



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 filling 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): Growing Minds Daycare & Learning Center

APPLICANT ADDRESS: 1435 Bedford Street Suite 1E

APPLICANT PHONE #: 203.424.3886

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 28 Seaton Road

ADDRESS OF SUBJECT PROPERTY: 1435 Bedford Street Suite 1E Stamford CT

PRESENT ZONING DISTRICT: R-H

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Site Plan, First floor plan and Elevations

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

See attached

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
 See attached Property description (Exhibit A and B)

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

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
Cornerstone Apartments property owner LLC 11766 Wilshire Blvd., suite 500 Los Angeles, CA 90025	1435 Bedford Street

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 10th DAY OF September 2021

SIGNED: [Signature]

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
 COUNTY OF FAIRFIELD ss STAMFORD September 10th 2021

Personally appeared Peter Medoit, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
 Notary Public - Commissioner of the Superior Court

Ourania Perdakis
 Notary Public State of Connecticut
 My Commission Expires April 30, 2022

FOR OFFICE USE ONLY

APPL. #: 221-27 Received in the office of the Zoning Board: Date: _____

By: _____



MEDOIT GROUP LLC

City of Stamford
Zoning Board, Land Use Bureau
Stamford Government Center
888 Washington Boulevard 7th Floor
Stamford, CT 06901

September 2, 2021

Dear Zoning Board Members:

On behalf of Growing Minds Daycare & Learning Center, enclosed is an application for Special Permit related to 1435 Bedford Street suite 1E, Stamford, CT 06905 (the property). Growing Minds is submitting this application for special permit in order to use the Property as a Child Day Care facility as defined in the Zoning Regulations of the City of Stamford, so that they may provide day care for infants and children. Enclosed are the following:

1. A check in the amount of \$1,460.00 for the Public Hearing fee (\$1,000) and the special Permit for a property of 20,000 square feet or less (\$460)
2. Application for special Permit
3. Written statement describing the requested special permit
4. Project description
5. Statement holdings
6. Zoning map
7. Survey
8. Legal description
9. Floor plans and elevations
10. Photographs of the exterior and interior of the property
11. Owner authorization from Dianna Bernardo

Please let us know if you require any additional information or have any questions about this application. Thank you.

Sincerely,

Peter Medoit

1071 Stillwater Road
Stamford CT 06902
T: 203.355.9695
M: 203.273.6564

Owner's Authorization

City of Stamford
Zoning Board
Land Use Bureau
Government Center
888 Washington Boulevard
Stamford, CT 06904-2152

Dear Zoning Board:

I Dianna Bernardo, hereby authorize Growing Minds Daycare & Learning Center to submit an application for Special Permit to use the property located at 1435 Bedford Street Suite 1E, Stamford, CT 06905 for a Child Daycare Center (as defined in the Zoning Regulations of the City of Stamford, Connecticut).

Signed: _____


Dianna Bernardo

Date: _____

8-30-21

Exhibit A

Property Description

Parcel I: 1425 Bedford Street

All that certain tract of land, together with the buildings thereon, situated in said Stamford, known and designated as Parcel "B" on a certain map entitled, "Property Surveyed for Hanover Hall, Inc., and Summer Terrace, Inc., Stamford, Conn.," now on file in the office of the Town Clerk of said Stamford and numbered 7190, reference thereto being had; together with easements for utilities and storm sewer and sanitary sewer lines under and across Parcel "A" as shown on said map, and together with a right of way over and across the driveways on said Parcel "A" as provided in an agreement between Summer Terrace, Inc., and Hanover Hall, Inc., dated August 21, 1961 and recorded in the Land Records of said Stamford in Book 927 at Page 265.

Parcel II: 1435 Bedford Street

All that certain tract of land, together with the buildings thereon, situated in said Stamford, known and designated as Parcel "A" on a certain map entitled, "Property Surveyed for Hanover Hall, Inc., and Summer Terrace, Inc., Stamford, Conn.," now on file in the office of the Town Clerk of said Stamford and numbered 7190, reference thereto being had; together with easements for utilities and storm sewer and sanitary lines under and across Parcel "B" as shown on said map, and together with a right of way over and across the driveways on said Parcel "B" and over and across Parcel "C" as shown on said map, as provided in an agreement between Summer Terrace, Inc., and Hanover Hall, Inc., dated August 21, 1961 and recorded in the Land Records of said Stamford in Book 927 at Page 265.

Exhibit B

Permitted Exceptions

As to Parcels 1 and 2:

1. Real estate taxes, assessments and water and sewer charges which become due and payable subsequent to the Date of Policy, a lien not yet due and payable.
2. Rights of the present tenants, as tenants only, under unrecorded residential leases.

As to Parcel I: 1425 Bedford Street

3. Agreement between Summer Terrace, Inc. and Hanover Hall, Inc. dated August 21, 1961 and recorded in Volume 927 at Page 265 of the Stamford Land Records.
4. Grant to Hartford Electric Light Company dated June 6, 1962 and recorded in Volume 951 at Page 387 of the Stamford Land Records, as depicted on that certain ALTA/ACSM Land Title Survey prepared by Redniss and Mead as Job #2740E-1, dated 09/03/2014 (the "ALTA Survey")

As to Parcel II: 1435 Bedford Street

5. Agreement between Summer Terrace, Inc. and Hanover Hall, Inc. dated August 21, 1961 and recorded in Volume 927 at Page 265 of the Stamford Land Records.
6. Grant to Hartford Electric Light Company dated June 6, 1962 and recorded in Volume 951 at Page 391 of the Stamford Land Records, as depicted on the ALTA survey.
7. Survey entitled, "ALTA/ACSM Land Title Survey Prepared for Cornerstone Apartments Property Owner LLC Depicting 1425 & 1435 Bedford Street Stamford, CT" Scale 1" = 30' Date: 09/03/14 prepared by Redniss & Mead discloses the following:
 - a. Stone ret. wall on westerly boundary line of Parcel A.
 - b. Metal fence on easterly boundary of Parcel B.
 - c. Ledge, metal fence and Brick wall encroaches 0.45' along southerly line of Parcel B.

Requested Special Permit:

The applicant, Growing Minds Daycare & Learning center, as tenant of the subject property, request a special permit to use the subject property as a Child Day Care Center (as defined in the zoning regulations of city of Stamford)

Project Description

Marie Merisca St.Juste, Nadege Medoit Jean and Treasure Melissa Merisca are proposing to open a Daycare Facility located at the Residential community of 1435 Bedford Street (suite 1E) Stamford, CT 06905. The new daycare will welcome families with Infant, pre-school and pre-kindergarten aged children by providing a loving, safe environment to learn and encouraging their full potential. A quality daycare with passionate teachers to help educate our children in the Stamford Community (A total of 10 employees).

The proposed daycare of 4,201 square feet will accommodate approximately (50) Fifty children, consist of Program Director who will be responsible for the daily operations of the daycare center. Ensure a safe and educational environment for children, manage teaching staff, develop curriculum in coordination with teachers, implement of policies, communicate with parents. Head Teachers who take the lead with classroom curriculum, maintaining a harmonious and efficient work environment. Assistant Teachers who provide classroom support for a lead teacher. At the residential property of Bedford street located right outside of the heart of Stamford, parallel to Summer Street. Proximity to downtown Stamford provides residents with quick access to nearby amenities. Our mission is to make the residential community more inclusive by providing families with the convenience of a daycare facility right next door, providing residence with children the ability for a quick drop off and pick up making for a pleasant commute with ample available parking with three designated reserved parking to help minimize traffic impact. We have acquired 13 garage level spaces for all the employees, and there are a total of 270 surface level parking spaces and 102 garage level spaces on this site that are first come first serve bases. (Please see excerpt below from the lease regarding parking). This six-classroom daycare with a dedicated outside play area is built with eye catching color palette of rich colors and natural wood materials to create a fun and inviting environment to learn and grow is to be completed in July 2021- sets out to deliver on the following component of a great daycare facility: Having a child first philosophy, Connection families, Focus on Teachers.

To facilitate this project the current space is required to be renovated in accordance with the city requirements to be fully compliant with the health department and fire marshal. Floors to be renovated with vinyl material in all classrooms consist of toddlers from 12m to 36 months, children in this age group are normally being potty trained, learning how to drink and eat on their own, and spillage is constant this requires a floor that would withstand the test. Pre-k school years of 3 ½ to 5 years of age who are also independent need a surface that is easy to navigate around. The Infant rooms will be carpeted as children in this age group will need to be on a softer area to help encourage crawling. Walls to be painted and classrooms to be furnished accordingly to meet the standard of each age group to help facilitate learning. Cosmetic changes to help with classroom creation for each age groups. Furnitures to be arrange within close proximity of each other to create a partition for each classroom.

After passing through the entry doors of the new daycare, families and children will find themselves in a one leveled story, in the main reception area defined with words of affirmation and informative details

of the services our daycare provides. To the left of the receptionist desk is the long entry path leading to the classrooms. Classroom 1 which consist of our 4 ½ - 5 years old ready to graduate to kindergarten is filled with activities such as computer lab, reading area, writing area to help our pre-K to be well rounded and ready for kindergarten. Right next door is classroom 2 which consist of our pre-school aged 3-4 years old with nooks filled with exciting learning opportunities, this classroom consists of a dramatic area to help the children imagination come to life, circle time and learning area to encourage social engagement. To the left is classroom 3 cuddling our infants. This age group consist of infants from 4 months to 12 months. This room is filled with a big area rug to help facilitate crawling, hand and eye coordination. To the left is classroom 4 which consist of our young toddlers from 12 to 18 months. This group is still in the infancy stage but exploring is a major a major factor. A water table, blocks and toys to help encourage learning and to promote sharing while playing in a group setting. Moving down the corridor which will lead you to classroom 5 which consist of our mid-toddlers from 18-24moths. This independent group loves to roam around and explore, a playing area is provided with toys to help encourage sharing and playing along. To the left of this classroom is our teacher's lounge to help maintain a caring environment for our teachers during downtime. Ahead is classroom 6 which consist of older toddlers from 24 to 36 months. With a dramatic area, learning area, music and puzzles will help to captivate the growing minds of this age group. Each classroom unimpeded with structure in order to maximize learning areas for all our children. In addition to the indoor learning opportunities, outdoor area is also structured to promote learning in an outdoor setting.

Excerpt from Lease(Regarding Parking):

... "Tenant and its employees, customers, subtenants, licensees and concessionaires shall have a non-exclusive license to use the Common Area in common with Landlord, other tenants of the Retail Space and other persons permitted by Landlord to use the same, subject to the terms and conditions contained herein. Landlord shall provide a designated loading and pickup area for the exclusive use of Tenant during those hours when children are in the Center. The purpose of such designated area is for the safety of the children. Landlord may promulgate and modify from time to time rules and regulations for the safety, care, cleanliness operation of the Retail Space which shall be complied with by Tenant and its employees, agents, visitors and invitees. Landlord may temporarily close any part of the Common Area for such reasonable periods of time as may be necessary to prevent the public from obtaining prescriptive rights or to make repairs or alterations. Landlord shall designate areas in which Tenant's employees shall be required to park, and Tenant shall cause its employees to park only in such areas. Tenant shall be entitled to three (3) reserved parking spaces outside of the Retail Space for drop off and pickup of Tenant's customers for thirty dollars (\$30) for each space per month. Landlord will provide Tenant with the option of leasing thirteen (13) garage parking spaces for fifty dollars (\$50) for each space per month"...

Conclusion:

The purpose of the proposed project is to help facilitate members who are looking for a daycare within the Stamford area. The proposed location

Statement of findings:

Special permits shall be granted by reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking account, where appropriate.

1. The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangements of structure drives and parking areas and the proximity of existing dwellings and other structures

The proposed Child Day Care Center use neither anticipates nor requires any change to the physical building. The changes in the existing space will be 2 new half walls being built to separate the hallway and classroom. All other work is considered cosmetic in nature such as new flooring, painting etc. The proposed Child Day Care Center is located in a residential area and proximate to major roads and employment opportunities. It is therefore, conveniently located for the benefit of the families it will serve. The space which is approximately 4,201 square feet will easily accommodate the children and staff.

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 necessity demands.

Child care creates no objectional noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property. With multiple private enclosed play areas, and breakdown throughout the day this will be low intensity use. Child Day Care per the state zoning enabling act, are compatible with residential uses generally.

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.

Parents will drop off and pick up their children, but generally will not park for long periods of time. Growing minds will have at least one staff member outside to help facilitate pickup and drop-off at designated times. There are dedicated parking spaces in front plus additional parking onsite for parents needing additional time. Additional dedicated parking for staff has also been provided.

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

The proposed Day Care use is compatible with its surrounding area. The immediate area is largely residential but the site is mere blocks away from a variety of commercial and retail users and conveniently located near a substantial number of major employers. The site sits just a few blocks from the core central business district, shopping and restaurants as well. The availability

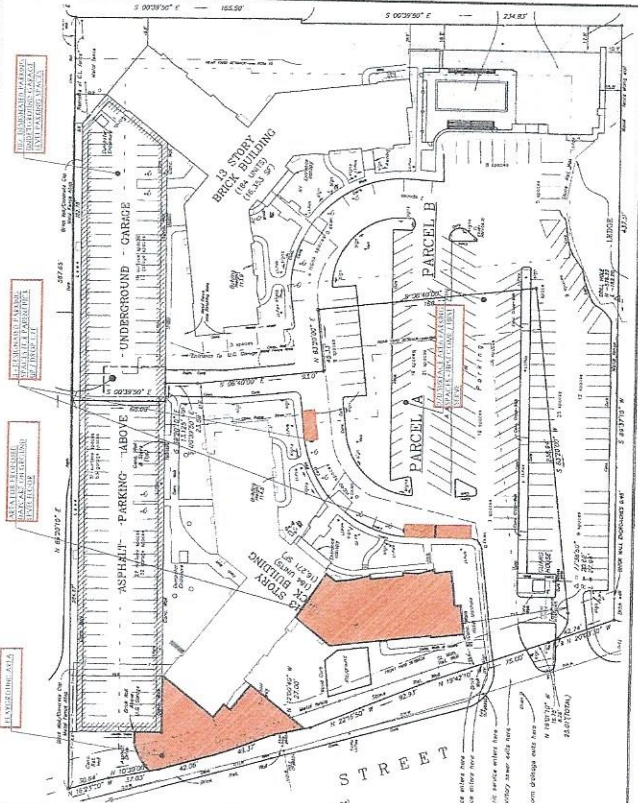
of licensed day care contributes to a neighborhood attractiveness and livability. It also contributes to the ability of Stamford residents to secure employment while trusting their children are properly cared for and receiving high quality early childhood services.

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

The proposed plan is consistent Master Plan which, in its economic development strategy, prioritizes "cradles to career" education and training. (Policy 3c, implementation strategy 3c.1 page 71). This approach to education and training is supported by the availability of affordable, licensed child care. In addition, the master plan seeks to "ensure that people who work in Stamford can afford to live in Stamford." (Policy 3c, implementation strategy 3c.2, page 71.) Available affordable child care is key to that policy goal.

ZONING CHART - PARKING REQUIREMENT	
PARKING REQUIREMENT	1.25 PARKING SPACES PER EMPLOYEE 10 EMPLOYEES = 10X1.25 = 12.5 13 TOTAL EMPLOYEE PARKING SPACES
PARENT PARKING	3 PARENT PICK-UP/DROP OFF SPACES AND 3 HANDICAP SPACES LOCATED DIRECTLY IN FRONT OF DAYCARE
ADDITIONAL PARKING	THERE ARE 270 SURFACE LEVEL PARKING SPACES AND AN ADDITIONAL 102 GARAGE LEVEL PARKING SPACES WHICH ARE FIRST COME FIRST SERVE

ZONING CHART 2



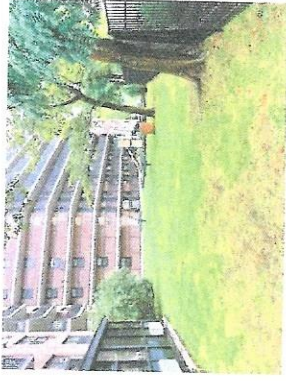
SITE AREA LOCATION 3



SURFACE AREA PARKING



SURFACE AREA PARKING



PLAYGROUND AREA



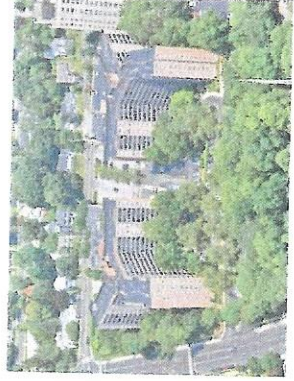
GARAGE PARKING



SITE ENTRY



BUILDING SHOWING PARKING



OVERALL BUILDING IMAGE

KEY PLANS:	
DATE	REVISIONS

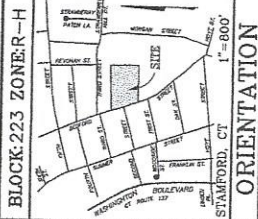
GROWING IMBROS DAY CARE
145 BEDFORD STREET - SUITE 1E
STAMFORD, CT 06901

SCALE: AS SHOWN
DATE: 05/22/2021
DRAWN BY: PM
REVIEWED BY: XOFX
SHEET NO. XOFX

ZONING INFORMATION
PLAYGROUND AREA
PROJECT NO. 21103

A-105

SITE PHOTOS 1



NOTES

1. This survey has been prepared in accordance with Sections 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z, 40A, 40B, 40C, 40D, 40E, 40F, 40G, 40H, 40I, 40J, 40K, 40L, 40M, 40N, 40O, 40P, 40Q, 40R, 40S, 40T, 40U, 40V, 40W, 40X, 40Y, 40Z, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 41J, 41K, 41L, 41M, 41N, 41O, 41P, 41Q, 41R, 41S, 41T, 41U, 41V, 41W, 41X, 41Y, 41Z, 42A, 42B, 42C, 42D, 42E, 42F, 42G, 42H, 42I, 42J, 42K, 42L, 42M, 42N, 42O, 42P, 42Q, 42R, 42S, 42T, 42U, 42V, 42W, 42X, 42Y, 42Z, 43A, 43B, 43C, 43D, 43E, 43F, 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ZONING LOCATION SURVEY
 Prepared For
Cornerstone Apartments Property Owner LLC
 Depicting Proposed Improvements on Parcel B
 1425 BEDFORD STREET
 Stamford, CT

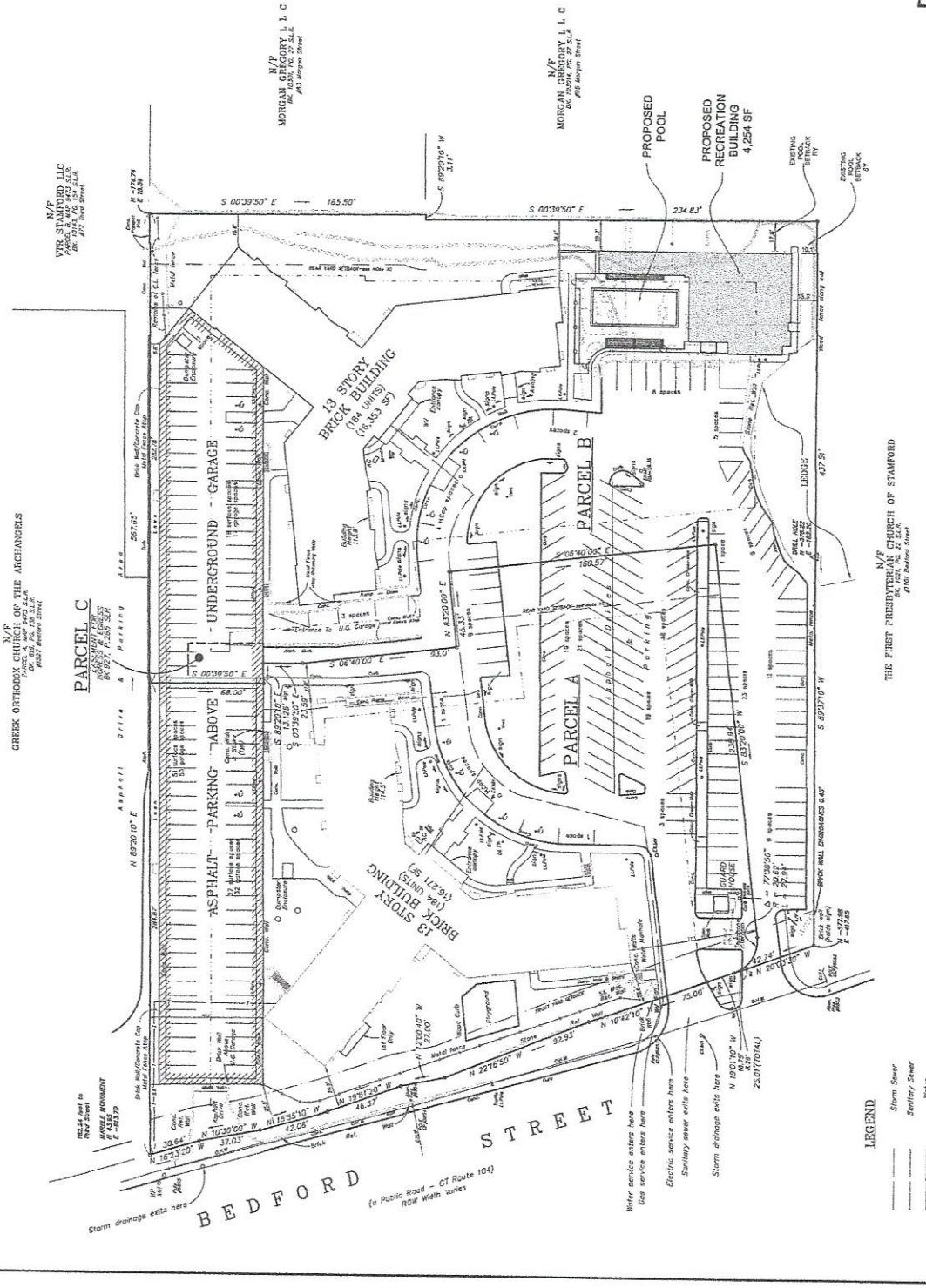
DATE	BY	SCALE	PROJECT NO.
08/27/2015	J. REDNISS	1" = 30'	2015-002

Redniss & Mead
 ENGINEERS, ARCHITECTS & PLANNERS
 115 HARTFORD AVENUE, SUITE 200, STAMFORD, CT 06901
 TEL: 203.359.8800 FAX: 203.359.8801

ZONING DATA TABLE
 (R-1) RESIDENTIAL ZONE OVER 40,000 SQ FT

CRITERIA	MINIMUM REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
LOT AREA	4,000 SQ FT	50,488 SQ FT	NO CHANGE
FRONTAGE	100 FT	100 FT	NO CHANGE
REAR YARD	15 FT	15 FT	NO CHANGE
BUILDING AREA	10,000 SQ FT	44,000 SQ FT	NO CHANGE
FPSB	1	1	NO CHANGE
FPSB *	1	1	NO CHANGE
FPSB (ACC)	1	1	NO CHANGE
FPSB (ACC) *	1	1	NO CHANGE

* Ratio comparison pre-2008 1985 zone change (Code 8.9)



- LEGEND**
- Storm Sewer
 - Sanitary Sewer
 - Water
 - Gas
 - Electric
 - Telephone
 - Chain Link Fence
 - Chain Link & Wood Fence
 - Stone & Masonry Wall
 - Dry Stone Wall

MG
Medoit Group

ARCHITECTURE | INTERIORS
1000 Main Street
Stamford, CT 06903
Tel: 203.359.8333
www.mgdesign.com

DATE	REVISIONS
07/02/22	CONING BOARD REVIEW

KEY PLANS:

GROWING MINDS DAY CARE
1436 BEDFORD STREET - SUITE 1E
STAMFORD, CT 06902

THIS DRAWING HAS BEEN PREPARED FOR CONTRACTORS. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. APPROVED FOR ARCHITECT: [Signature]

SHEET TITLE:

SITE PLAN

PROJECT NO.: 21-103
SCALE: AS NOTED
DATE: 09/12/2021
DRAWN BY: PM
REVIEWED BY: PM
SHEET NO.: 1 OF 3

SP-100

DOB NO.

SITE PLAN
SCALE: 1/4" = 1'-0"
1

