



March 17, 2023

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Blvd., 4th Floor
Stamford, CT 06901-2218

RE: #2023-12 SP – Shangri-LA CT Inc. – 430 Main Avenue – Proposed retail cannabis store within portion (2,200sf +/-) of existing 3 story building.

District: 5 Block: 22B Lot: 11 Zone: B2 Flood Zone: X

Dear Attorney, Suchy:

This office is in receipt of the above referenced application. Provided herewith is a preliminary review sheet that outlines additional requests for information and items that need clarification or modification. It is important that you respond to these items in a timely matter.

If you have any questions regarding this matter, please contact me directly either by phone at 203-854-7781 or by email at mandrzejewski@norwalkct.org.

Sincerely,

Michelle Andrzejewski
Senior Planner
City of Norwalk
Planning and Zoning

PRELIMINARY REVIEW SHEET

#2023-12 SP – Shangri-LA CT Inc. – 430 Main Avenue – Proposed retail cannabis store within portion (2,200sf +/-) of existing 3 story building
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General Comments

1. The Commission will require a sign off from each applicable Department.
 - We have received Fire Marshall, Police Department, DPW, and WPCA.
2. **Initial Neighbor Notification: RECEIVED**
3. Distance mapping – Section 118-1041(D)(7) – Indicates no cannabis facility shall be within a distance of 1,000ft and 500ft to certain facilities, schools, buildings etc. The distance shall be measured in a straight line from the nearest legal parcel boundary line of the land used for said purpose to the main pedestrian entrance of the cannabis hybrid retailer or cannabis retailer. The application identifies Vita Healthcare as a healthcare facility on the abutter map provided by SLR and on the map provided by Nafis & Young Engineers, Inc shows the distance of 500ft crosses over the nearest parcel boundary of Vita Healthcare. I understand the Health Department has given further guidance on what a healthcare facility entails in terms of required distancing. From what I understand Vita Healthcare is a hospice facility and I will check with the Health Department if this is considered a healthcare facility. Once confirmed, the map needs to be revised to not indicate this facility as a healthcare facility. Lastly, Please provide 1 hard copy of both distancing map to scale.
4. Architectural Plan – Sheet A-1 – Identifies a hazardous waste storage area locked cabinet. Will there be any outdoor refuse? How will the indoor refuse area be managed/pick up?
5. The proposal requires 7 parking spaces in total. Is there a current parking requirement calculation for the entire building to ensure the property is in compliance with the proposal?
6. The proposed signage appears to comply however to confirm please identify the lettering height for the walls signs and replacement ground panel sign lettering height.
7. The landscaping on site appears to be sufficient however, we will request any dead trees on site be replaced.