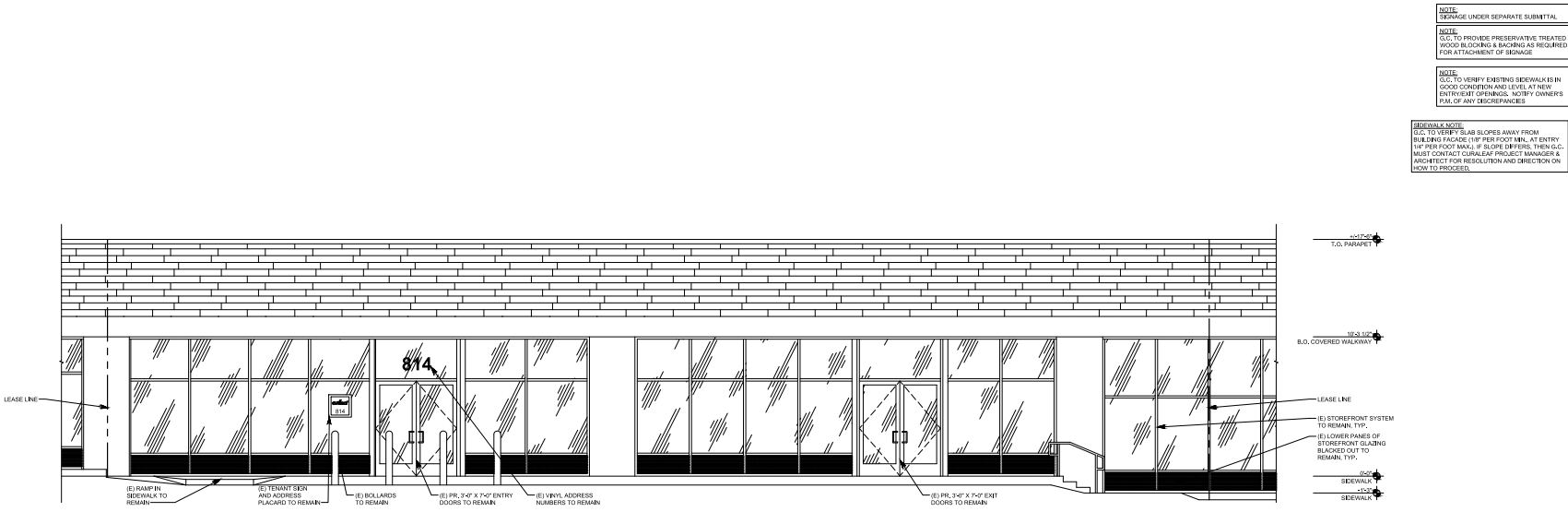
STOREFRONT ELEVATION
 DRAWN BY: CMB CHECKED BY: KMM

NOT FOR CONSTRUCTION

SAI# 220256
 DRAWING NUMBER: A8.1

NOT USED

C



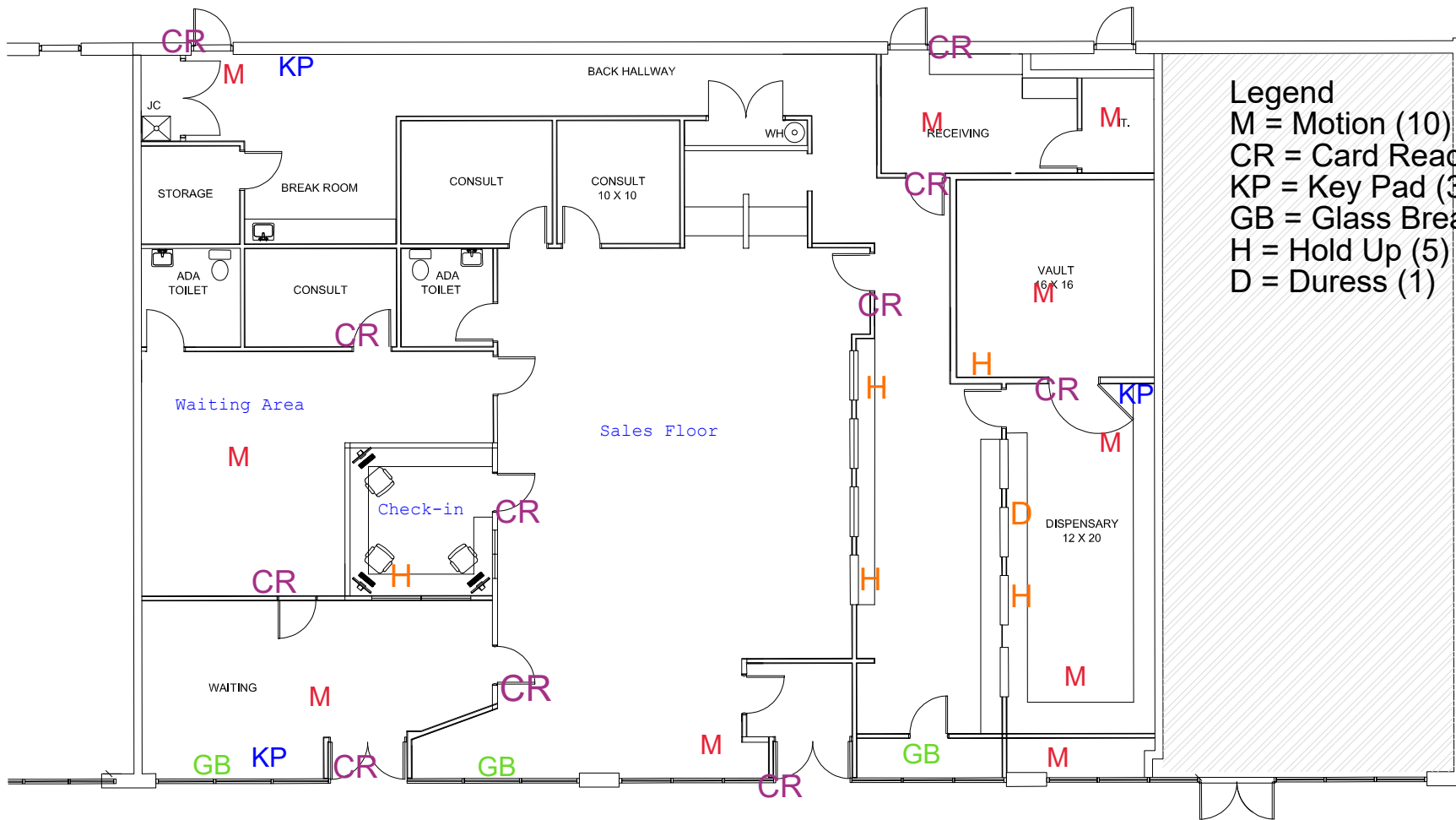
STOREFRONT ELEVATION

1/4" = 1'-0"

A

Curaleaf Alarm Security Plan 814 E. Main St. Stamford, CT

11/22/2022



- Legend**
- M = Motion (10)
 - CR = Card Reader (11)
 - KP = Key Pad (3)
 - GB = Glass Break (3)
 - H = Hold Up (5)
 - D = Duress (1)

Total Square Footage - 4873 sq. ft.

NOT FOR CONSTRUCTION



CURALEAF
301 EDGEWATER DR.
STAMFORD, MA 01880

CAD Drawn By:	CT_STAMFORD	JC	CC	XX
Drawn By:				
Checked By:				
Revision 1:				

Sheet Title:
Existing Floorplan

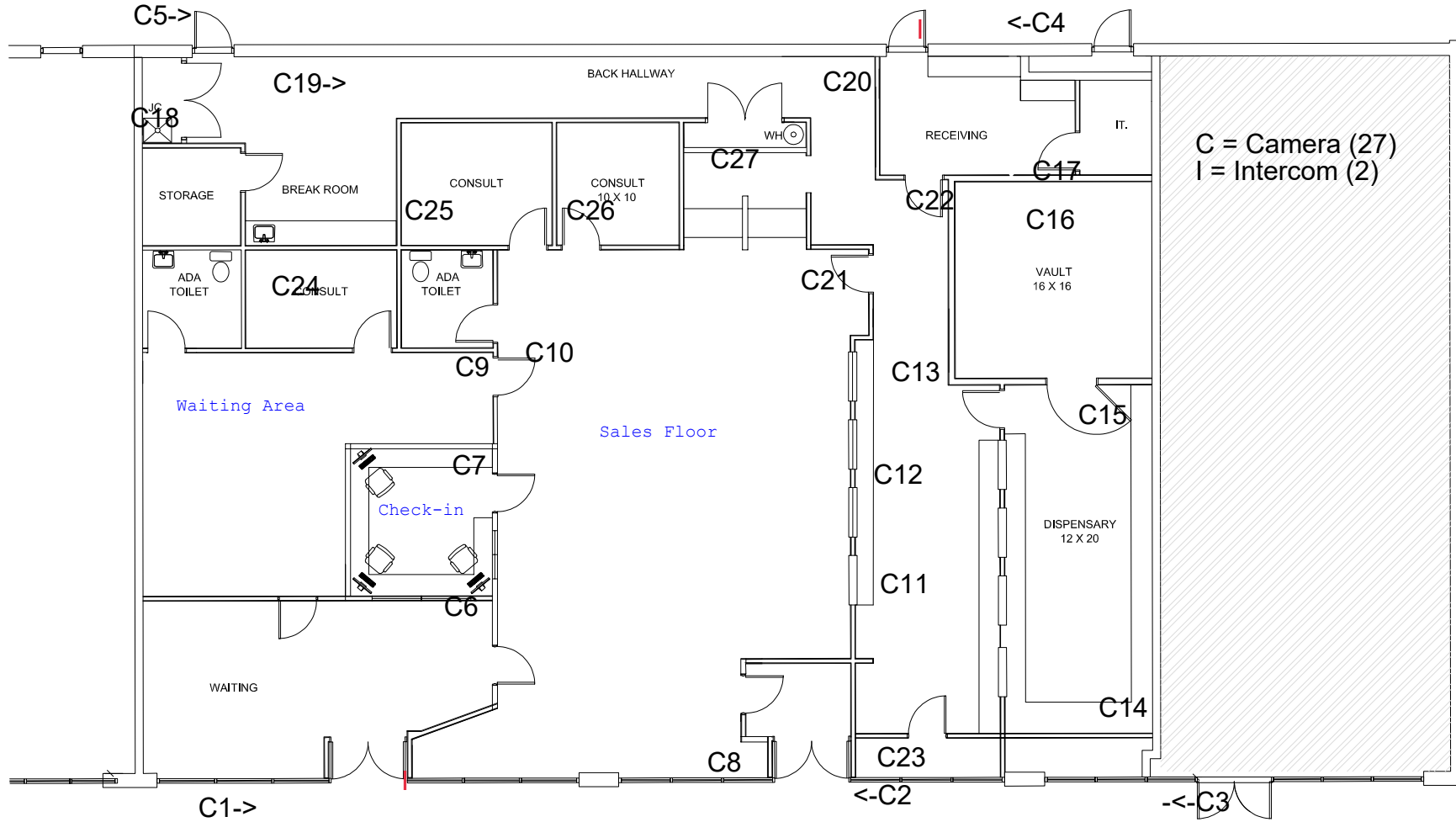
Location:
CONNECTICUT
814 E MAIN ST
STAMFORD CT

Scale:
NTS

Date:
04.26.22

AI

Curaleaf Camera Security Plan 814 E. Main St. Stamford, CT 11/22/2022



Total Square Footage - 4873 sq. ft.

NOT FOR CONSTRUCTION



CURALEAF
301 EDGEWATER DR.
ST#405
WAKEFIELD, MA 01880

CAD Drawn By:	CT_STAMFORD
Drawn By:	JC
Checked By:	CC
Revision 1:	XX

Sheet Title:
Existing Floorplan

Location:
CONNECTICUT
814 E MAIN ST
STAMFORD CT

Date: 04.26.22
Scale: NTS

A1