

To: Vineeta Mathur, Principal Planner

From: Kristin Floberg, Senior Planner

Re: CT Statutory Referral to WestCOG from Stamford - Attached Zoning Amendment

Date: April 10, 2024

Thank you for submitting the attached referral to WestCOG.

The opinion of WestCOG staff is that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment.

## **KRISTIN FLOBERG**

Senior Planner, Western Connecticut Council of Governments  
tel/fax 475-323-2075 · [kfloberg@westcog.org](mailto:kfloberg@westcog.org)

---

web [westcog.org](http://westcog.org) · post 1 Riverside Road, Sandy Hook, CT 06482

**From:** Briscoe, Tracy <[TBriscoe@StamfordCT.gov](mailto:TBriscoe@StamfordCT.gov)>

**Sent:** Tuesday, March 26, 2024 12:07 PM

**To:** Kristin Floberg <[kfloberg@westcog.org](mailto:kfloberg@westcog.org)>

**Subject:** City of Stamford - Zoning Board

Hi Kristin,

Please see attached a new application 224-14 for your review and comments.

Thank You  
Tracy

MAYOR  
**Caroline Simmons**



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

DIRECTOR OF OPERATIONS  
**Matthew Quifiones**

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)

April 15, 2024

Mr. David Stein, Chair  
City of Stamford  
Zoning Board  
888 Washington Boulevard  
Stamford, CT 06902

**RE: ZB APPLICATION #224-14 - STAMFORD ZONING BOARD - Text Change**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, April 9, 2024, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

The purpose of the proposed regulations is to more tightly regulate Cannabis Retailers and Smoke & Tobacco Stores in order to better protect the public health and welfare in particular of children and adolescents.

Ralph Blessing, Land Use Bureau Chief, made a presentation and answered questions from the Board.

After a brief discussion, the Planning Board unanimously voted to recommended *approval* of **ZB Application #224-14** with the recommendation the Zoning Board add language to include City parks and beaches where these facilities will not be permitted to establish and found this request is in general harmony with the 2015 Master Plan.

Sincerely,

**STAMFORD PLANNING BOARD**

A handwritten signature in blue ink that reads "Theresa Dell" followed by a stylized flourish.

Theresa Dell, Chair

TD/lac

APR 17 2024



City of Stamford  
ENVIRONMENTAL PROTECTION BOARD  
INTEROFFICE CORRESPONDENCE

March 26, 2024

To: Vineeta Mathur, Principal Planner  
Land Use Bureau, Stamford

From: Robert Clausi, EPB Executive Director

A handwritten signature in black ink, appearing to be "R. Clausi".

Subject: ZB Application 224-14  
City of Stamford – Zoning Board – Text Change

---

EPB staff has reviewed the above-referenced application to revise certain sections of the Stamford Zoning Regulations related to cannabis retailers and smoke shops/tobacco stores.

EPB has no comment on this proposal and has no objection to this text change moving forward through the Zoning Board's review process. Thank you for the opportunity to review these changes.

**Briscoe, Tracy**

---

**From:** Buttenwieser, Luke  
**Sent:** Tuesday, April 23, 2024 1:33 PM  
**To:** Mathur, Vineeta; Briscoe, Tracy  
**Subject:** ZB Application 224-14 TTP Comments

Hi Vineeta,

The Transportation, Traffic & Parking Department has reviewed Zoning Board Application 224-14 and offers no comments.

Thank you.

Luke Buttenwieser

Transportation Planner  
City of Stamford  
Transportation, Traffic & Parking  
888 Washington Blvd., 7th Floor  
Stamford, CT 06901  
Office: (203) 977-1742  
Cell: (203) 705-1573

Stamford has committed to zero roadway deaths by 2032.  
Learn more about [Stamford Vision Zero](#)



APR 23 2024

MAYOR  
CAROLINE SIMMONS



CHAIRMAN  
DR DAMIAN ORTELLI  
VICE CHAIRMAN  
RAYMOND L. REDNISS  
SECRETARY  
MICHAEL PENSIERO  
SAM ABERNETHY  
PAUL ADELBERG  
RUSS HOLLANDER, ALT.  
ROBERT M. KARP  
WILLIAM MALLOY, JR.

CITY OF STAMFORD, CONNECTICUT  
HARBOR MANAGEMENT  
COMMISSION

90 Magee Avenue  
Stamford, Connecticut 06902

April 27, 2024

Ms. Vineeta Mathur  
Associate Planner  
Land Use Bureau  
Stamford Government Center  
888 Washington Blvd.  
Stamford, CT 06901

**Subject:       Application 224-14: City of Stamford Zoning Board– Zoning Text Changes**

Dear Ms. Mathur:

The Stamford Harbor Management Commission (SHMC) has reviewed the above-referenced application prepared by the Stamford Zoning Board, 888 Washington Boulevard, Stamford, CT, to amend the Zoning Regulations. The purpose of the proposed text changes is to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores in order to better protect public health and welfare, and particularly the health and welfare of children and adolescents. Our review is in accordance with requirements set forth in the General Statutes, Stamford Code of Ordinances, and *Stamford Harbor Management Plan*.

The SHMC discussed this matter during its meeting on April 16, 2024 and approved a motion to express **no objection** to the application insofar as the proposed text changes are not expected to have significant impacts on the Harbor Management Area, and with the understanding that the SHMC will have the opportunity to review, when submitted, individual development proposals subject to the revised zoning text as those proposals may affect the Harbor Management Area.

Please be advised that the SHMC reserves its right to continue to review the proposed text change and provide additional comments at such time as the proposal may be modified, additional information is provided, or the proposal is the subject of a public hearing.

If you have any questions or require any additional information, please contact me at (315) 651-0070 or [dortelli@stamfordct.gov](mailto:dortelli@stamfordct.gov).

Sincerely,

*Dr. Damian Ortelli*

Dr. Damian Ortelli  
Chairman, Stamford Harbor Management Commission

cc:

Sam Abernethy, SHMC Application Review Committee Chair  
Karen Michaels, CT DEEP Land and Water Resources Division  
Matthew Quinones, City of Stamford Director of Operations  
Maria Vazquez-Goncalves, SHMC Administrator

# CITY OF STAMFORD

MAYOR  
*CAROLINE SIMMONS*

DIRECTOR OF OPERATIONS  
*MATT QUINONES*  
Email: MQuinones@StamfordCT.gov



CITY ENGINEER  
*LOUIS CASOLO, JR., P.E.*  
Email: LCasolo@StamfordCT.gov

---

## INTEROFFICE MEMORANDUM

---

March 27, 2024

To: Vineeta Mathur Principal Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

**Subject:**

**- Text Changes  
Zoning Application No. 224 -14**

The Engineering Department of the City of Stamford has reviewed the above-mentioned application for text change to more tightly regulate Cannabis Retailers and Smoke Shop and Tobacco Stores, and has determined the following:

The Engineering Department of the City of Stamford has reviewed this application and has determined that the proposal has no impact on any authority of this Department. Associated parking should be provided.

The Engineering Department has no objection to this text change continuing with the approval process. In accordance with the City of Stamford's MS4 Permit, we encourage water quality improvements, minimizing impervious surfaces and LIDs. Developments will have to comply with the City of Stamford Drainage Manual.

Thank you for the opportunity to review this application and if you have any questions, please call me at (203)977-6165.

Reg. No.