



TOWN OF
GREENWICH

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Peter J. Tesei
First Selectman

Board of Selectmen Special Meeting
Monday, September 19, 2016
10:00 a.m.
Town Hall Meeting Room at Town Hall

AGENDA

1. Welcome and Pledge of Allegiance

2. Old Business

a. A request from the New Lebanon School Building Committee to abandon portions of the Church Street, Richard Street and New Lebanon Avenue right of way, for a total of 23,058 square feet for the proposed New Lebanon School project

3. Adjourn


Peter J. Tesei
First Selectman

This certificate received on file

On SEP 16 2016

At 3:10pm


Town Clerk

August 17, 2016

Honorable Peter Tesei, First Selectman
Town of Greenwich
101 Field Point Road
Greenwich CT 06830

re: ROW Discontinuance
Church Street / New Lebanon Avenue / Richard Street

First Selectman Tesei,

On April 1 of this year the New Lebanon School Building Committee (NLBC) through the Board of Education forwarded a Municipal Improvement (MI) request to the Board of Selectmen to discontinue portions the Richard Street, Church Street and New Lebanon Avenue rights of way (ROW). This combined ROW is located in the Byram section of Town and through the properties used for the New Lebanon School and adjoining field. As part of the procedure required for discontinuance of a ROW, a notice of meeting must be posted at the site 30 days before the scheduled Selectman's Meeting. This posting was not made prior to the Selectman's Meeting held on April 14, 2016.

At your regular meeting held on April 14, 2016 the Board of Selectmen endorsed the MI request and forwarded it to the Planning and Zoning Commission for consideration. The Planning and Zoning approved the MI request at their June 7, 2016 Public Hearing.

Attached are the minutes of those meetings.

The ROW discontinuance is being sought to satisfy the required zoning setbacks from existing property lines for the Proposed New Lebanon Elementary School Building. At present the 50' wide ROW is paved with a narrow driveway and small parking lot of 9 spaces used as faculty parking for the school.

On December 10, 1956, 299.67 feet of Church Street was "discontinued as a public highway" by the Representative Town Meeting at the request of Board of Selectmen. This 299 feet of roadway is believed to be the current driveway for the existing school. Prior to 2006, the lower portion of the ROW area was an unimproved gravel lot. In 2006, a MI request was made to create a temporary parking area to provide additional spaces during the renovation work to the Byram Schubert Library. In 2009, an MI request was made to make this temporary parking area permanent and provide a gate to prevent through travel along Richard and Church Streets.

Continued

The layout of the new site has placed the new building foot print on the property line of the ROW. The discontinuance will provide the required building setback of 25 feet and frontage of 60 feet as set forth in the Greenwich Building Zone Regulations Sec. 6-205. The plan calls for removal the continuous asphalt in the ROW and replacement with a grass paver system for emergency access. Two gates will be provided to prevent unauthorized through travel the emergency access area. The remainder of Richard Street will terminate at the service area of the new building.

The attached consolidation map dated May 17, 2016 as revised August 17, 2016 by Langan Engineering indicates the metes and bounds of the 23,058 square feet of the discontinuance. The map also shows how the area is to be merged into the new school lot, number 4062S. A total of 23,058 square feet will be abandoned, and become part of the new parcel created and under the Town of Greenwich's Board of Education management. 84.9 linear feet of Richard Street will be removed from the Town's paved roadway inventory under this plan.

The School Project will be returning to the Planning and Zoning Commission in October for review of the final site plan. As part of this process, the Commission has requested the RTM review and approve this discontinuance plan prior to the public hearing. The NLBC would like to have this MI request placed on the RTM call for their September 19 meeting.

The Board of Selectman endorsement of this MI is required prior to placing on the RTM Call.

If you have any questions or require and additional information please feel free to contact me at any time.



Nicholas Macri
New Lebanon Building Committee
Ex-Officio Member Planning and Zoning

NOTICE OF RIGHT OF WAY DISCONTINUANCE

Notice of a Board of Selectman Meeting to be held on Monday September 19, 2016 at 10 a.m. at the Greenwich Town Hall to discuss discontinuance of portions of the right of ways

on

Church Street,
New Lebanon Avenue,

and

Richard Street

as described in the

Municipal Improvement Approval Request
PLPZ 2016 00248

