

Briscoe, Tracy

From: Mathur, Vineeta
Sent: Friday, July 8, 2022 11:01 AM
To: Briscoe, Tracy
Subject: Fw: Application 222-21 Ursula Place.

for the file.

From: Seely, Walter
Sent: Thursday, June 9, 2022 8:42 PM
To: Mathur, Vineeta
Cc: Armstrong, Chad; Francis, David
Subject: Application 222-21 Ursula Place.

Hi Vineeta

I have reviewed plans for Zoning Board Application 222-21 Ursula Place Townhouses. Requested widening of the driveway entrances from cars parking in the street has been addressed. Fire Marshal's Office has no objections to this project.

Have a good evening

Walter (Bud) Seely

*Fire Marshal
Stamford Fire Department
Office of the Fire Marshal
888 Washington Blvd. 7th Floor
Stamford, CT. 06902
203-977-4651*

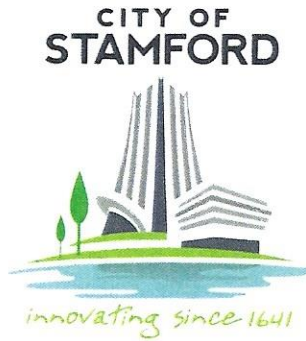
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JUL - 8 2022

ZONING BOARD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUIÑONES
Email: mquinones@stamfordct.gov



TRANSPORTATION BUREAU CHIEF
FRANK W. PETISE, P.E.
Email: fpetise@stamfordct.gov

OFFICE OF OPERATIONS
TRANSPORTATION, TRAFFIC & PARKING
Tel: (203) 977-5466/Fax: (203) 977-4004
Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

ZONING BOARD
JUL - 8 - 2022
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INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Frank W. Petise, P.E.
Transportation Bureau Chief

Luke Battenwieser
Transportation Bureau Staff

DATE: July 8, 2022

RE: Zoning Board Application 222-21

Application #222-21

0 Ursula Place
Housing Authority of Stamford

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

- Zoning Board application received June 9, 2022;
- Project narrative;
- Zoning Location Survey prepared by Redniss & Mead dated June 1, 2022;
- Overall Landscaping Plan prepared by TPA Design Group dated June 1, 2022; and,
- Civil Site Plan prepared by Redniss & Mead dated June 1, 2022.

The Department has reviewed this application as well as applications 222-19 and 222-20. Additionally, the Department has met with the applicant to review the project and discuss any questions associated with the development. The below comments were discussed with the applicant and agreed upon by all parties. The Department and applicant will work closely during the Building Permit process and the overall construction process on various site details. For questions about parking, please reference the Department's letter dated May 20th, 2022 for ZB applications 222-19/20.

1. All sidewalks along the entire site frontages will be rebuilt in concrete. Applicant to work with TTP staff during each phase of construction to determine the final details of sidewalk construction.
2. The sidewalks along Dale Street will be 5' wide and the Ursula Place sidewalks will be 4' wide in generally the same location with the same amenity strip width. However, PROWAG/ADA guidelines shall be followed.
3. The curbing will be rebuilt along Dale Street, but the Ursula Place curbing will be handled during the building permit process/construction
 - Curb replacement shall be provided along Dale Street where sidewalks will be replaced and where the existing curb has deteriorated and/or has a reveal less than 6".
 - The extent of curb replacement along Ursula Place will be coordinated with TTP staff during the building permit process and/or during construction on a phase-by-phase basis.
4. The applicant will endeavor to save as many street trees as possible with a mix of Flexipave around trees, moving the sidewalk away from the tree area, or other suitable alternatives.
5. The applicant shall work with TTP and Engineering on the restoration requirements of the roadway during the building permit process and/or during construction on a phase-by-phase basis.
6. Applicant will work with TTP staff to create a landscaped neighborhood traffic calming island at the fork of Ursula Place. The final design to be determined during the building permit process.
 - The applicant shall ensure that any proposed island does not impact emergency vehicle or garbage truck maneuvering.
7. Pull-in parking spaces in the interior lots that abut sidewalks shall have curb stops.
8. Any ADA parking spaces shall have curb ramps or flush curb condition with Tac pads.
9. The driveway aprons shall be built in concrete.
10. The sidewalk shall be carried flush across the driveway aprons.
11. The driveway curb cuts shall be revised to show triangular flanges and not radii.
12. There should be sidewalks connecting the interior parking lot sidewalks to the roadway sidewalks.
13. On SE-1A, a stop sign and stop bar shall be placed at the end of the driveway into the middle parking lot that connects to Ursula Place.
14. Landscaping shall be placed around the transformers.
15. The parking lot sidewalks shall have an acceptable ADA compliant ramp to the parking lot area.
16. On SE-10, Stop signs shall be 30"
17. On SE-10, Stop Bar shall have a double yellow centerline extending from it. Not a single white line
18. Ensure ADA compliant space on the sidewalk with the proposed mailboxes and other obstructions.
19. The applicant is recommended to pursue installing pedestrian level street lighting on Ursula Place and Dale Street as part of the overall development.