

MAYOR
Caroline Simmons



**CITY OF STAMFORD
PLANNING BOARD
LAND USE BUREAU**
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December 1, 2023

Mr. David Stein, Chair
City of Stamford
Zoning Board
888 Washington Boulevard
Stamford, CT 06902

**RE: ZB APPLICATION #223-35 - RICHARD REDNISS, REDNISS & MEAD
Representing ROCKRIMMON COUNTRY CLUB, INC. - 2949 LONG RIDGE ROAD -
Special Permit & General Development Plan**

Dear Mr. Stein & Members of the Zoning Board:

During its regularly scheduled meeting held on Tuesday, November 28, 2023, the Planning Board reviewed the above captioned application referred in accordance with the requirements of the Stamford Charter.

Applicant is proposing to create a new parking lot and modify ZB Application #219-17 to include 0 Long Ridge Road as part of the Special Permit Use.

Richard Redniss, Redniss & Mead, representing the applicant, made a presentation and answered questions from the Board.

After some discussion, the Planning Board unanimously voted to recommended **approval** of **ZB Application #223-35** and that this request is aligned with the intent of the Master Plan Categories to provide space for uses that support the surrounding neighborhood. Specifically, the application is aligned with the Master Plan Category #15 (Open Space / Conservation Overlay) purpose to protect open spaces for active and passive use and also aligned with the Master Plan Category #1 (Residential - Very Low Density Single-Family) purpose to allow for uses compatible with residential uses such as Clubs.

Sincerely,

STAMFORD PLANNING BOARD

Theresa Dell, Chair

TD/lac

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DEC. - 1 2023
PLANNING BOARD

CITY OF STAMFORD

MAYOR
CAROLINE SIMMONS

DIRECTOR OF OPERATIONS
MATT QUINONES
Email: MQuinones@StamfordCT.gov



CITY ENGINEER
LOUIS CASOLO, JR., P.E.
Email: LCasolo@StamfordCT.gov

INTEROFFICE MEMORANDUM

September 11, 2023

To: Vineeta Mathur Principal Planner

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

Subject:

**2949 Long Ridge Road - Rockrimmon Country Club Inc
Zoning Application No. 223-35**

The Engineering Bureau received Zoning Special Permit and General Development Plan documents for the construction of a new parking lot, 4 pickle ball courts and modifying Application #219-17 to include 0 Long Ridge Road as part of the Special Permit use.

The following documents were reviewed:

- "Project Narrative Rockrimmon Country Club 2949 Long Ridge Road & 0 Long Ridge Road (003-8745) Special Permit & General Development Plan" by Redniss & Mead dated 7/27/23

- "Aerial Exhibit Depicting 2949 & 0 Long Ridge Road" by Redniss & Mead dated 7/26/23

- "Plot Plan Prepared for Rock Rimmon Country Club" by Edward J. Frattaroli, Inc. dated 6/19/19

- "Improvement Location Survey "As-Built" Plan Prepared for Rock Rimmon Country Club" by Edward J. Frattaroli, Inc. dated 10/27/21

- "Improvement Location Survey "As-Built" Plan Prepared for Rock Rimmon Country Club" by Edward J. Frattaroli, Inc. dated 7/7/22

- "Existing Conditions Plan Prepared for Rock Rimmon Country Club" by Edward J. Frattaroli, Inc. dated 10/20/22

- SE-1 through SE-6 "Depicting 2949 Long Ridge Road Prepared for Rockrimmon Country Club" by Redniss & Mead dated 7/12/23

- "Site Engineering Report 2949 Long Ridge Road Prepared for Rockrimmon Country Club" by Redniss & Mead dated 7/12/23

The Engineer of Record Bret Holzwarth, P.E. stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact

adjacent or downstream properties or City-owned drainage facilities."

The Engineering Bureau has determined that the following shall be addressed by a CT Professional Engineer:

- 1) Provide documentation that a lot consolidation map has been filed on S.L.R. for 2949 & 0 Long Ridge Road and provide the map.
- 2) Adjust the grading so the swale and runoff from the pickle ball courts do not impact the landings and stairs.
- 3) Provide grades to indicate where the leakoffs discharge to and show the leakoffs on all sheets. Clarify if the pickleball courts and conservation area will be adversely affected by this runoff.
- 4) Correct the pipe length called out that discharges to the southern splash pad.
- 5) Show potential soil stockpile locations.
- 6) Add a deck detail that shows the stone installation below the deck.
- 7) Add a pickleball court detail.
- 8) Reduce the peak volumes and add the peak volume comparison to the Site Engineering Report. The HydroCAD report shows a significant increase in peak volumes for the various storm events.
- 9) Site Engineering Report: The Water Quality table on sheet 6, WQV calculations, LID Summary Table and DCIA Tracking Worksheet are not consistent for the total WQV required.
- 10) Correct the dimensions for Infil #2 on the LID Map.
- 11) Verify the pipe description for outlet device #3 for Pond 1P.
- 12) The Engineering Bureau reserves the right to make additional comments.

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

CC: Bret Holzwarth

Reg. No. 257

MAYOR
CAROLINE SIMMONS

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Government Center, 888 Washington Blvd., 7TH Floor, Stamford, CT 06901

INTEROFFICE MEMORANDIUM

TO: Zoning Board Office

FROM: Luke Bittenwieser
Transportation Planner

DATE: September 6, 2023

RE: Zoning Board Application 223-35

A handwritten signature in blue ink, appearing to read "LB", is written over the "FROM:" line of the memorandum.

Application #223-35

2949 Long Ridge Road
Rockrimmon Country Club, inc.

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

- Zoning Board application received August 4, 2023;
- Project Narrative dated July 27, 2023
- Site Development Plan prepared by Redniss and Mead dated July 12, 2023; and,
- Landscape Layout Overall Plan prepared by Wesley Stout Associates dated July 24, 2023.

The department offers no comments at this time.

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SEP - 8 2023

ZONING BOARD



City of Stamford

ENVIRONMENTAL PROTECTION BOARD

INTEROFFICE CORRESPONDENCE

MEMO TO: Vineeta Mathur, Principal Planner
Zoning Board of the City of Stamford

FROM: Lindsay Tomaszewski, Environmental Analyst
Environmental Protection Board

SUBJECT: 2949 Long Ridge Road
Rock Rimmon Country Club Inc.
Zoning Application No. 223-35

DATE: September 8, 2023

REFERENCES

- "Site Development Plan," "Site Grading Plan," "Drainage & Utility Plan," "Sediment & Erosion Control Plan," "Details," and "Details & Soil Data" for Rockrimmon Country Club, 2949 Long Ridge Road, Stamford, CT, by Bret Holzwarth CT PE 27812, Redniss and Mead, dated July 12, 2023.
- "Improvement Location Survey 'As-Built' Plan," for Rock Rimmon Country Club, Stamford, CT, by Robert Bullard LS 18862, Edward J Frattaroli INC, last revised May 30, 2023.
- "Plot Plan," for Rock Rimmon Country Club, Stamford, CT, by Robert Bullard LS 18862, Edward J Frattaroli INC, dated June 19, 2019.
- "Existing Conditions Plan," for Rock Rimmon Country Club, Stamford, CT, by Robert Bullard LS 18862, Edward J Frattaroli INC, dated October 20, 2022.
- "Landscape Layout: Overall Plan" and "Site Lighting and Landscape Details," for Rockrimmon Country Club, 2949 Long Ridge Road, Stamford, CT, by Wesley Stout Associates, dated July 24, 2023.
- "Site Engineering Report," for Rockrimmon Country Club, 2949 Long Ridge Road, Stamford, CT, by Bret Holzwarth CT PE 27812, Redniss and Mead, dated July 12, 2023.
- "Project Narrative," Rockrimmon Country Club, 2949 Long Ridge Road & 0 Long Ride Road (003-8745), Special Permit & General Development Plan, From Redniss & Mead, dated July 27, 2023.

DISCUSSION

Rock Rimmon Country Club seeks approval of Site & Architectural Plans and/or Requested Uses and a Special Permit to create a new parking lot, construct 4 pickleball courts, and modify application 219-17 to include 0 Long Ridge Road as part of the Special Permit Use. The property is located on the east side of Long Ridge Road and the club property straddles the CT-NY state line. The lot and courts are proposed on Lot 1, adjacent to the southwest corner of the current parking lot. The parcels, as they currently stand, are identified as follows in the records maintained by the Stamford Tax Assessor:

Address	Lot No.	Account	Card	Map	Block	Zone	Area
2949 Long Ridge Road	A	001-9366	E-193Z	7	403	RA-2	~32.30 Acres
0 Long Ridge Road	1	003-8745	E-190	7	403	RA-2	~1.002 Acres

Neither 2949 Long Ridge Road nor 0 Long Ridge Road lie within any special flood hazard area (Zone X, FIRM 09001C0365F, 6/18/2010). Lot 1 (0 Long Ridge Road) and the southerly Lot 2 (1365 Rock Rimmon Road) were subdivided in 1985, PB 3336. Per the subdivision, there is a conservation easement along the western border. All work is proposed outside of the easement. Wetland soils have been identified offsite on 1365 Rock Rimmon Road. A portion of the 50-foot upland review area (URA) from Lot 2 extends onto 0 Long Ridge Road. All work is proposed outside of this URA. Upon review of EPB files, there is also a wetland system on 2891 Long Ridge Road and a drainage swale running from 2891 Long Ridge Road to 1365 Rock Rimmon Road identified during the subdivision. The swale is visible on the subdivision map, SLR 11477. The swale and wetland soils on 2891 Long Ridge Road were shown on the proposed plans. Based on the soils report (Kenny, 2006), the URA and the wetlands likely extend onto 0 Long Ridge Road and the proposed plans may be within the URA. Upon inspection, no water was flowing, but there is a clear swale. EPB will require a soils report for 0 Long Ridge Road. If any work is within the URA, the proposed construction will require an EPB wetlands permit prior to authorization for any building permits and the start of work.

The proposal includes an erosion and sediment control plan with silt fencing, anti-tracking pad, tree protection, and inlet protection. The plans must be updated to include stockpile areas and construction sequencing. Approximately 55 trees are proposed for removal. All trees shown on the site plans and landscape plan are labeled as "Tree." The landscape plan proposes 58 new trees, 22 of which are Arborvitae for screening. Condition 3 of PB 3336 requires "Preservation of significant trees on Lot 1 to the extent possible." To observe this requirement, EPB will require an arborist report on the property to determine the possibility and best management practices to protect existing trees on site, along with identification. Upon tree identification, EPB requests the Landscape plan to be re-evaluated and revised as needed to ensure that the proposed trees reflect those to be removed as best as possible.

The EPB recommends the Zoning Board postpone reviewing the proposed development until a soils report and arborist report for Lot 1 is completed and reviewed by EPB staff.

Should the Zoning Board choose to approve the proposal, EPB will require the following prior to the start of any work onsite:

1. Submission of a soils report for 0 Long Ridge Road, Lot 1 prior to endorsement for the issuance of a building permit and start of work.

2. Submission of an updated Development plan to include wetland soils as delineated on 2891 Long Ridge Road, any wetlands soils determined on Lot 1, and the updated Upland Review Area regulated for the public drinking watershed (50 feet to Wetlands, 100 feet to Watercourses) prior to endorsement for the issuance of a building permit and start of work.
 - a. If any proposed work is within the EPB regulated Upland Review Area, a Wetlands permit from the Environmental Protection Board will be required prior to endorsement for the issuance of a building permit and start of work.
3. Submission of an updated Erosion and Sedimentation control plan to include stockpile areas and a construction sequence prior to endorsement for the issuance of a building permit and start of work.
4. Submission of an arborist report for tree identification and to determine best management practices to protect significant trees onsite to the extent possible site prior to endorsement for the issuance of a building permit and start of work.
5. Submission of an updated landscape plan to have the proposed trees reflect those to be removed prior to endorsement for the issuance of a building permit and start of work.
6. Final approval by the Engineering Bureau of all site grading and drainage mitigation plans prior to endorsement for the issuance of a Building Permit and start of work.
7. 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.
8. All approved landscaping and mitigative measures 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.
9. Submission of a 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.
10. 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.