



INSTR # 2011020526
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 DONNA M LOGLISCI
 CITY & TOWN CLERK STAMFORD CT

Block: 359

ZONING BOARD CERTIFICATE

359

I, Thomas Mills, 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 September 26, 2011, continued to October 6, 2011, continued to October 24, 2011, and on November 10, 2011 Public Hearings were held by the ZONING BOARD on the application of:

APPLS. 211-23 & 211-24 – PROCUREMENT, LLC

Requesting Special Exception and Site and Architectural Plan approval pursuant to Sections 9 E.2, 9 E.4 and 9 E.8, RM-1 Multi-Family, Low Density Design District, to permit the construction of an approximately 28,300 s.f., two-story building containing 10 residential units and a child day care center use, and an approximately 12,000 square foot two and one-half story building containing 12 dwelling units, with associated site improvements including driveways, 98 parking spaces, a children's playground and landscaping, for properties located in the RM-1, Multi-Family Low Density Design District, having an addresses of 11 Maplewood Place, 808, 812, 816, 820 and 826 High Ridge Road and further described as follows:

All that certain parcel of land situated in the City of Stamford, County of Fairfield and State of Connecticut, said parcel of land being more particularly bounded and described as follows:

Beginning at a point on the westerly street line of High Ridge Road, formed by the intersection of the same with the division line between the premises described herein and land of Sedulous LLC, now or formerly, said point being located an arc distance of 91.93 feet from the southerly street line of Bradley Place, as measured in a southerly direction along said westerly street line of High Ridge Road, along a circular curve to the right having a radius of 1,864.86 feet; then continuing along said westerly street line of High Ridge Road, the following courses and distances:

An arc distance of 117.10 feet in a southerly direction, along a circular curve to the right, having a radius of 1,864.86 feet, to a point of tangency;

South 15°23'20" West, a distance of 192.93 feet to the northerly street line of Maplewood Place; then turning and running along said northerly street line of Maplewood Place

North 72°08'20" West, a distance of 232.48 feet to land of Yablon, now or formerly; then turning and running along land of said Yablon,

North 17°51'40" East, a distance of 180.00 feet to land of Tehrani, now or formerly; then turning and running along land of said Tehrani, the following courses and distances:

South 72°08'20" East, a distance of 35.92 feet;
 North 17°59'40" East, a distance of 126.74 feet to land of said Sedulous LLC; then turning and running along land of said Sedulous LLC,

South 73°01'35" East, a distance of 179.25 feet to the point of beginning, containing a total area of approximately 64,823 square feet and located in Town Clerk's Block No. 359.

And the land affected is owned by and located on the following streets:

<u>NAME</u>	<u>ADDRESS</u>
Procurement, LLC – 828 High Ridge Road	11 Maplewood Place 808 High Ridge Road 812 High Ridge Road 816 High Ridge Road 820 High Ridge Road 826 High Ridge Road

And that the following is a statement of its findings: APPROVED AS MODIFIED on December 12, 2011, by passage of the following motion:

WHEREAS, the Zoning Board makes the following special findings:

- The Site and Architectural Plans & Requested Uses and Special Exception, as herein modified, conform to all applicable standards of the RM-1 Zoning District, Section 7.2 Site Plan Review and Section 19-3 of the Zoning Regulations.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board approves Appl. 211-23, Special Exception and Appl. 211-24, Site and Architectural Plans & Requested Uses to permit the construction of an approximately 25,800 s.f., two-story building containing a 14,136 square foot child day care center use not to exceed 90 children on the ground floor and 7 residential units on the second floor, and an approximately 12,000 square foot two story building containing 10 dwelling units, with associated site improvements including driveways, parking, a children's playground and landscaping, for properties located in the RM-1, Multi-Family Low Density Design District, having addresses of 11 Maplewood Place, 808, 812, 816, 820 and 826 High Ridge Road, subject to the following conditions:

1. Work shall conform to the following approved plans and correspondence, as herein modified, constituting the record of these applications:

- One page plan prepared by Rocco V. D'Andrea, Inc. for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Plot Plan" dated July 12, 2011 revised September 15, 2011 revised September 26, 2011 revised November 10, 2011.
- Page 1 of 6 for a plan prepared by Rocco V. D'Andrea, Inc. for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Existing Conditions Topographic Survey" dated April 5, 2010 and revised July 12, 2011.

- Page 2 of 6 for a plan prepared by Rocco V. D'Andrea, Inc. for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Development Plan" dated April 5, 2010 revised December 6, 2010, revised December 9, 2010, revised December 13, 2010, revised July 12, 2011, revised September 15, 2011, revised September 26, 2011, revised November 10, 2011.
- Page 3 of 6 for a plan prepared by Rocco V. D'Andrea, Inc. for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Site Utility Plan" dated April 5, 2010, revised December 6, 2010, revised December 13, 2010, revised July 12, 2011, revised September 15, 2011, revised September 26, 2011, revised November 10, 2011.
- Page 4 of 6 for a plan prepared by Rocco V. D'Andrea, Inc. for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Sedimentation and Erosion Control Plan" dated April 5, 2010, revised December 6, 2010, revised December 13, 2010, revised July 12, 2011, revised September 15, 2011, revised September 26, 2011, revised November 10, 2011.
- Page 5 of 6 for a plan prepared by Rocco V. D'Andrea, Inc. for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Notes & Details" dated July 12, 2011 revised September 26, 2011.
- Page 6 of 6 for a plan prepared by Rocco V. D'Andrea, Inc. for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Notes & Details" dated July 12, 2011 revised September 26, 2011.
- Architectural Drawings for Procurement, LLC Maple Ridge Stamford, CT prepared by Do H. Chung & Partners Page A-1 entitled Basement Level Plan dated 9-12-2011 revised 11-9-2011, Page A-2 entitled 1st Floor Plan dated 9-12-2011 revised 11-9-2011, Page A-3 entitled 2nd Floor Plan dated 9-12-2011 revised 11-9-2011, Page A-4 entitled Roof Plan dated 9-12-2011, Page A-5 entitled "Bldg. One – Proposed Elevations dated 7-22-2011, Page A-6 entitled Bldg. One – Proposed Elevations dated 7-22-2011, Page A-7 entitled Bldg. One & Two – Full Site Elevations dated 7-22-2011, Page A-8 entitled Bldg. One – Proposed Section dated 7-22-2011, Page A-9 entitled Bldg. Two – Front Elevation dated 7-22-2011, Page A-10 entitled Bldg. Two – North Side Elevation dated 7-22-2011, Page A-11 entitled Bldg. Two – Back Elevation dated 7-22-2011, Page A-12 entitled Bldg. Two – South Side Elevation dated 7-22-2011 and Page A-13 entitled Bldg. Two – Section dated 7-22-2011.
- Drawing LP.1 prepared by Environmental Land Solutions, LLC for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Landscape Plan" dated September 3, 2009 revised December 6, 2010 revised December 13, 2010 revised July 26, 2011.
- Drawing LP.2 prepared by Environmental Land Solutions, LLC for Maple Ridge Project for Procurement, LLC at 808-826 High Ridge Road and 11 Maplewood Place entitled "Lighting Plan" dated September 26, 2011.
- Drainage Summary Report for 808-826 High Ridge Road and 11 Maplewood Place, Stamford, Connecticut prepared for Procurement, LLC, prepared by Rocco V. D'Andrea, Inc. and dated July 12, 2011.

- Addendum I to the Drainage Summary Report for 808-826 High Ridge Road and 11 Maplewood Place, Stamford, Connecticut prepared for Procurement, LLC, prepared by Rocco V. D'Andrea, Inc. and dated September 26, 2011.
- Traffic Study City Submission prepared for Procurement LLC Stamford, Connecticut for a Child Day Center and Residential Development 808-826 High Ridge Road 11 Maplewood Place Stamford, Connecticut dated July 29, 2011 and revised August 16, 2011.
- Draft Drainage Maintenance Agreement (8 pages) and Draft Landscape Maintenance Agreement (6 pages) preceded by letter from Leonard C. D'Andrea, PE, Rocco V. D'Andrea, Inc. to Marie Sabo, WPCA Laboratory Director dated October 27, 2011 (1 page).
- Interoffice Memorandum from Mani S. Poola, Traffic Engineer to Norman Cole, Principal Planner dated November 10, 2011 regarding developer's cost for off-site traffic improvements (1 page).
- Memorandum Joseph C. Balskus, Tighe & Bond to City of Stamford Zoning Board dated November 10, 2011 Day Care Center and Residential Development 808-826 High Ridge Road – Revised Site Access (7 pages).

2. Residential development shall be limited to a total of seventeen (17) dwelling units to be in condominium form of ownership. Evidence of the condominium declaration shall be submitted to the Zoning Board prior to the issuance of a certificate of occupancy.

3. The child day care use shall be the only approved non-residential use of the property and shall be subject to the following additional limitations and restrictions, subject to Zoning Board approval of the final floor plan prior to the issuance of a building permit:

- a) child day care shall be limited to 90 children
- b) the facility shall not operate on weekend days
- c) the outdoor play area shall be managed to prevent noise impacts to adjacent properties
- d) the height of play equipment shall not exceed eight (8) feet
- e) no stove shall be installed unless required to comply with State licensing requirements
- f) the height of the playground fence shall be corrected to 48 inches
- g) bathrooms shall be identified on the floor plan

4. The applicant shall submit final specifications and samples for exterior architectural materials and colors, subject to approval by Zoning Board staff prior to the issuance of a building permit. Roof shingles shall be an architectural asphalt shingle, siding shall be hardiplank or equal and there shall be no stucco or EIFS type materials used on the exterior of buildings. The proposed color of the "parge" coating of the concrete wall shall be subject to approval by Zoning Board staff.

5. Final construction plans for storm water management, utility plans and sanitary sewers, shall be subject to approval by the Engineering Bureau prior to the issuance of a building permit.

6. The applicant shall submit design plans and specifications to widen Bradley Place to construct a third lane and provide a dedicated left turn lane, subject to approval by the City Traffic Engineer, such work to be performed at the sole expense of the applicant and completed prior to the issuance of a certificate of occupancy.
7. The applicant shall submit final specifications for exterior lighting to minimize trespass lighting on adjoining residential properties and shall include hours of operation and a plan to reduce after hours lighting, subject to approval of Zoning Board staff prior to the issuance of a building permit.
8. The applicant shall submit a modified site plan replacing the nine (9) surface parking spaces at the rear of building 2 with landscaping and replacing the vehicle control gate with a landscaped buffer a minimum of ten (10) wide along the northerly property line, subject to Zoning Board staff approval of revised landscaping and site plans prior to issuance of a building permit.
9. The site plan shall be modified to increase the ten-unit residential building setback from High Ridge Road by ten (10) feet, with necessary adjustment to sidewalks and landscaping, subject to Land Use Bureau staff approval prior to the issuance of a building permit.
10. Prior to the issuance of a certificate of occupancy, the applicant shall grant a vehicle access easement over the connecting driveway on Parcel B to allow vehicles to pass and re-pass from Parcel A-C over Parcel B to Bradley Place. If a traffic signal is installed at the intersection of Bradley Place and High Ridge Road and the City Traffic Engineer reports that vehicle safety would be improved, the applicant shall remove the landscaped buffer along the northerly property line and construct a driveway connection to Parcel B to enable vehicle access to and from Bradley Place.
11. The site plan shall be revised to show the location of the sculpture installation pledged by the applicant, subject to Zoning Board approval, and to also show the details of all dropped curbs and curb cuts to facilitate movement of wheel chairs and child strollers.
12. The applicant shall submit an alternative traffic operations plan including consideration of diagonal parking for parent dropoff/pickup, to improve pedestrian safety and minimize turning movement conflicts. Parking and access management plans shall be subject to approval of the City Traffic Engineer and Land Use Bureau staff prior to the issuance of a building permit.
13. The applicant shall request approval from the Traffic Advisory Committee to post "no parking" signs within 200 feet of High Ridge Road on both sides of Bradley Place and Maplewood Place. The applicant shall also request approval from the Traffic Advisory Committee to post "don't block the intersection" signs on High Ridge Road at Tally Ho Lane, Donata Lane and Bradley Place. The applicant shall bear the cost of installing these signs.

14. The applicant shall reorient the trash dumpster and curb to provide improved truck access and increase setback from adjoining residential properties. Trash collection shall be provided privately.

15. The applicant's pledge to make a fair share contribution of \$100,000 for off-site traffic improvement shall be applied to the cost of widening and restriping of Bradley Place (see condition #7 above) and to the installation of traffic signage (see condition #13 above) with the balance of funds contributed toward the cost of installation of a new traffic signal at Bradley and High Ridge Road. If the City within three years after the issuance of the final Certificate of Occupancy notifies the applicant of its intention to install a new traffic signal at the intersection of Bradley Place and High Ridge Road, the applicant shall make a fair-share contribution of the balance of the \$100,000 toward the cost of the signal.

16. The applicant shall submit a parking management plan showing the assignment of residential parking (2/unit), day care staff and day care parent/visitor parking and a short term pickup/drop-off parking area, subject to Zoning Board staff approval. No commercial parking shall be permitted.

17. The applicant shall submit an Affordability Plan for two on-site BMR units consisting of a one-bedroom unit and a two-bedroom unit, subject to Zoning Board staff approval and recording on the Stamford Land Records prior to the issuance of a Certificate of Occupancy.

18. Signage plans shall be subject to approval by Zoning Board staff pursuant to the standards of Section 13 of the Zoning Regulations, provided that no internally illuminated or backlit signage shall be permitted.

19. A Street Opening Permit shall be required for any and all work within any street right of way of the City of Stamford.

20. The applicant shall submit written certification from the project landscape architect and as-installed drawings depicting completion of all required landscaping, subject to EPB staff approval prior to the issuance of a final Certificate of Occupancy.

21. Sediment and erosion controls shall be installed in the manner and location shown on the final construction plans prior to the start of any site activity, subject to the limitation that there shall be no construction vehicle access from Maplewood Place or Bradley Place and that stockpiles shall be relocated to the rear of the proposed buildings.

22. All disturbed areas shall be stabilized in accordance with the approved erosion control and landscape plans prior to the issuance of a final Certificate of Occupancy.

23. The applicant shall submit screening details for trash dumpsters, power transformers, condenser units and similar equipment subject to approval of Zoning Board staff.

24. No in-ground fuel storage tanks shall be permitted on the property.


25. The applicant shall submit a Drainage Facilities Maintenance agreement and a Landscape Maintenance Agreement, subject to approval by the Environmental Protection Board staff and execution prior to the issuance of a final Certificate of Occupancy.

26. No significant mechanical equipment, in addition to that depicted on the building and site plans, shall be installed within view of any public street without prior approval of the Land Use Bureau staff.

27. A Performance Bond, or other acceptable surety, coordinated with the performance bond required by the Engineering Bureau to avoid duplication, to ensure completion of all required on-site and off-site improvements exclusive of buildings, in an amount equal to the estimated cost of all off-site improvements, landscaping, streetscape improvements and sedimentation and erosion controls, shall be submitted prior to the start of any construction activities, subject to the approval of Director of Legal Affairs only as to form and subject to approval of amount by Land Use Bureau staff.

Effective date of this decision: December 16, 2011

THOMAS R. MILLS, CHAIRMAN



ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 29th day of December 2011.

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