

MAYOR  
**Caroline Simmons**



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

DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

December 14, 2023

**RECEIVED**

Ms. Theresa Dell, Chair, Planning Board  
Land Use Bureau, City of Stamford  
888 Washington Blvd.  
Stamford, CT 06904

**DEC 15 2023**

**PLANNING BOARD**

**RE: Application 223-46 – BUDR Cannabis, 389 West Main Street, Stamford, CT -Special Permit.** Applicant is seeking approval to operate a hybrid cannabis dispensary. Property is located within the C-L Zones.



Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Special Permit is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **January 18, 2024.**

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

  
Ralph Blessing  
Land Use Bureau Chief 



**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): BUDR CANNABIS

APPLICANT ADDRESS: c/o Joseph Capalbo, 1100 Summer Street, Stamford, CT 06905

APPLICANT PHONE #: (203) 324-8882

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? No

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

ADDRESS OF SUBJECT PROPERTY: 389 West Main Street

PRESENT ZONING DISTRICT: C-L

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Plot Plan Prepared For BUDR Holding 5 LLC-D/B/A BUDR CANNABIS, 389 West Main Street Stamford, Connecticut  
December 5, 2023

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)  
Application for a Special Permit to operate a Hybrid Marijuana Dispensary per the attached.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)  
Block 288, Corner of West Main Street and Liberty Street, Lot ±125' X 125';  
legal description attached.

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

<u>NAME &amp; ADDRESS</u>	<u>LOCATION</u>
<u>389 West Main St Realty LLC</u>	<u>389 West Main Street</u>
<u>389 West Main Street</u>	
<u>Stamford, CT 06902-4723</u>	

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).



DATED AT STAMFORD, CONNECTICUT, THIS 13<sup>th</sup> DAY OF December 20 23

SIGNED: \_\_\_\_\_

**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  
ss STAMFORD December 13 20 23  
COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo, II \_\_\_\_\_, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

  
~~Notary Public~~ Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: \_\_\_\_\_ Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

# **AUTHORIZATION**

December 13, 2023

Zoning Board  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901  
ATTENTION: David Stein, Chairman

**AUTHORIZATION**

**RE: APPLICATION OF BUDR CANNABIS FOR A SPECIAL PERMIT  
TO OPERATE A MARIJUANA DISPENSARY FACILITY AT  
389 WEST MAIN STREET, STAMFORD, CONNECTICUT**

Dear Mr. Stein;

This shall confirm that the undersigned, 389 West Main St Realty LLC, is the current owner of the premises commonly known as 389 West Main Street, Stamford, Connecticut (the "Premises"). This shall also serve to confirm that authorization has been granted to BUDR Cannabis, and its duly authorized representative, Joseph J. Capalbo II, Attorney At Law, to file with and apply to the Zoning Board of the City of Stamford for a Special Permit to operate a Marijuana Dispensary Facility at the referenced Premises.

389 West Main St Realty LLC:

*Donald Baez*

---

BY:

Its

Duly Authorized

## **PROJECT DESCRIPTION**



## **PROJECT DESCRIPTION**

### About Budr

Budr Cannabis envisions a healthy and equitable workforce, enabling all people to participate and reach their full potential. Further, we believe in the power of community and recognize the importance of social equity in the Connecticut cannabis marketplace.

Budr is currently 50% minority owned, and will endeavor to hire at least 50% of its employees who are of non-caucasian ethnicities.

Budr has also developed, and will deploy, the Social Equity for enhancing equity within the organization through a number of various outreach efforts, and training programs as well as provide employment and training opportunities for individuals in disproportionately impacted areas.

### Building Security Plan

#### **Facilities**

All doors, gates, safes, vaults, cabinets, and other secured locations will be always locked.

#### **Perimeter Security:**

1. The premises will be monitored by security personnel
2. Only management level and other authorized staff will have keys or access codes/cards to open the perimeter fence
3. A security alarm/vendor, including a motion detection system within the perimeter, will notify management of an attempt to breach the perimeter in an unauthorized manner
4. Lighting will illuminate all areas of the perimeter during store hours
5. A back-up battery alarm system will be in place in case of a power outage to the system
6. A security company will be employed regularly to patrol the location during store hours and if there is any failure of alarm system



### **Premises Ingress and Egress**

1. Only management and other authorized staff will have keys or access codes to open the building turn off security alarms, and open vault
2. There will only be one entrance door to the premises for visitors
3. There will be a mantrap to ensure no one under 21 enters the sales floor of the facility
4. Employees are expected to enter thru front left door or entrance door as necessary
5. The front door will be always staffed when visitors are expected
6. The whole interior and exterior of the building will be covered by security cameras in compliance with state regulations
7. Front left door will have swipe access such that only authorized personnel can gain access to the building
8. Door on roadside will act as an exit for visitors to the building, controlling traffic within the facility
9. When the side left door is used to bring in supplies, inventory, or remove waste, a company security officer will be present while the door is open
10. All doors will be alarmed, covered by security cameras, and well lit

### **Facility Access Procedures**

#### **Key Issuance Procedure**

1. An authorized senior staff member will record the issuance of keys or access cards to a new employee into a security access log
2. The security access log will contain the name of the person being issued the item, the employee's company assigned identification number, the employee's position/title, the level of access being assigned, date, signature of employee, and the initial of the issuer
3. Extra keys/access cards will be in a locked safe, which only designated senior staff members will have access to
4. All employees issued an access card / code, will sign a Card User Agreement acknowledging they understand their related procedures and will not share their card or code with anyone else

#### **Access Codes**

1. For locations controlled by means of entering an access code into a keypad, each individual will have a separate access code which is used by a third-party security provider, both to track who





is accessing the controlled area, and to allow a single code to be terminated rather than rekeying the entire system after an employee's last day

2. The issuance of an access code will be recorded into the security access log, including a list or designation which indicated the locations the employee is able to access

#### **Key Return and Termination Procedures**

1. Upon learning of an employee's final employment date, an authorized senior staff member will notify all staff involved in maintaining the security system, including the computing security officer

## **Roles and Responsibilities**

### **Chief Compliance Officer**

The CEO will designate a Chief Compliance Officer / Store Manager, who will be responsible for implementing the plan by hiring a qualified Security Manager / Third Party vendor who will be responsible for a subset of tasks. The CCO / Store Manager will ensure that all security procedures are followed related to facility access, emergency response, transportation, training, hiring and supervising security officers, background checks, prohibiting the access of minors on the premises, and other procedures required for state compliance. The CCO / Store Manager is responsible for clearly for who will serve as the senior security officer in an emergency if both the CEO and CCO / Dispensary Manager are not present. The CCO / Store Manager will regularly report to the CEO the status and efficacy of the Security Plan. The CCO / Store Manager will review the plan annually and recommend changes or amendments to the CEO to improve security features or processes. The CCO / Dispensary Manager will be the primary contact for all security equipment vendors.

### **Security Manager**

The Security Manager will be responsible for ensuring that the Security Plan is properly implemented.

Responsibilities:

- Act as a liaison to law enforcement if needed
- Schedule all security services



- Ensure all security equipment and systems are operated and maintained according to manuals, standard security practices, security plan, and the Department of Consumer Protection guidelines
- Administer the access control program
- Compile reports as needed
- Utilize all security systems to discover security breaches and identify compliance issues
- Ensure the protection of visitors and staff
- Manager all visitor access to the facility

## **Inventory**

All inventory stored on the licensed premises will be secured in the vault. Budr will store all cannabis products in a regulation vault overnight mandated by the Department of Consumer Protection.

Offices, and bathrooms will be separate from all storage areas containing cash or cannabis materials. In the event of a disaster, a licensee or designated employee will be assigned to move cash and cannabis products to a new location for a short period of time to prevent loss, theft, or degradation of cannabis products from the disaster.

The Security Manager is responsible for protecting company products during delivery and once they are stored. The Security Manager will ensure good working order of mechanical systems associated with monitoring products, such as lights and cameras, and will track employee and Manager access to sensitive materials and stored company valuables. Steps for this will include:

- Ensure that no valuable or sensitive materials are visible to employees / customers
- Implement policies to ensure that workers cannot easily remove cash, cannabis material, or other valuables in their clothing or personal containers and will implement clear rules around pockets, containers, and bags to avert employee diversion and theft
- Monitor access of appropriate personnel and visitors to limited access areas
- Maintain a video monitor of cameras showing both the outside and inside of the facility
- Maintain logs of removal of sensitive and valuable products from their production or storage areas
- Ensure that all materials have been logged in properly to the Point-of-Sale system
- Ensure weekly inventory is conducted and any variances explained



## Odor Remediation

Unlike Cannabis Cultivation facilities, Cannabis Retailers receive all products in pre-packaged and sealed containers, mylar bags, etc., which is a natural preventative to odor smell both on the interior and exterior of the facility. Furthermore, product cannot be opened on site when purchased as it is illegal. As an added precaution, we will purchase Air Purifiers and have them stationed in each designated Cannabis Storage or working area.

## Property Management Program

<i>Opening Checklist</i>						
Task	M	T	W	Th	F	S
Disarm Alarm Code						
Turn Lights On						
Ensure all waste disposed						
Log into Security System and view all areas						
Clean POSCounters						
Ensure air purifiers turned on						
Walk Premises remove any overnight garbage						
Log into all POS and Ecommerce systems						
Unlock vault for daily access						

<i>Closing Checklist</i>						
Task	M	T	W	Th	F	S
Run Daily POS Reports						
Lock all safes and vaults						
Remove all garbage from facility and bring to dumpster						
Walk Parking Lot and Sidewalks and remove litter						
Clean POSCounters						
Ensure air purifiers turned off						
Log off all technology systems						
Ensure all access doors fully shot						
Turn off all lights						
Turn on alarm when leaving for the night						



## Workplace Safety

Workplace safety plans will adhere to federal Occupational Safety and Health Administration (OSHA) regulations. Staff will receive ongoing training on safety protocols and practices.

Budr is committed to creating a secure environment that fully complies with Connecticut's cannabis regulations. Regular reviews and updates will be conducted to adapt to evolving security concerns and regulatory changes. The plan will serve as a framework to ensure the safety, compliance, and security of the operations.

## **STATEMENT OF FINDINGS**

## STATEMENT OF FINDINGS

- 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 applicant, BUDR Cannabis is proposing to operate an adult-use Retailer in the existing building at 389 West Main Street. The facility is proposed to be the sole occupant in the existing building which totals approximately 2448 square feet in size. Any and all improvements will consist only of fit out within the existing structure and added security. The existing building footprint will not be changed. The drives and parking areas will remain as is and are more than adequate to service the proposed use. The premises is zoned C-L, Limited Business District, which permits the proposed use by Special permit. The proposed location fronts on West Main Street which is characterized by significant commercial development.

- 2. The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit 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 safety demands.**

The property is located in the C-L zone. As its zoning designation would indicate, the immediate area along West Main Street is characterized by a variety of commercial uses including a bank, restaurants, car wash, various service establishments (Triple S Carpet, Franklin Glass and others), a self-storage facility, gas stations, fast food establishments as well as others. The premises is a corner lot with frontage on Liberty Street as well. Direct across the street is a restaurant. The properties immediately adjacent on Liberty Street are also zone C-L. The majority of Liberty Street, west of the subject premises, which runs through to Stillwater Avenue is zoned R-5 and is characterized by multi-family housing and legally non-conforming commercial establishments. The nature of the proposed use, being so highly regulated and secure, and in light of the surrounding neighborhood, poses no risk to the health, safety, welfare and peaceful enjoyment of the area.

- 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.**

The existing site provides for twenty (20) parking spaces consisting of 18 standard spaces and two handicap spaces. All twenty spaces will service the proposed establishment. The proposed uses maintain the highest required number of parking spaces for a use at four (4) spaces per thousand square feet. The proposed use will occupy approximately 2500 square

feet, the entire building, which translates into the fact that there is more than enough parking to satisfy the parking demands for this project.

The site is located at the signalized intersection of West Main Street and Liberty Street. West Main Street is a state highway also referred to as Route 1. Access to and from the site is on West Main Street. A traffic assessment for the proposed use has been provided by Bubaris Traffic Associates which concludes that no adverse traffic consequences will result from the proposed establishment. A formal detailed traffic study shall be provided and submitted to the staff, land use boards and traffic department.

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

West Main Street is zoned and characterized almost exclusively by commercial uses. The proposed use, which will occupy an existing building location, is consistent and in character with its surroundings. In fact, the proposed use will be safer, quieter, and less conspicuous than many of the surrounding uses. Any future development within this vicinity will only be redevelopment as it can be argued that the immediate area is already developed to its capacity.

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

The proposed location is located in Master Plan Category 6, Commercial Neighborhood Business. The Master Plan states that this category is, "intended to provide for and promote pedestrian-scaled "Main Street" environments; encourage a variety of retail...distinct from most intensive downtown development." The district encourages density far below those permitted in the downtown and considers, among other factors for approval, shared parking, mixed use development and Main Street amenities, all of which are prevalent at the proposed location. The proposed use is modest in size and scope and extremely secure resulting in no impact to the surrounding neighborhood and it is consistent with the intention of its Master Plan and Zoning Designations.

**ADDITIONAL REQUIREMENTS IN ACCORDANCE WITH SECTION 5 OF THE STAMFORD ZONING REGULATIONS.**

- 1. 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.**

BUDR Cannabis is a Connecticut entity currently fifty (50%) percent minority owned. BUDR has applied for, received and is in possession of a provisional adult-use retailer license from the State of Connecticut. Upon receipt and approval of a Special Permit from the City of Stamford, BUDR Cannabis will operate its facility at the proposed location in compliance with the Rules and Regulations of the State of Connecticut Department of Consumer Protection Concerning the Palliative Use of Marijuana in accordance with the Connecticut General Statutes as amended from time to time.

**2. No Medical Marijuana Dispensaries shall be located within a 3000 foot radius of any other Dispensary.**

The nearest site of a Dispensary/Retailer in relation to the proposed location is well in excess of the 3000 foot radius as required in the Stamford Zoning regulations. The nearest facility is located at 111 High Ridge Road, a significant distance from this proposed location.

**3. Signage for the Dispensary must be in compliance with the seven (7) standards enumerated in the Stamford Zoning Regulations.**

Any and all signage proposed for the retailer shall be in full compliance with the Zoning Regulations of the City of Stamford. All signage details shall be included in a signage plan for review.

**4. Parking shall be provided according to Section 12 of the Stamford Zoning Regulations, as follows: A Dispensary shall meet the parking standards for a retail store.**

The existing building for the proposed location is, according to the City's assessor's records, 2448 square feet. The proposed use requires the most intensive parking requirements at four (4) spaces per thousand. If you round the size of the exiting building up to 3000 square feet, 12 parking spaces would be required. The existing site has twenty (20) parking spaces, 18 conventional and standard sized spaces and two handicap spaces. The existing parking configuration is more than adequate to satisfy the existing parking requirements.



## **LEGAL DESCRIPTION**

## LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, shown and delineated on a certain map entitled, "Map Prepared for County Federal Savings and Loan Association, Stamford, Connecticut", certified "substantially correct" by John R. O'Brien, L.S. No. 7228, Sept. 29, 1977, on file in the Office of the Stamford Town Clerk as Map No. 10059. Said premises are bounded:

- NORTHERLY: 123.00 feet by land now or formerly of Dante Latte et al;
- EASTERLY: 125.03 feet by land now or formerly of The State National Bank of Connecticut;
- SOUTHERLY: 123.02 feet by West Main Street, so-called; and
- WESTERLY: 122.71 feet by Liberty Street, so-called.

# **ZONING DATA CHART**

## ZONING DATA CHART

	MIN. LOT SIZE		FAR	BLDG. HEIGHT		BLDG. AREA CORNER LOT %	MIN. YARD DIMENSIONS (ft)				
	AREA (sf)	FRONTAGE (ft)		STORIES	FEET		STREET LINE	STREET CENTER	ONE SIDE	BOTH SIDES	REAR
C-L REQUIRED	4000	40	1	4	45	50	10	35	0*	0*	20
EXISTING	15236	122.71' - Liberty St. 123.02' - West Main St.	0.162	1	12	15.90%	15' - Liberty St. 12.1' - West Main St.	35' - Liberty St. 37.1' - West Main St.	4.3'	13.1'	N/A

\* None required but if provided must be a minimum of 4 feet.  
 All Dimensions are existing.  
 No changes are being proposed to the footprint of the building.

# **FLOOR PLAN**

**hambrecht oleson**

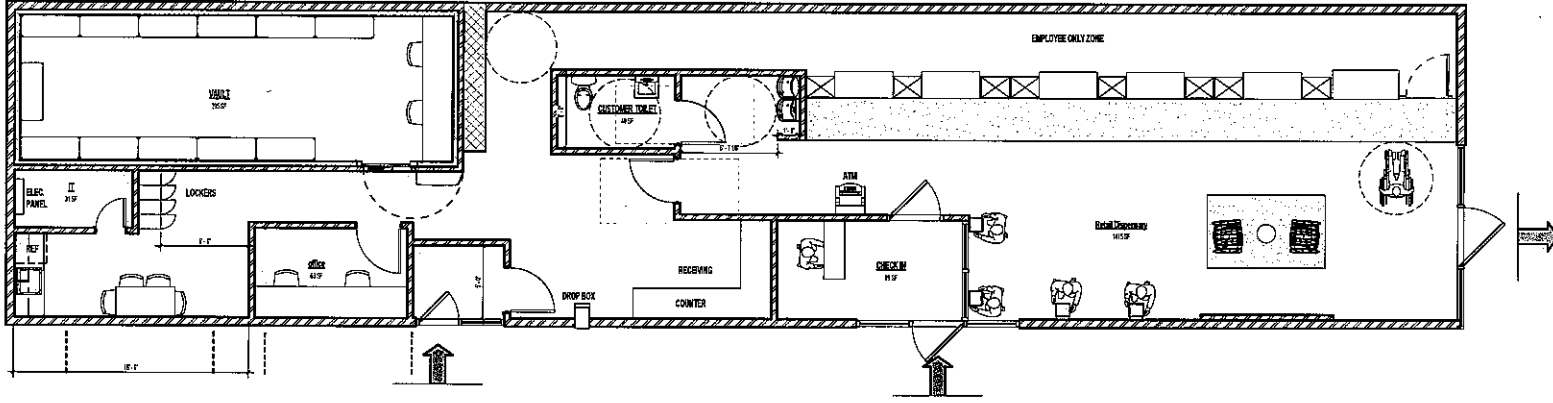
design, inc.

127 e ridgewood ave, ste. 200

ridgewood, nj 07450

voice 973.359.9000

www.hambrechtoluson.com



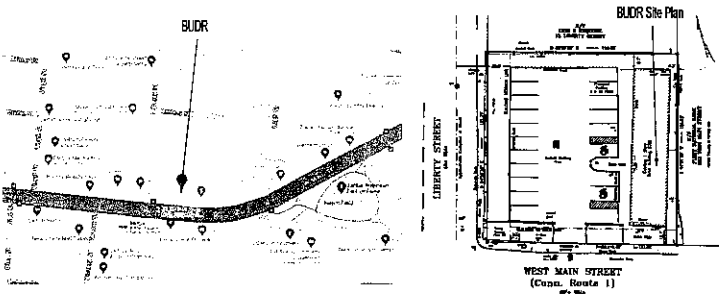
① **FIXTURE PLAN**  
1/21/17

© 2017 HAMBRECHT OLESON DESIGN, INC.  
THIS GENERAL CONTRACTOR GENERAL SUBCONTRACTOR GENERAL FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE UNLESS OTHERWISE SPECIFIED. THE ACCURACY OF THIS REPRESENTATION REGARDING REQUIREMENTS IF SUCH REQUIREMENTS ARE NOT WRITTEN EXPLICITLY ARE THE PROPERTY OF SCALE CORP. ONLY TO THE INDICATED SCALE.

Egress Route Distances



LOCATION MAP



No.	Description	Date

**BUD-R DISPENSARY**  
305 W Main St  
Stamford, CT

**PREMISES DIAGRAM**

Project Number: 121202  
 Date: 1/21/17  
 Draw by: RDM  
 Checked by: SCH

**PD-100**  
 Scale: As Indicated

## **SITE PHOTOGRAPHS**





Eco Green  
Cleaners  
TAILORS & LAUNDERERS  
CUSTOMER ENTRANCE

379

BANK OF AMERICA











Eco Green  
Cleaners  
TAILORS & LAUNDERERS  
CUSTOMER ENTRANCE





# **TRAFFIC STUDY**

December 12, 2023

Joseph J. Capalbo, III  
Attorney at Law  
1100 Summer Street  
Stamford, CT 06905

**Re: Site Traffic Assessment  
Proposed Cannabis Dispensary  
389 West Main Street (Route 1)  
Stamford, Connecticut**

Dear Mr. Capalbo:

The site is located at the northeast quadrant of the signalized intersection of West Main Street (Route 1) at Liberty Street and Roosevelt Avenue, with one two-way site drive serving the site intersecting the north side of West Main Street directly east of Liberty Street.

Please refer to Exhibit 1 of the Appendix which locates this site with respect to the surrounding roadway network.

### **Traffic Conditions**

West Main Street is a state highway (Route 1) running east-west in the vicinity of the site, with one eastbound and one westbound lane, and opposing eastbound and westbound left-turn lanes. Both the Liberty Street southbound and Roosevelt Avenue northbound approaches to this intersection are each one lane wide.

Please refer to Exhibit 2 of the Appendix which shows a detail of the adjacent signalized intersection.

A review of Connecticut Department of Transportation (CTDOT) data indicates the following:

- West Main Street carries about 13,000 vehicles per day, with about 6,500 vehicles per day traveling each way.
- West Main Street weekday am peak hour falls between 7 and 8 am carrying about 900 vehicles per hour, with 350 vehicles per hour westbound and 550 vehicles per hour eastbound.
- West Main Street weekday pm peak hour falls between 5 and 6 pm carrying about 1100 vehicles per hour, with 600 vehicles per hour westbound and 500 vehicles per hour eastbound.



- West Main Street is posted at 25 miles per hour with average speeds measured at 21 miles per hour, 85<sup>th</sup> percentile speeds measured at 26 miles per hour, and the measured 10-mile per hour pace (i.e., the 10-mph range which carries the most traffic) computed at 18 to 27 miles per hour.

### **Site Plan**

Please refer to Exhibit 3 in the Appendix which shows a copy of the proposed site plan.

The footprint of the existing building will essentially remain the same and is located along the east side of the parcel. The site drive located at the southern end of the site will remain in its current location and directly interfaces with West Main Street. The 20 parking spaces to be provided will be located between the building and the west side of the parcel, with the west end of the parcel abutting Liberty Street with no site drive on Liberty Street itself. Nine of the parking spaces, including two handicapped spaces, will be located along the front, west side of the building, and the remaining eleven parking spaces will be located along the west end of the parcel. The aisle serving these spaces will run between these two rows of parking and align directly with the site drive which provides access to/egress from the north side of West Main Street.

### **Floor Space Layout**

Please refer to Exhibit 4 in the Appendix which shows a copy of the proposed floor space layout.

The development plan includes refurbishing the interior space located within the existing building to accommodate the proposed dispensary functions. The interior space will include a retail dispensary area, a check-in area, an employee only zone, rest rooms, a vault, an office, a break room, and employee lockers. In all, the dispensary function will consist of about 2448 square feet of gross floor area, wherein it is the gross floor area of the specific use that is traditionally utilized in calculating the estimated trip generation estimates below.

### **Trip Generation**

In estimating the likely trip generation associated with the proposed cannabis dispensary use, we utilized the trip generation calculations that are made available to the traffic engineering profession by the Institute of Transportation Engineers (ITE) in its data source entitled Trip Generation Manual.

This document provides trip generation equations derived from sources from throughout the country for various land uses based on the size of an independent variable. For most land uses, as with the subject dispensary, that independent variable is the size of the space devoted to the use, typically the gross floor area of the space allotted to the use.

**Table A**  
**Proposed Cannabis Dispensary**  
**389 West Main Street (Route 1)**  
**Stamford, Connecticut**

Building Size (SF):

Retail Space:	1458
Vault:	295
Other Ancillary Space:	695
	-----
Total:	2448

Hours of Operation:

Monday thru Saturday:	9:00 am to 8:00 pm
Sunday:	9:00 am to 4:00 pm

Trip Generation (2-way):

Weekday Average Daily Trips:	620
Weekday AM Peak Hour of Adjacent Street:	26
Weekday AM Peak Hour of Generator:	52
Weekday PM Peak Hour of Adjacent Street:	54
Weekday PM Peak Hour of Generator:	74
Saturday Average Daily Trips:	636
Saturday Peak Hour of Generator:	90

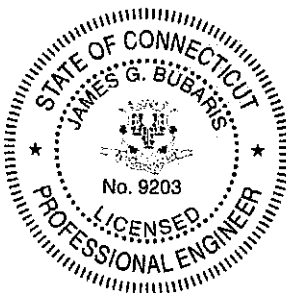
Parking Spaces:

Standard passenger vehicles:	18
Handicap parking spaces:	2
	-----
Total:	20



Please refer to Table A on the previous page which summarizes the trip generation estimates for various time periods based on the trip generation calculations summarized in Exhibit 5 of the Appendix for ITE Land Use Code No. 882.

A review of Table A indicates that the expected trip generation for the proposed cannabis dispensary use would vary between 26 to 90 vehicles per hour over the course of a typical day. As a "worse case", 90 vehicle per hour would convert to a maximum of 1.5 vehicles per minute which can certainly be accommodated by the proposed site drive at its interface with West Main Street with no adverse consequence.



Very truly yours,  
Bubaris Traffic Associates

A handwritten signature in black ink that reads "James G. Bubaris".

James G. Bubaris, P.E.  
President  
Conn. Reg. No. 9203

Cc: Carl Tirella, Jr.  
BUDR Hartford Holding, LLC  
1251 South Main Street  
Middletown, CT 06457

**Site Traffic Assessment  
Proposed Cannabis Dispensary  
389 West Main Street (Route 1)  
Stamford, Connecticut**

**APPENDIX**

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Exhibit 2	Adjacent Signalized intersection to the Site
Exhibit 3	Site Plan
Exhibit 4	Floor Space Layout
Exhibit 5	Trip Generation Calculations

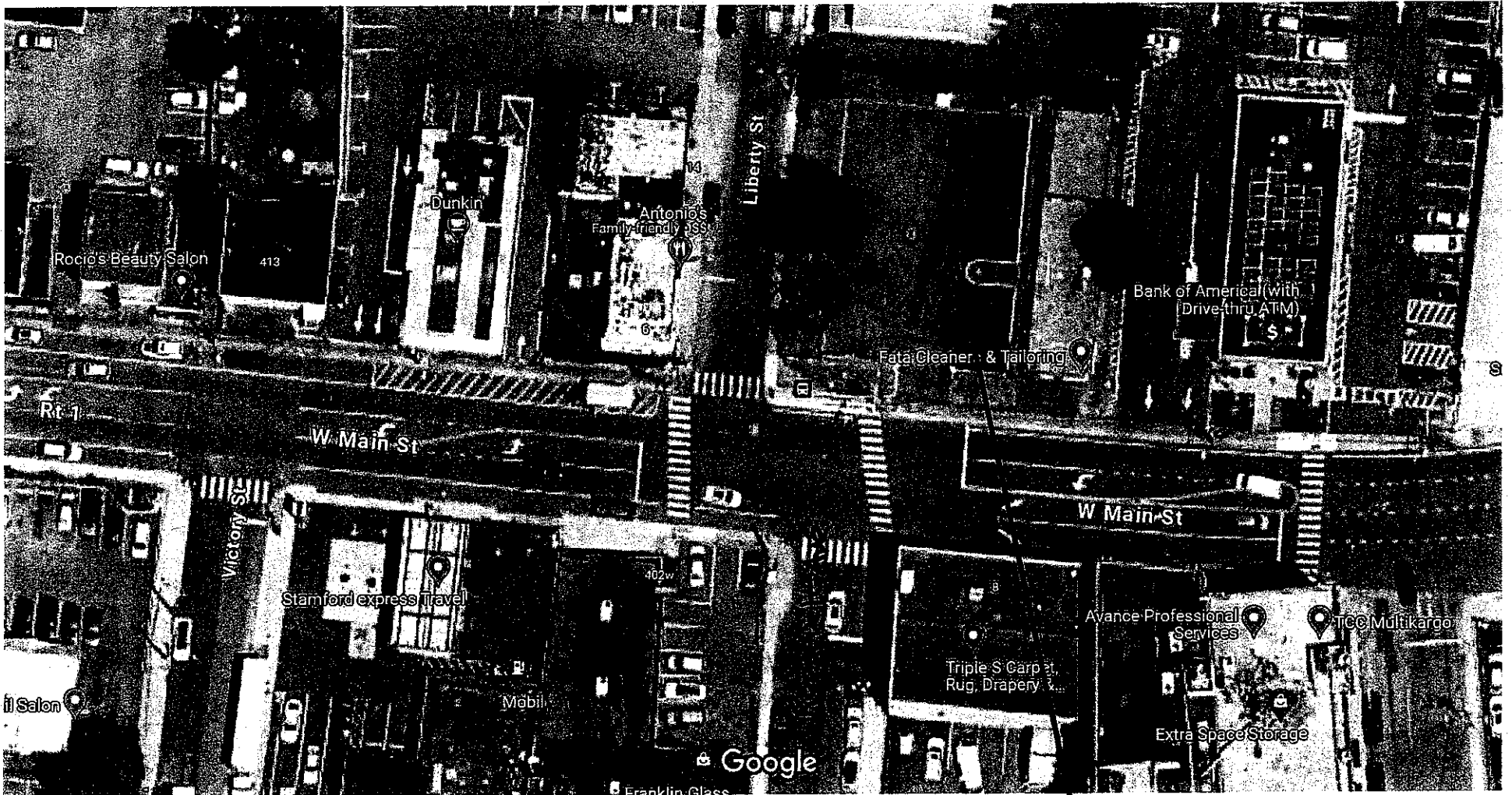
**Exhibit 1**  
**Location Map**  
**Proposed Cannabis Dispensary**  
**389 West Main Street (Route 1)**  
**Stamford, Connecticut**



N

Site

**Exhibit 2**  
**Adjacent Signalized Intersection to Site**  
**West Main Street (Route 1) at Liberty Street and Roosevelt Avenue**  
**Stamford, Connecticut**



N

Site

**Exhibit 3**  
**Site Plan**  
**Proposed Cannabis Dispensary**  
**389 West Main Street (Route 1)**  
**Stamford, Connecticut**

**C-L ZONE**  
**C-L ZONE BUILDING SETBACK REQUIREMENTS**

Front Street Line Setback..... 10' (N7)  
 Center Line Of Street Setback..... 35' (N7)  
 Rear Yard Setback..... 20'  
 Side Yard - None required but if provided must be at least 4 feet' (N7 & 7.3)  
 Max. Building Coverage..... 50% Of Lot Area

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Zoning Information is Subject To The Review And Approval By The Appropriate Governing Authority

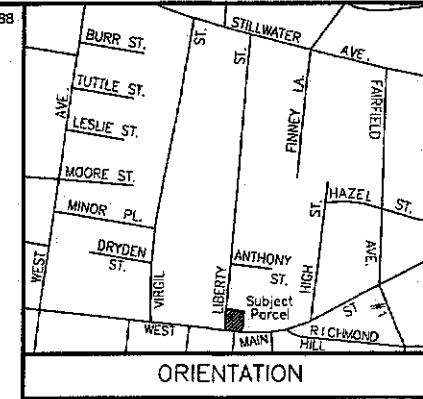
Property Lines Not Shaded By Contracted Agreement  
 Soil Types Not delineated By Contracted Agreement

SIZE AND LOCATION OF PROPOSED DEVELOPMENT PROVIDED BY OTHERS, IT IS SUBJECT TO THE REVIEW AND APPROVAL BY THE APPROPRIATE GOVERNING AUTHORITIES

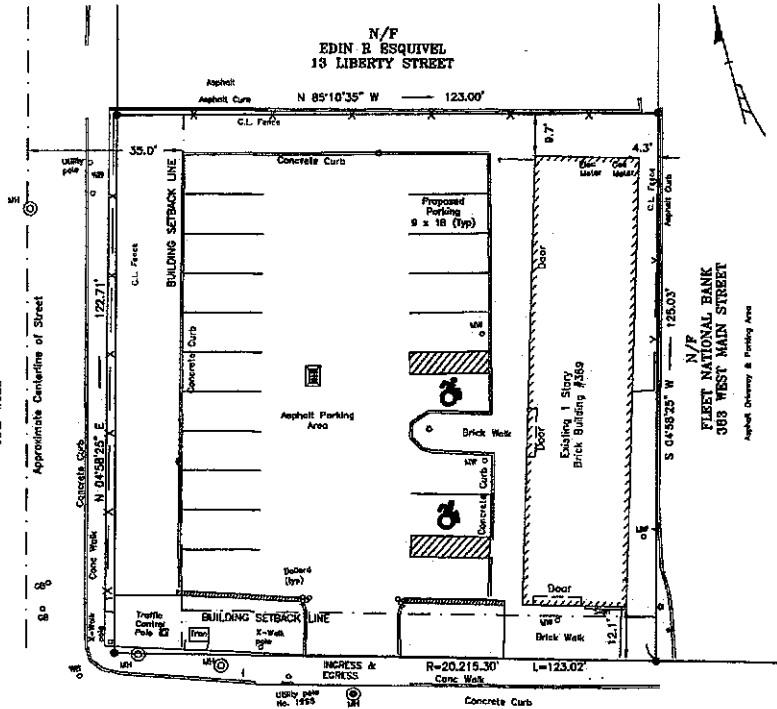
**LEGEND**

Existing	
Stone Wall	
Brick Wall	
Fence	
Catch Basin (In Curb)	
Catch Basin (Flush)	
Gas Box	
Gas Meter	
Electric Meter	
Water Box	
Monitoring Well	
Manhole	
Yard Drain	
Light Pole	
Sign	
Clean Out	
Metal Cover	

Block No. 283

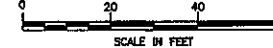


LIBERTY STREET  
 40± Wide



WEST MAIN STREET  
 (Conn. Route 1)  
 50'+ Wide

**PLOT PLAN**  
 PREPARED FOR  
**BUDR HOLDING 5 LLC D/B/A BUDR CANNABIS**  
**389 WEST MAIN STREET**  
**STAMFORD, CONNECTICUT**



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To my knowledge and belief this plan is substantially correct as noted hereon.

Refer To:

Map No. 10,059 S.L.R.  
 LOT AREA 15,236 SQ FT (MAP)  
 EXISTING BUILDING COVERS 15.9% OF LOT AREA

Scale: 1" = 20'

BY:

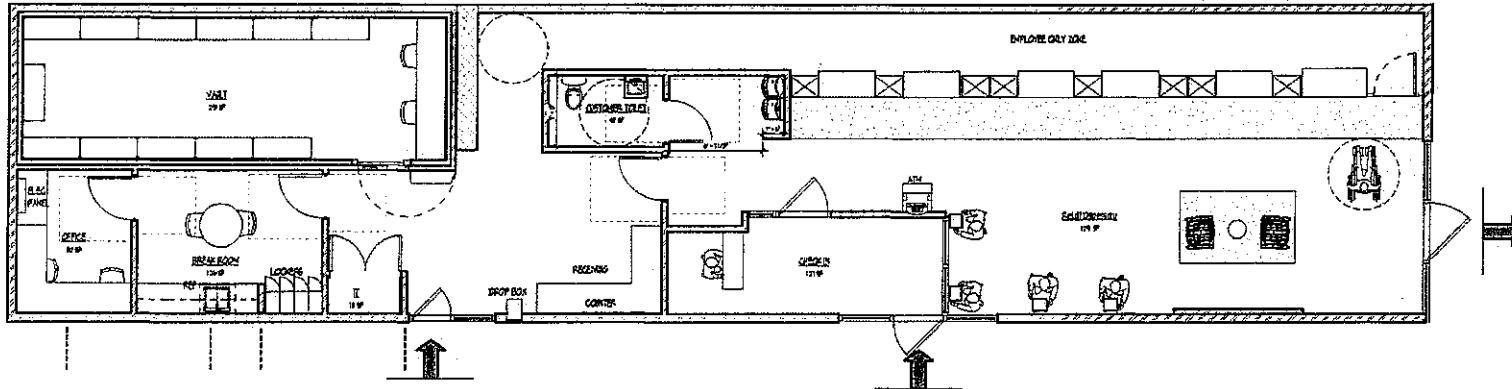
This Document and Copies Thereof are Valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null and void.

**FOR: EDWARD J. FRATTAROLI, INC.**  
 Land Surveyors - Engineers - Land Planners  
 STAMFORD, CONNECTICUT DECEMBER 5, 2023



**Exhibit 4**  
**Floor Space Layout**  
**Proposed Cannabis Dispensary**  
**389 West Main Street (Route 1)**  
**Stamford, Connecticut**

hambrecht oleson  
design, inc.  
127 a ridgewood dr., ste. 200  
ridgewood, nj 07450  
voice 973.253.9000  
www.hambrecht.com



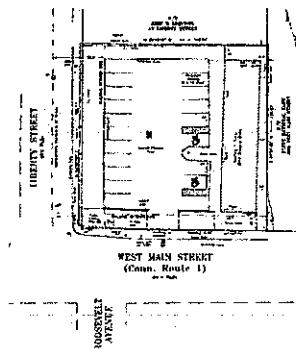
1 FLOOR PLAN  
1/17/17

2 SITE SPECIFIC FIRE ALARM INFO  
THIS IS A PRELIMINARY FLOOR PLAN. THE LOCATION OF THE FIRE ALARM CALL POINTS SHOWN IN THIS PLAN IS AN INDICATION ONLY. THE LOCATION OF THE FIRE ALARM CALL POINTS WILL BE DETERMINED BY THE FIRE ALARM CONTRACTOR. THE LOCATION OF THE FIRE ALARM CALL POINTS WILL BE SHOWN ON THE FINAL FLOOR PLAN. THE LOCATION OF THE FIRE ALARM CALL POINTS WILL BE SHOWN ON THE FINAL FLOOR PLAN.

Egress Route Distances

Egress Path ID	Egress Length

LOCATION MAP



BUD-R DISPENSARY  
STRANAS CT  
STANES, CT

PREMISES DIAGRAM

Project Name	255
Date	09/25/17
Drawn By	HCD
Checked By	SCA
Scale	AS SHOWN
FD-100	

**Exhibit 5**  
**Trip Generation Calculations**  
**Proposed Cannabis Dispensary**  
**389 West Main Street (Route 1)**  
**Stamford, Connecticut**

**Detailed Land Use Data**  
 For 2.45 1000 Sq. Ft. GFA of MARIJDISP 1  
 ( 882 ) Marijuana Dispensary

Project: 389 West Main, Stamford, CT

Open Date: 12/8/2023  
 Analysis Date: 12/8/2023

<u>Day / Period</u>	<u>Total Trips</u>	<u>Pass-By Trips</u>	<u>Avg Rate</u>	<u>Min Rate</u>	<u>Max Rate</u>	<u>Std Dev</u>	<u>Avg Size</u>	<u>% Enter</u>	<u>% Exit</u>	<u>Use Eq.</u>	<u>Equation</u>	<u>R2</u>
Weekday Average Daily Trips Source : Trip Generation Manual 10th Edition	619	0	252.7	79.74	791.22	336.11	2	50	50	False		
Weekday AM Peak Hour of Generator Source : Trip Generation Manual 10th Edition	51	0	20.88	6.33	63.51	26.07	2	52	48	False		
Weekday AM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	26	0	10.44	1.17	31.08	14	2	56	44	False		
Weekday PM Peak Hour of Generator Source : Trip Generation Manual 10th Edition	73	0	29.93	5.88	128.38	41.69	2	50	50	False		
Weekday PM Peak Hour of Adjacent Street Traffic Source : Trip Generation Manual 10th Edition	53	0	21.83	2.94	98.65	27.36	2	50	50	False		
Saturday Average Daily Trips Source : Trip Generation Manual 10th Edition	635	0	259.31	75.34	852.03	364.24	2	50	50	False		
Saturday Peak Hour of Generator Source : Trip Generation Manual 10th Edition	89	0	36.43	10.85	118.92	50.44	2			False		

## Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 12/8/2023

Project: 389 West Main, Stamford, CT

Analysis Date: 12/8/2023

ITE	Land Use	Weekday Average Daily Trips			Saturday Average Daily Trips				
		*	Enter	Exit	Total	*	Enter	Exit	Total
882	MARIJDISP 1 2.45 1000 Sq. Ft. GFA		310	309	619		318	317	635
Unadjusted Volume			310	309	619		318	317	635
Internal Capture Trips			0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0
Volume Added to Adjacent Streets			310	309	619		318	317	635

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Saturday Average Daily Trips Internal Capture = 0 Percent

\* - Custom rate used for selected time period.

### Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: 389 West Main, Stamford, CT

Open Date: 12/8/2023

Analysis Date: 12/8/2023

ITE	Land Use	Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic			Weekday AM Peak Hour of Generator			Weekday PM Peak Hour of Generator						
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total				
882	MARIJDISP 1 2.45 1000 Sq. Ft. GFA		15	11	26		27	26	53		27	24	51		37	36	73
Unadjusted Volume			15	11	26		27	26	53		27	24	51		37	36	73
Internal Capture Trips			0	0	0		0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			15	11	26		27	26	53		27	24	51		37	36	73

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent

\* - Custom rate used for selected time period.

## Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 12/8/2023

Project: 389 West Main, Stamford, CT

Analysis Date: 12/8/2023

ITE	Land Use	Saturday Peak Hour of Generator			Sunday Peak Hour of Generator		
		* Enter	Exit	Total	* Enter	Exit	Total
882	MARIJDISP 1 2.45 1000 Sq. Ft. GFA			89			0
Unadjusted Volume		0	0	0	0	0	0
Internal Capture Trips		0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0
Volume Added to Adjacent Streets		0	0	0	0	0	0

Total Saturday Peak Hour of Generator Internal Capture = 0 Percent

Total Sunday Peak Hour of Generator Internal Capture = 0 Percent

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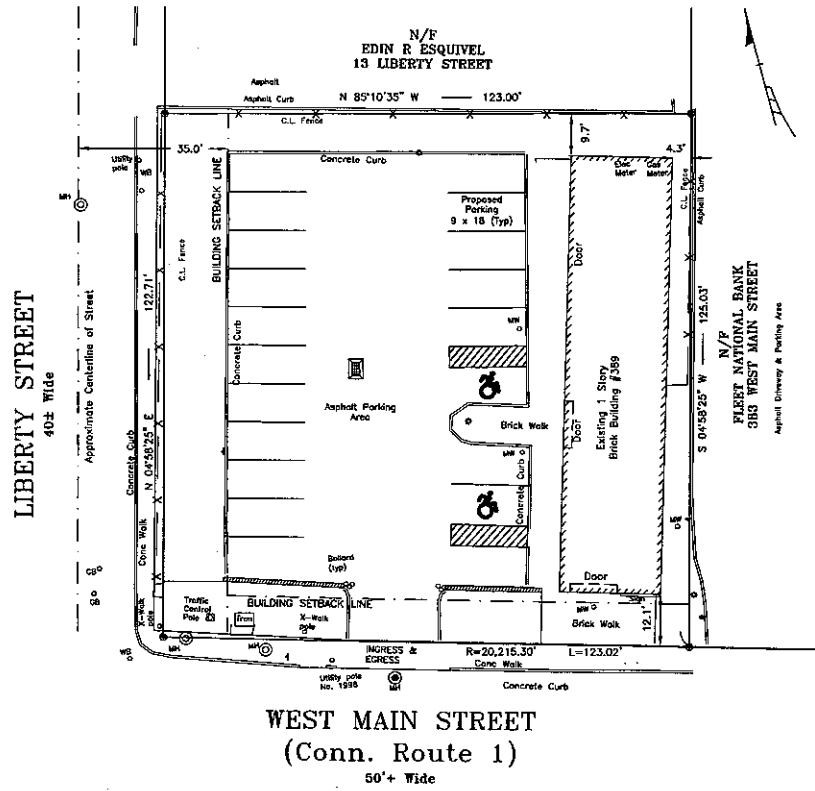
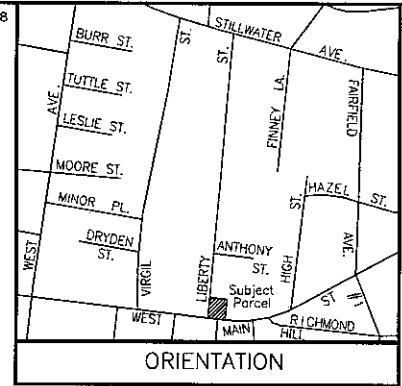
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Block No. 288

LEGEND

Stone Wall		Existing	
Brick Wall			
Fence	X		X
Catch Basin (in Curb)			Manhole
Catch Basin (Flush)			Yard Drain
Gas Box			Light Pole
Gas Meter			Sign
Electric Meter			Clean Out
Water Box			Metal Cover
Monitoring Well			



**PLOT PLAN**  
**PREPARED FOR**  
**BUDR HOLDING 5 LLC D/B/A BUDR CANNABIS**  
**389 WEST MAIN STREET**  
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SCALE IN FEET

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BY: *Edward J. Frattaroli*

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 Land Surveyors • Consultants • Land Planners  
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