

October 25, 2023

**VIA ELECTRONIC DELIVERY**

Ms. Vineeta Mathur  
Principal Planner, Land Use Bureau  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901  
[VMathur@StamfordCT.gov](mailto:VMathur@StamfordCT.gov)

**Re: Supplemental Materials for Zoning Board Application #223-32 (the “Application”)**

Dear Ms. Mathur:

As you know, I represent the applicant, Nautilus Botanicals EJVI LLC (the “Applicant”) in connection with the Application. During the public hearing on October 16, 2023, the Zoning Board requested some additional information in connection with the Application. Further to this request, I am providing the following:

- A “Landscape Plan” prepared by Environmental Land Solutions and dated October 23, 2023;
- A copy of the lease between 1069 East Main LLC and Nautilus Botanicals EJVI, LLC for ten (10) parking spaces at 0 East Main Street; and
- A list of conditions the Applicant is offering to assuage certain concerns, should the Zoning Board determine an approval is warranted.

The supplemental traffic information is taking additional time to obtain and will follow under separate cover.

I understand you will be providing this information to the Zoning Board electronically. We will also drop off a hard copy of these materials for the file. Please let me know if you have any copies. As always, thank you for your time and attention regarding this matter.

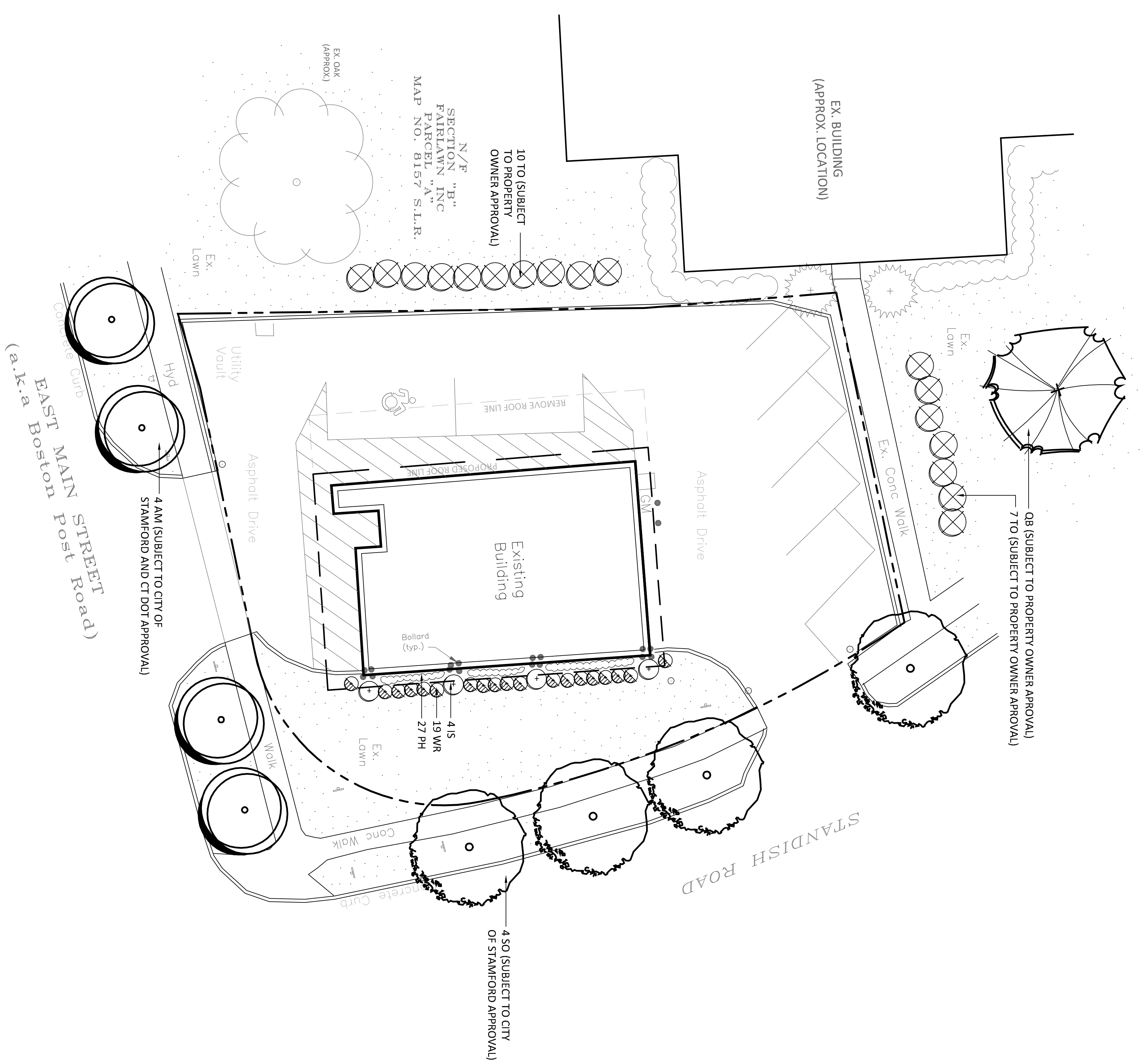
Very truly yours,

*Lisa Feinberg*

Lisa L. Feinberg

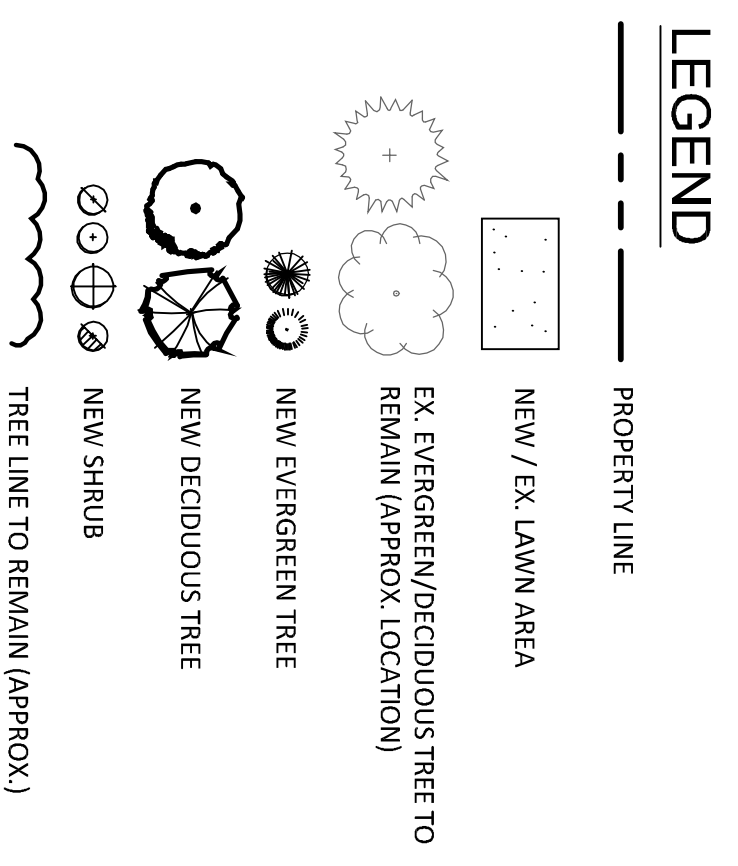
Enclosures.

cc: R. Blessing  
Nautilus Botanicals EJVI, LLC



QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	STREET TREE	TREE SIZE	REMARKS	PLANTING HEIGHT	MATURE HEIGHT
4	AM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	2 1/2'-3" CAL.	B&B	4	MEDIUM	HIGH BRANCHED, COLUMNAR	13-14 HT.	45-50' HT.
1	OB	QUERCUS BICOLOR*	SWAMP WHITE OAK	2 1/2'-3" CAL.	B&B	0	LARGE	NATIVE SHADE, WILDLIFE	12-13 HT.	60-70' HT.
4	SO	THUJA OCCIDENTALIS	SINGLE OAK	2 1/2'-3" CAL.	B&B	4	LARGE	NATIVE SHADE, WILDLIFE	13-14 HT.	50-60' HT.
17	TO	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7' HT.	B&B	0	MEDIUM	EVERGREEN, COLUMNAR	4-5' HT.	18-22' HT.
4	IS	ILEX GRANA 'A STEEDS'	STEEDS HOLLY	30-36" HT.	CONT.	0	MEDIUM	EVERGREEN	30-36" HT.	6-7' HT.
19	WR	ROSA WHITE MEDIANA'	WHITE MEDIANA ROSE	2-3 5/8"	CONT.	N/A	N/A	SPREADING, WHITE	2' HT.	3' HT.
27	PH	PENNSTELUM ALOPECUROIDES 'HAMELEN'	DWARF HAMELEN GRASS	1 GAL.	1 GAL.	N/A	N/A	ORNAMENTAL GRASS	12-15" HT.	18-24" HT.

\* SUBJECT TO PROPERTY OWNER OF LAND WHERE PROPOSED TO BE PLANTED.

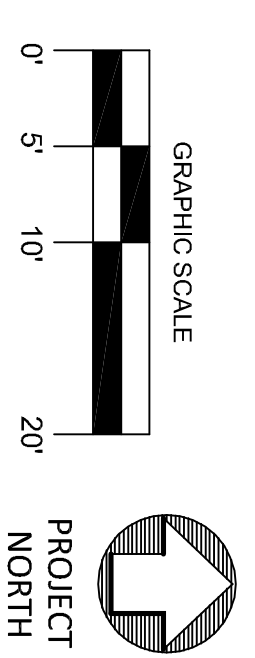


- NOTES:**
- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY EDWARD J. FRATTAROLI, INC.
  - EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
  - PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
  - PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  - THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
  - SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
  - THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.

**STREET TREE CHART**

(FOR STREET TREES ON CITY LAND OR WITHIN 10' OF STREETSCAPE PROPERTY LINE)

STREETSCAPE ROAD AREA	TOTAL STREET FRONTAGE (LF)	REQUIRED STREET TREES (FRONTAGE/25)	STREET TREES EXISTING	STREET TREES PROPOSED	TREES SUBJECT TO SEE PAYMENT (STREET TREES REQUIRED - STREET TREES EXISTING - STREET TREES PROPOSED)	SEE IN L&L REQUIRED (\$250 PER TREE SUBJECT TO FEE PAYMENT)
STANDISH ROAD	99±	3.96	0	4	0 (3.96 - 0 - 4 = -0.04)	\$0
EAST MAIN STREET	84±	3.36	0	4	0 (3.36 - 0 - 4 = -0.64)	\$0
<b>SUBTOTAL:</b>						\$0



REVISIONS:	DRAWING TITLE:
	LANDSCAPE PLAN
PROJECT:	1110 EAST MAIN STREET STAMFORD, CONNECTICUT
SCALE:	
DATE:	10.23.23

ENVIRONMENTAL LAND SOLUTIONS, LLC  
 Landscape Architecture and Environmental Planning  
 8 KNIGHT STREET, SUITE 203  
 NORWALK, CONNECTICUT 06851  
 Tel: (203) 855-7879 Fax: (203) 855-7836  
 info@elslinc.net www.elslinc.net

ENVIRONMENTAL PLANNING  
 ELS ARCHITECTURE

DRAWING NO.: LP.1

**SUGGESTED LIMITATIONS ON OPERATION  
NAUTILUS BOTANICALS EJV1 LLC  
1110 EAST MAIN STREET  
APPL. 223-32**

**In addition to the conditions of approval customarily applied to Hybrid Cannabis Retailers in Stamford, the Applicant is prepared to accept the following more restrictive operating conditions:**

1. The hours of operation for the facility shall be as follows and any extension of the operating hours shall be subject to the approval of Zoning Board's staff:

- Monday-Saturday: 10:00 a.m. - 7:00 p.m.
- Sunday: 11:00 a.m. - 5:00 p.m.

*These hours of operation are more restrictive than Fine Fettle and Curaleaf and align with the Zoning Board's recent decision on Sweetspot.*

2. Hybrid Retail sales shall only be conducted at the facility using an online ordering system for the first six (6) months of operation. Applicant shall post a sign at the facility as well as on their website informing the public of this requirement.

*Unlike the other dispensaries which were required to provide exclusive online ordering for a two (2) month period, the Applicant is prepared to restrict its operation to exclusive online ordering for six (6) months. Patients and customers will be given a specific time slot to pick up. This will allow the Applicant to control the number of people onsite at any given time.*

3. Only medical sales will be permitted at the facility between 2:00-4:00 p.m. Monday through Friday.

*Rogers International releases students at 3:25 p.m. Restricting adult use sales during this time will further mitigate any traffic impacts from the store.*

4. The Applicant shall be required to maintain a minimum of ten (10) parking spaces offsite for its employees, patients and customers. Unless otherwise approved by the Zoning Board, these spaces shall be located at 0 East Main Street as memorialized in a certain lease dated June 29, 2023, and made part of the record. In no event shall any employee park onsite.

*This will bring the total number of parking spaces for the use to sixteen (16) or a ratio of seven (7) spaces per 1,000 square feet of total Floor Area. This significantly exceeds the parking requirement of four (4) spaces per 1,000 square feet. While the Applicant acknowledges that ten (10) of these spaces are roughly 528 feet away, this ratio also exceeds the parking ratio at Fine Fettle (5.1 spaces per 1,000 square feet) and Curaleaf (4.1 per 1,000 square feet), which both share their parking lots with other uses. The Applicant is committed to maintaining additional parking offsite, notwithstanding the parking requirements in the Zoning Regulations.*

5. The Applicant will provide delivery service in-house or through a third-party delivery service. All delivery vehicles will be parked at the Applicant's New Haven dispensary. No delivery vehicles will be parked onsite or offsite in Stamford.

*By committing to delivery, the Applicant will reduce the number of transactions in the store, and therefore, reduce the number of vehicles onsite and on the area roadways. Moreover, by parking any delivery vehicles in New Haven, there is no concern that these vehicles will take parking away from patients and customers.*



June 29, 2023

This Lease (the "Lease") is effective on this 19<sup>th</sup> day of June 2023, by and between 1069 East Main LLC, a Connecticut limited liability company, with a principal place of business located at 1069 East Main Street, Stamford, CT 06902, hereinafter referred to as the "Landlord," and Nautilus Botanicals EJV1 LLC, a Connecticut limited liability company with a principal place of business to be located at 1110 East Main Street, Stamford CT 06902, hereinafter referred to as the "Tenant."

Landlord agrees to lease ten (10) parking spaces, located at 0 East Main Street, to Tenant for a term of two (2) years ("Term"), commencing as of November 1, 2023 (the "Commencement Date"). The Lease shall expire, by its terms, two (2) years from the Commencement Date (the "Initial Term"), unless Landlord elects to terminate the Lease at an earlier date pursuant to a breach of this Lease by Tenant. Tenant shall also have two (2), two-year renewal options, each exercisable upon three (3) months' prior notice to Landlord.

Tenant shall only use and occupy the Premises for the purpose of off-site parking for its employees and for no other purpose whatsoever, in compliance with all applicable federal, state, local or municipal laws, rules, statutes, ordinances, codes, decrees, orders or regulations, including without limitation, any permit or license requirements.

**Tenant: Nautilus Botanicals EJV1 LLC**

BY: Connie DeBoever

Name: Connie DeBoever

Title: Vice President

Acknowledged and agreed to:

**Landlord, 1069 East Main Street LLC**

BY: John Peters

Name: John Peters

Title: President