



INSTR # 2022006672
 VOL 12980 PG 274
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 LYDA RUIJTER
 CITY & TOWN CLERK STAMFORD CT
 BLOCK 324

Block: 324

ZONING BOARD CERTIFICATE

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No. 619 of the 1953 General Assembly hereby certify that on March 28, 2022, a Public Hearing was held by the ZONING BOARD on:

Application 221-33 – TNREF III High Ridge LLC (the “Applicant”), 225 High Ridge Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses

Requesting Site and Architectural Plans and/or Requested Uses approval pursuant to Section 19.D of the Zoning Regulations to allow for a Child Day Care Center to occupy a portion of the first floor of the West Building on the property known as 225 High Ridge Road (Parcel ID No. 003-9651). The Property is located in the C-D Zone and consists of approximately 14.1± acres of property more particularly described as follows:

Block #: 324
 Area: 14.1± Acres

Real property known as 225 High Ridge Road in the City of Stamford, County of Fairfield, State of Connecticut described as follows:

Beginning at a point on the easterly side of High Ridge Road (U.S. Route 137) at its intersection with the northerly boundary line of land now or formerly of Walden Book Company, Inc. (#201 High Ridge Road – Parcel A on Map 11863 S.L.R.); running thence along said High Ridge Road N, 1° 25' 16" W a distance of 37.00 feet to a point; thence continuing along said High Ridge Road on a clockwise curve of the radius of which is 1387.39 feet and the central angle of which is 16° 43' 49" for an arc distance of 405.12 feet; thence N 15° 18' 26" E a distance of 391.57 feet to land now or formerly of Kenneth M. Greene, running thence generally easterly along said Greene and along land now or formerly of Nancy O. Spaulding, land now or formerly of Joseph A. Rende, land now or formerly of Nicole N. Risafi, land now or formerly of John Vincze, land now or formerly of Laura Weitz, land now or formerly of Eugene H. Genise, land now or formerly of Carl J. Franzatti, land now or formerly of Louis R. Mazza, land now or formerly of Frank V. Caruso, Jr. and land now or formerly of Heather J. Linsay, each in part, S 81° 03' 34" E a distance of 1020.63 feet to land of said Walden Book Company, Inc.; thence, continuing along said land of said Walden Books Company, Inc., S 08° 56' 26" W a distance of 225.76 feet and S 37° 56' 26" E 26" E a distance of 250.97 feet to a point; thence, continuing on a clockwise curve the radius of which is 279.00 feet and the central angle of which is 61° 00' 00" for an arc distance of 297.04 feet, N 81° 03' 34" W a distance of 357.24 feet; thence, continuing on an anti-clockwise curve the radius of which is 225.00 feet and the central angle of which is 55° 00' 00" for an arc distance of 215.98 feet, S 43° 56' 26" W a distance of 125.78 feet; and continuing on a clockwise curve the radius of which is 100.00 feet and the central angle of which is 44° 38' 00" for an arc distance of 77.90 feet to the Point of Beginning.

Said premises being known and designated as Parcel B on Map 11863.

And the land affected is owned and located on the following Street:

NAME

TNREF III High Ridge LLC

STREET

225 High Ridge Road

.....
And the following is a statement of its findings: **APPROVED AS MODIFIED** at its regular meeting held on April 11, 2022, and made the following findings:

WHEREAS, the Zoning Board has reviewed the application for Site and Architectural Plans and/or Requested Uses approval to allow for a Child Day Care Center to occupy a portion of the first floor of the West Building.

WHEREAS, notice of the public hearing was duly published in the Stamford Advocate on March 16, 2022 and March 23, 2022.

WHEREAS, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on March 16, 2022, and a Certificate of Mailing evidencing the same was submitted into the record on March 16, 2022.

WHEREAS, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on March 11, 2022, and photos and an affidavit evidencing same were submitted into the record on March 11, 2022.

WHEREAS, the Zoning Board conducted a duly called public hearing on March 28, 2022, and has considered the submitted comments of other interested City agencies, officials, and the general public.

WHEREAS, the approved Site and Architectural Plans and/or Requested Uses application is more particularly described in the following plans and reports:

“Landscape Plan” prepared by Environmental Land Solutions, LLC, entitled “LP.1 – Landscape Plan,” dated February 8, 2022, and revised through February 28, 2022.

“Site Plan” prepared by Redniss & Mead, entitled “SP-1 Zoning Site Plan,” and dated March 16, 2022.

“Site Blocking Plan” prepared by Jarmel Kizel, entitled “SA-1.1 Blocking Plan,” and dated October 11, 2021.

“Zoning Location Survey” prepared by Redniss & Mead, entitled “Property & Limited Topographic Survey Depicting 225 High Ridge Road, Stamford, CT, Prepared for Baywater Properties,” and dated March 2, 2022.

“Traffic Impact Study” report prepared by Tighe & Bond, dated February 22, 2022.

And such related materials, reports, and exhibits constituting the application as may be amended to be consistent with representations made during the public hearing on March 28, 2022, and conditions contained herein. Together, all of these documents are referred to hereinafter as the Building and Site Plans.

NOW THEREFORE BE IT RESOLVED that the Zoning Board, at its regularly scheduled meeting held on April 11, 2022, **APPROVED AS MODIFIED**, Application No. 221-33, subject to the following conditions:

SITE SPECIFIC CONDITIONS

- 1) All work shall substantially conform to the above referenced Building and Site Plans unless otherwise approved by the Zoning Board or, for minor modifications, by Zoning Board Staff.
- 2) The applicant shall construct two playgrounds as shown on the site plan 'SP-1' prepared Redniss and Mead dated March 16, 2022, subject to approval of the final design by Zoning Board staff prior to the issuance of a Building Permit.
- 3) The Child Day Care Center will be limited to 180 children. Any future request to increase in the number of children shall be subject to approval by Zoning Board Staff. Such approval shall require Applicant to demonstrate compliance with the Zoning Regulations, including with respect to required parking. Any request for additional capacity will also be subject to approval of the additional capacity by the State of Connecticut.
- 4) The hours of operation of the Child Day Care Center will be 7:00 am to 6:00 pm, Mondays through Fridays.
- 5) Prior to issuance of a Certificate of Occupancy, the Applicant shall install parking signs, restricting twenty (20) parking spaces for "Short Term Parking (15 minutes only) Strictly Enforced." Prior to the issuance of a Building Permit, the Applicant shall revise the site plan to show the location of the designated short-term parking.
- 6) Applicant shall not permit queuing of vehicles for Child Day Care Center pick-up and drop-off.
- 7) Applicant will require Child Day Care Center staff to park in the underground garage on-site.
- 8) Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, with the comments from Willetta Capelle P.E., Coordinator of Site Plan Reviews and Inspections, Engineering Bureau, in the memorandum dated January 13, 2022.
- 9) Prior to the issuance of a Building Permit, the Applicant shall comply to the satisfaction of department staff, with the comments from Fire Marshall Walter Seely in an e-mail dated January 13, 2022.

- 10) Prior to the issuance of a Building Permit, the Applicant shall comply, to the satisfaction of department staff, with the comments from Frank Petise, Bureau Chief, Transportation Traffic and Parking Bureau, as set forth in a memorandum dated March 22, 2022. Such compliance includes but is not limited to reconstruction of the sidewalk (in compliance with Section 12 of the Regulations) along the entire property frontage along High Ridge Road.

STANDARD CONDITIONS

- 11) Prior to the issuance of a Building Permit, the Applicant shall submit final site and architectural plans and landscaping plans and photometric plan including specifications for exterior architectural designs, materials, samples and colors, for final approval by Zoning Board staff, to ensure consistency with the approved plans, architectural elevations, and illustrative renderings constituting the record of the application.
- 12) No mechanical equipment shall be installed within view of any public street unless it is screened, such screening subject to prior approval of the Zoning Board staff.
- 13) Prior to the issuance of a Building Permit, the Applicant shall submit a Construction Staging and Management Plan to ensure safe, adequate and convenient vehicular traffic circulation and operations, pedestrian circulation and protection of environmental quality through the mitigation of noise, dust, fumes and debris subject to final approval of the Land Use Bureau Chief or his designee. Such Construction Management Plan shall address, but not be limited to, reasonable restrictions on times when deliveries can be made to the job site, measures to control dust, staging areas for materials and construction worker parking as well as temporary measures requiring the timely removal of construction debris and/or litter from the jobsite.
- 14) Applicant shall submit a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of onsite sediment and erosion/construction controls, drainage, landscaping, professional supervision, along with a 15% contingency. A detailed estimate of these costs shall be supplied to EPB Staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a Building Permit.
- 15) Prior to the issuance of a Building Permit, sewer and storm drainage plans shall be submitted and subject to final review and approval of design specification and construction by the Engineering Bureau.
- 16) Prior to issuance of a Building Permit, Applicant shall obtain necessary approvals and permits from the Stamford Water Pollution Control Agency (WPCA).
- 17) Prior to the release of surety, and issuance of a signature authorizing the granting of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Landscape Maintenance Agreement" on the Stamford Land Records to ensure the success of

the planted features. All street trees shall be subject to the requirements of the Stamford Street Tree Manual.

- 18) Prior to the release of surety, and issuance of a signature authorizing the issuance of a Certificate of Occupancy, the Applicant shall execute and file a standard, City of Stamford "Drainage Maintenance Agreement" on the Stamford Land Records to ensure the full and proper function of all installed drainage facilities.
- 19) All final grading, utilities, drainage, final stabilization measures, and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer and land surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the release of surety and signature authorizing the issuance of a Certificate of Occupancy.
- 20) Prior to the issuance of a Building Permit, sedimentation and erosion control plans shall be submitted by Applicant and subject to approval by the Environmental Protection Board staff.
- 21) A Street Opening Permit shall be required for any and all work within any City of Stamford street right of way.
- 22) Applicant shall make best efforts to keep the property in good condition up until and during the construction process. Existing lawn areas shall be mowed and maintained, and construction debris shall be kept to a reasonable minimum.
- 23) The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three extensions, each not more than one year, upon timely application and good cause shown.

Effective date of this decision: April 26, 2022

DAVID STEIN, CHAIRMAN


ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, This 26th day of April, 2022.