

CITY OF STAMFORD

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INTEROFFICE MEMORANDUM

January 13, 2022

To: Vineeta Mathur Associate Planner

From: Willetta Capelle P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:
225 High Ridge Road - TNREF III High Ridge LLC
Zoning Application No. 221-33

The Engineering Bureau received Zoning documents proposing an early childhood daycare facility to occupy a portion of a commercial property, including minor site improvements.

The following documents were reviewed:

- "ALTA/NSPS Land Title Survey Depicting 225 High Ridge Road Prepared for TNREF III High Ridge, LLC" by Redniss & Mead dated 6/13/17

- "Zoning Site Plan Depicting 225 High Ridge Road Goddard School Prepared for Baywater Properties" by Redniss & Mead dated 12/20/21

The Engineering Bureau does not object to the childhood daycare facility occupying a portion of the commercial building.

The Engineering Bureau offers the following comments to be addressed by a CT professional engineer prior to building permit issuance:

- 1) Design and construction shall comply with the Stamford Drainage Manual (including stormwater mitigation if the impervious coverage will increase by 400 sq ft or more, stormwater management report or Engineer's drainage statement, water quality improvements, etc..)
- 2) Provide a site development plan showing all proposed improvements including existing and proposed grades, drainage, utilities and site features.
- 3) Provide construction details for all site improvements.

- 4) Provide an erosion and sediment control plan.
- 5) Provide a landscaping plan.
- 6) Traffic, Transportation & Parking Department review will be required for the proposed parking lot improvements (e.g. crosswalk and speed bump).
- 7) The proposed surfaces for the play areas shall be specified and shall comply with the Stamford Drainage Manual.
- 8) The most recent survey shall be referenced in the notes.
- 9) The Engineering Bureau reserves the right to make additional comments once plans and documents are reviewed.

Please contact me at 203-977-4003 with any questions.

CC: Bret Holzwarth

Reg. No. 19

Memo To: Vineeta Mathur, Principal Planner
Zoning Board, Stamford

From: Robert Clausi, Executive Director
Environmental Protection Board

Subject: 225 High Ridge Road
TNREF III High Ridge LLC
Application No. 221-33

Date: April 20, 2022

Environmental Protection Board Staff has reviewed the plans submitted for the Site and Architectural Plan and/or Requested Uses site plan review (Application ZB 221-33) proposed at the above-referenced property and has no objections, given there are no wetlands or watercourses indicated on or near the property, the property is not in a flood hazard zone, and the proposed activities are 750' from the on-site Conservation Easement. However, the following conditions are recommended to minimize potential impacts from the proposed development:

1. Submission of a final construction plan that shall include details for the grading of the playground areas, appropriate erosion and sedimentation controls, and any stormwater management facilities required to bring the playground surfaces into compliance with the Stamford Stormwater Drainage Manual.
2. If applicable, positive endorsement of the stormwater management design by the Stamford Engineering Bureau.
3. Submission of a landscaping plan prepared by a qualified landscape professional that shall mitigate trees and hedges to be removed for the playgrounds.
4. All final grading, drainage, stabilization, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.
5. All approved landscaping shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of a certificate of occupancy and release of surety.

6. Submission of standard, City of Stamford landscape maintenance agreement to ensure the success of landscape features prior to the receipt of a final certificate of occupancy and return of surety.
7. If applicable, submission of a standard, City of Stamford drainage maintenance agreement to ensure the full and proper function of all drainage facilities installed on the parcel prior to the receipt of a final certificate of occupancy and return of surety.

Thank you for the opportunity to comment.

From: Seely, Walter
Sent: Thursday, January 13, 2022 8:21:44 PM
To: Mathur, Vineeta
Cc: Armstrong, Chad; Francis, David
Subject: Application 221-33

Good evening Vineeta

I have reviewed the proposed child day care for 225 High Ridge Road Application 221-33
I have two issues to be addressed.

- 1- One hour fire separation will be required between the Day Care and Business occupancies.
- 2- Sharing of an egress path (children from Day Care and adults from Business occupancies)

I believe that both issues can be solved without any major changes to the proposed floor plan.

I have no objections to the Application 221-33 at this time.

Respectfully

Walter (Bud) Seely

Fire Marshal

Stamford Fire Department

Office of the Fire Marshal

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INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Acting Bureau Chief  Luke Battenwieser
Transportation Bureau Staff

DATE: March 22, 2022

RE: Zoning Board Application 221-33

Application #221-33

225 High Ridge Road
TNREF III High Ridge LLC

The Transportation, Traffic & Parking Department (TTP) has reviewed the following documents:

- Zoning Board application received January 9, 2022;
- Project narrative;
- Zoning Site Plan prepared by Redniss & Mead dated December 20, 2021;
- Blocking Plan prepared by Jarmel Kizel dated October 11, 2021; and,
- Land Title Survey prepared by Redniss & Mead dated June 13, 2017.

The below comments were from the Department's letter dated February 4, 2022. The applicant has since responded to the below comments in a letter dated March 17, 2022 and with a revised Zoning Site Plan dated March 16, 2022. This letter serves as the Department's revised letter in light of the Applicant's responses. At this time, the Department has no objection to this application and looks forward to working with the Applicant during the Building Permit Process to address specific elements of their site plan.

Upon reviewing the above documents, the Department offers the following comments:

1. The Department will require a traffic and access study prepared by a professional engineer, registered in the State of Connecticut, with expertise in traffic engineering. The Department requires this Traffic and Access Study to effectively evaluate the potential impact on City roads as a result of this proposed development and request the applicant to undertake any traffic reduction strategies as a result of the study. While a traffic study is required for any uses with over 50 parking spaces, the Department reserves the right to request a study for smaller projects based on use and/or intensity. Since this proposed application plans to accommodate up to 180 children in addition to 33 employees daily, there will be higher than normal levels of traffic associated with the site. The Department cannot endorse this application for Zoning Board approval without this requested study.

The Department has reviewed the applicant's traffic impact study. The proposed application does not appear to negatively impact the local roadway network. The Study assumes that the morning and afternoon peak hour traffic will occur within defined periods (7:00am-9:00am and 4:00pm-6:00pm); however, the model of this school has a more unstructured drop-off and pick-up time than traditional schools, meaning the anticipated peak hour traffic will be more spread out over the course of the day, thus reducing the overall traffic impacts. Additionally, the existing transit route along High Ridge Road, the newly reconstructed sidewalk to the south and the proposed sidewalk reconstruction to the north, the low-traffic inducing senior housing facility at 215 High Ridge, and the existing traffic signal system at Terrace Drive can support the proposed increases in traffic.

2. Prior to the issuance of a Certificate of Occupancy, the applicant shall reconstruct the sidewalk along their entire property frontage along High Ridge Road per the Section 12 regulations.

The applicant has agreed to reconstruct the sidewalk to concrete along their property frontage on High Ridge Road per the revised Zoning Site Plan. The Department will work with the applicant during the Building Permit process; however, the Department will like to reiterate the Section 12 Regulations regarding sidewalks and that all sidewalk construction shall comply and be a minimum of 5' in width.

3. The applicant shall detail on a plan and in narrative form how the proposed parent pick-up and drop-off circulation pattern will function. The applicant shall include, but not limited to, the following: time frame for pick-up and drop-off, locations where parents will pick-up and drop-off, any directional signage, proposed internal circulation routes, and any other pertinent information

See Department's response above related to this question. This site has significant on-site queuing and parking capacity to where the pick-up and drop-off process does not appear to back out onto the public road network.

4. Prior to the issuance of a building permit, the applicant shall provide the specifications for the proposed raised crosswalk and speed hump.
Department takes no issue with the applicant's response.
5. Prior to the issuance of a building permit, the applicant shall provide a pavement marking signage plan for the site detailing crosswalk signage and speed hump signage and any other site specific signs and markings.
Department takes no issue with the applicant's response.
6. The applicant shall install a CTDOT standard crosswalk approximately 80' east of the proposed raised crosswalk where the concrete walk and driveway intersect. The pedestrian ramps shall be upgraded to be fully ADA compliant.
Applicant has agreed to this comment per the revises Zoning Site Plan
7. The applicant shall detail where the 42 required parking spaces for this proposed use shall be located and attest to their availability on the site.
Department takes no issue with the applicant's response.