

**From:** [Cottrell, Megan](#)  
**To:** [Cassone, Thomas](#)  
**Cc:** [Grunberger, James](#); [Roqueta, Robert](#); [Rosenson, Valerie](#)  
**Subject:** Fwd: Smoke Clouds  
**Date:** Wednesday, October 18, 2023 6:59:03 PM

---

Attorney Cassone,

Can you please have the legal team research the ability of the BOR to regulate smoke shops that were grandfathered in before the new zoning regulations regarding signage took effect? Please see the email chain below for reference.

Thanks,  
-Megan

Sent from my iPhone

Begin forwarded message:

**From:** "Blessing, Ralph" <[RBlessing@stamfordct.gov](mailto:RBlessing@stamfordct.gov)>  
**Date:** October 18, 2023 at 6:50:52 PM EDT  
**To:** "Cottrell, Megan" <[MCottrell@stamfordct.gov](mailto:MCottrell@stamfordct.gov)>  
**Cc:** "Grunberger, James" <[JGrunberger@stamfordct.gov](mailto:JGrunberger@stamfordct.gov)>, "Roqueta, Robert" <[RRoqueta@stamfordct.gov](mailto:RRoqueta@stamfordct.gov)>  
**Subject: Re: Smoke Clouds**

Dear Representative Cottrell,

The new zoning text limiting smoke shops (including signage) went into effect on July 25. Every Smoke Shop that was legally in existence or had a complete application in by that date needs to be treated according to the old regulations, based on the State Statute which permits legally existing uses to remain (grandfathering).

For your reference, here is the approved text

<https://www.stamfordct.gov/home/showpublisheddocument/28956/638239713510770000>  
(pp 6 and 7 of the document)

The Land Use Bureau no longer enforces the Zoning Regulations. This function was moved to the Building Department. You should contact them to investigate if the Smoke Shops you are referencing have the proper permits and or are grandfathered in.

Because of the grandfathering requirement, Zoning can not require smoke shops to comply with the new regulations if a use was legally in existence (or had filed for an application) before the effective date.

The BoR may be able to pass an ordinance that requires Smoke Shops to become compliant with the new sign regulations. However, this is a question that should be reviewed by the Law Department - State Statute might limit the ability of the BoR to do so.

I hope that answers your questions.

Best,

**Ralph Blessing**

*Land Use Bureau Chief, City of Stamford*

888 Washington Blvd, 7<sup>th</sup> floor

Stamford, CT 06901

Phone: (203) 977 4714

Email: [RBlessing@stamfordct.gov](mailto:RBlessing@stamfordct.gov)

---

**From:** Cottrell, Megan <MCottrell@StamfordCT.gov>

**Sent:** Wednesday, October 18, 2023 5:21 PM

**To:** Blessing, Ralph <RBlessing@StamfordCT.gov>

**Cc:** Grunberger, James <JGrunberger@StamfordCT.gov>; Roqueta, Robert <RRoqueta@StamfordCT.gov>

**Subject:** Smoke Clouds

Hello Mr. Blessing,

I am sure you get many inquiries about smoke shops.

I am curious of the legal status of the signage at "Smoke Clouds" located at 1136-1138 E. Main Street.

It is my understanding that the Zoning Board recently passed regulations over the summer limiting signage for NEW smoke shops. While this smoke store is \*relatively\* new, I cannot remember when exactly it went in. Is it subjective to the new regulations?

Would we have to create a new ordinance in order to rein in the excessive lights and display signage at the smoke shops?

I am also curious about a store in the Stamford mall known as "Vapor Box." It's signage deceptively looks like a toy store. How could that sort of advertising that seems geared towards children be reined

in?

Thanks for any information that you can provide. I know that you have kindly come before our Board to discuss issues brought forth from smoke shop signs that Rep. Gilbride was concerned about.

Regards,  
-Megan

Sent from my iPhone