**The Greenwich Academy, Inc.**

Partial demolition and visual arts addition to existing performing arts center; interior Renovations to existing Upper School; and proposed site and landscape improvements, including renovations to the Harrison Courtyard.

(Master Plan Phase II)

**LOCATION:**

200 North Maple Ave

**Zone(s):**

- R-20 (4.401 acres)
- RA-1 (28.6368-acres)

**PARCEL SIZE:**

33.034-acres

**UTILITIES:**

Sewer and Public Water

### Zoning Statistics

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>MAX. PERMITTED / REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GROSS SQUARE FEET:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performing Arts Center:</td>
<td>205,727.1 total</td>
<td>210,563 total</td>
<td>211,536 (blended between RA-1 and R-20 Zone)</td>
</tr>
<tr>
<td>Ruth West Campbell Hall:</td>
<td>27,354</td>
<td>33,926 (+6,572)</td>
<td>0.147 (blended between RA-1 and R-20 Zone)</td>
</tr>
<tr>
<td></td>
<td>11,961</td>
<td>10,225 (-1,736)</td>
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<tr>
<td><strong>FLOOR AREA RATIO:</strong></td>
<td>0.1429</td>
<td>0.1463</td>
<td></td>
</tr>
<tr>
<td><strong>PARKING:</strong></td>
<td>294 plus 10 ADA spaces</td>
<td>294 plus 9 ADA spaces</td>
<td>Parking to be provided at an adequate level as determined by the Planning and Zoning Commission.</td>
</tr>
<tr>
<td><strong>MIN. GREEN AREA:</strong></td>
<td>70.87%</td>
<td>71.24%</td>
<td>70.67% (blended between RA-1 and R-20 Zone. May be waived per Sec. 6-205 Note 7(b))</td>
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<tr>
<td><strong>NO. OF STORIES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performing Arts Center:</td>
<td>2.5 NA</td>
<td>No change</td>
<td>2.5</td>
</tr>
<tr>
<td>New VAC addition:</td>
<td>3 2</td>
<td>2 2</td>
<td></td>
</tr>
<tr>
<td><strong>HEIGHT:</strong></td>
<td></td>
<td></td>
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<td>Performing Arts Center:</td>
<td>34.59 ft</td>
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<td>40 Feet</td>
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<td>New VAC addition:</td>
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<td><strong>BUILDING SETBACKS:</strong></td>
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<tr>
<td>Front Yard Setback:</td>
<td>36.5 ft to Maple Ave.</td>
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<td>50 ft. (RA-1)</td>
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<td>Street Side Setback:</td>
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<td>No Change</td>
<td>27.5 ft. (R-20)</td>
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<td>Side Yard Setback:</td>
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<td>25 ft. (RA-1)</td>
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<tr>
<td>Rear Yard Setback:</td>
<td>45.6 ft to track</td>
<td>No Change</td>
<td>40 ft. (RA-20)</td>
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</tbody>
</table>
STAFF REPORT UPDATE:
The applicant was last before the Commission at their February 25, 2020 Meeting. The Commission left the application open to allow the applicant to return to the Architectural Review Committee (the “ARC”) for comments on revised landscaping and architectural plans and to address outstanding comments from the Sewer Division. The ARC took up the revised material at their March 4, 2020 meeting. The ARC requested the following revisions to be made:

- Provide additional detail or 3-D drawing of the vestibule going in and out.
- The ARC commends the applicant for working with the Committee for the proposal, especially the ADA accommodation, ramps, piers, the anchored architecture to the Ruth West Campbell building, and creating an architectural linkage equally reliant on landscape to create a sense of campus.
- Trees should be selected and placed in focal points and include trees of larger caliper than 3-3 ½ (such as American Beech) in those areas and to soften the strength of the architecture.
- The applicant may submit a memo statement indicating details of tree selection including plant list and sizing.

The ARC noted that applicant did not need to return to a meeting but asked that the revisions be submitted electronically.

The applicant has also provided information to the Sewer Division to address the concerns raised in their memo of 2/21/2020. The Sewer Division has reviewed that revised material and responded that they are satisfied at this time and that any outstanding issues would be handled at permit issuance (see email dated 4/1/2020 from Richard C. Feminella, P.E., Wastewater Division Manager).

Lastly, the Commission noted that the with the revisions to the south driveway loop, the applicant shall confirm that the turning radii still works form the largest vehicle that would need to access that driveway (i.e. fire apparatus, school buses, and the like). The Applicant has not submitted materials on this subject.

The following is a revised Staff Report.

APPLICATION SUMMARY:
The Greenwich Academy (the “Applicant”) is requesting Final Site Plan and Special Permit approval for Phase II of their Main Campus’s Master Plan to: make alterations to the existing Performing Arts Center (PAC) to provide additional educational space for the visual arts, interior renovations to the Upper School, site and landscaping improvements, including renovations to the school’s "Harrison Courtyard" on a 33.0378-acres property located at 200 North Maple Avenue in the RA-1 and R-20 Zones. This application is before the Commission as a Special Permit application as it represents changes to an educational institution, not operated for commercial profit, and new construction which would result in a structure, or group of Structures, which, individually or together, would total, in excess of, 150,000 cubic feet in volume above established grade in a residential zone.
**ISSUES/RECOMMENDATIONS:**

1. **Engineering** – The proposed action represents a reduction in impervious area (+/- 1,300 sq. ft.) and therefore qualifies as an exempt activity under the Town’s Drainage Manual.

2. **ARC** – The Architectural Review Committee (the “ARC”) last reviewed this proposal at their 1/8/2020 and 3/5/2020 meetings. They provided comments and asked that the applicant, “return to electronically” after addressing to following (see ARC’s 3/5/2020 draft action agenda attached.);
   - Provide additional detail or 3-D drawing of the vestibule going in and out.
   - The ARC commends the applicant for working with the Committee for the proposal, especially the ADA accommodation, ramps, piers, the anchored architecture to the Ruth West Campbell building, and creating an architectural linkage equally reliant on landscape to create a sense of campus.
   - Trees should be selected and placed in focal points and include trees of larger caliper than 3-3 ½ (such as American Beech) in those areas and to soften the strength of the architecture.
   - The applicant may submit a memo statement indicating details of tree selection including plant list and sizing.

3. **ZEO** – Notes that the Floor Area sheet and grade planes for all buildings will be required to determine compliance of FAR and height. This could be addressed at Zoning Permit.

4. **Sewer** – The applicant responded to concerns raised by the Sewer Division in their memo of 2/21/2020. The Sewer Division has reviewed that revised material and responded that they are satisfied at this time and that any outstanding issues would be handled at permit issuance (see email dated 4/1/2020 from Richard C. Feminella, P.E., Wastewater Division Manager).

5. **Parking and access** – The applicant is revising the parking area near the current PAC and the shape of the loop at the terminus of the school’s south driveway. The Commission will need to determine if the redesign, maintains or improves the parking and traffic situation in the immediate vicinity of GA, and does not further impact adjacent properties.

6. **Landscaping** – The Commission will need to consider if the landscaping improvements as it relates to the Special Permit standards of Sec. 6-17 of the Town’s BZR.

7. **Background** – Staff notes that on April 2, 2019 the Commission approved Phase I of GA Campus, to make changes to the Lower School; renovations and a small addition to the existing Middle School; partial demolition and renovations to the existing Young Hall; partial demolition and renovations to the existing Carriage House (aka Cowan Center Building); demolition of ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements. The Commission will need to consider the proposed use as well as determine if prior any and all conditions shall be carried forward with the proposed action.
BACKGROUND AND OBSERVATIONS:
On April 2, 2019, the Commission approved Phase I of the school's Master Plan, which included: reconstruction of the Lower School; renovations and an addition to the existing Middle School; partial demolition and renovation of Young Hall; partial demolition and renovations to the existing Carriage House (aka Cowan Center Building); demolition of the existing residential buildings at 2 Patterson Avenue and 176 North Maple; and associated site, parking, and landscaping improvements. (see April 16, 2019 Decision Letter attached) Work associated with Phase I is now underway. The Commission will need to consider the proposed use as well as determine if any and all prior conditions shall be carried forward with the proposed action.

APPLICATION DETAILS:
Phase II of the School’s master plan is noted to include the following:

- Demolition of the northwest wing of the existing Performing Arts Center, to construct a new combined visual and performing arts space for the Upper School art program. This would then make for space for renovations in the existing Upper School;
- With the space made by relocating visual and performing arts space the school would renovate/repurpose the existing Upper School classroom space, within the shell of the Upper School as academic space; and
- The “Harrison Courtyard", an interior courtyard east for the Young Hall/Campbell building, would be redesigned to create a more modern, and accessible outdoor gathering area for the Upper School.

PAC and proposed VAC:
The existing PAC would have the northwest, single story, portion removed and replaced and expanded into a two-story, plus basement, performing and visual arts space. The revised building, on the basement level, would house choral, ceramics, recording studios, mechanical and storage spaces. The main level would have a new lobby/exhibition space, film room, screening room, restrooms and storage areas. The upper floor would be new art studio and instructional space. The existing performance art center, which contains the stage and 400 seats, would remain and not be amended by this application. The applicant notes that their 1995, the PZBA special exception imposed the following conditions for the Performing Arts Center: "(I) that all parking for any event only be on campus property; (2) that the performing arts center be used for special events by organizations other than Greenwich Academy no more than six (6) times per calendar year, and that Greenwich Academy reports those events, in writing, prior to the event to the Zoning Enforcement Officer; and (3) that the number of on-campus student
parking permits be limited to one hundred ten (110) per academic year." The school will continue to abide by these conditions and is not seeking to modify them under the proposed action. Furthermore, per Greenwich Academy’s 2000 special exception (Appeal No. 8455) the enrollment cap is 730 students with a permitted 2% percent (equal to 14 students) margin to accommodate for fluctuations in enrollment. The Academy is not proposing to amend or have the Commission reconsider the cap.

**Upper School:**
With the addition to the PAC building, GA would be able to make use of the five (5) former Visual arts classrooms inside the Upper School and repurpose them into academic classrooms.

**Harrison Courtyard:**
The Harrison Courtyard is an existing internal courtyard space bounded by the Upper and Middle Schools on the south and west sides, Campbell Hall on the east side and Young Hall to the north side. It is a sunken courtyard that is level with the lower floor of the Upper and Middle School. The proposal would renovate the space into a terraced courtyard which would seek to improve the functionality, as well as accessibility, into and through the space. It would become an improved gathering space, house outdoor dining areas, as well as provide an outdoor learning space.

**Zoning:**
The subject site lies within two zones, the R-20 and the RA-1 Zones. Approximately 4.4 acres of land in within the R-20 and balance of the remaining Greenwich Academy property is within the RA-1 Zones. This results in a blended gross floor area for the site where the maximum permitted gross floor area is the sum of the 4.401 acres of land in the R-20 zone, where a 0.225 Floor-to-Area-Ratio (“FAR”) is applied, plus the 28.6368-acres of land in the RA-1 zone where a 0.135 FAR is applied. Based on this split zoning, 211,536 sq. ft. of floor area could be permitted on the Greenwich Academy’s main campus. The applicant has noted that the existing, approved, gross floor area is 205,727.1 sq. ft. The proposed action would appear to result in a net increase of gross floor area by about 4,835.9 sq. ft and a total proposed gross floor area of 210,563 sq. ft.

**Drainage:**
The applicant proposes action represents a reduction of 1,310 sq. ft. of impervious area for the entire parcel. As such the applicant is eligible for a Drainage Exemption under the Town’s Drainage Manual as minor increases, less than 1,000 sq. ft. of additional impervious area, can qualify to exempt for a full drainage analysis. The applicant has provided the required documentation confirming that the proposed work represents a reduction in peak rates of runoff from the affected east and south watersheds on the site. The applicant’s designing engineer has also certified that the project will not have an adverse effect on offsite properties or offsite drainage infrastructure.
Traffic and Parking:
The applicant provided a complete traffic analyses with their 2019 site plan approval, but has not submitted any new analysis with this application as the scope of work does not seek to expand the school enrollment, change traffic patterns, or reduce onsite parking. Although the approved work for Phase I is not yet complete, the applicant has noted that the proposed circulation and parking improvements, approved by the Commission, appear to have already made beneficial impacts to onsite circulation and parking issues identified in that study.

The main campus currently has 295 parking spaces which includes striped, and unstriped plus 10 ADA spaces. The School also has a designated overflow parking area in the grassed area between the Upper and Lower School driveways which could accommodated 140-160 vehicles but is not counted as available parking. To address parking issues under the last application, the Academy proposed to add 13 spaces to the south side of campus in addition to relocating the 26 existing dedicated student parking spaces to the Lower School parking lot in the northern portion of the site. The reassignment of student permit spaces and added spaces in the southern lot has the goal of balancing out parking demands between the upper and lower school lots. The Commission also approve an additional overflow parking area for up to 26 vehicles in the location of the former home at 176 North Maple Ave. which can be used as limited by the Commission.

The proposed action would construct the VAC addition north over apportion of the existing parking area and front plaza. The parking area currently is stripped with oversized travel aisles. Redesign of the parking reduces the excess asphalt and the building construction and redesign of the adjacent parking lot does not appear to lose any standard parking spaces. One (1) existing ADA space would be switched to a standard sized space, to maintain 294 parking spaces but reduces the ADA spaces from 10 to 9. In addition to the parking revisions, the School would modify the geometry of the South driveway loop, to accommodate the addition, walkways and landscaping. The Commission noted that the applicant shall confirm that the turning radii still works form the largest vehicle that would need to access that driveway (i.e. fire apparatus, school buses, and the like). The Applicant has not submitted materials on this subject.

Landscaping:
The applicant is proposing new plantings around the new VAC addition, to match and enhance the landscaping already on site. The Harrison Courtyard is an internal quad area and is proposed to be landscaped in a way so that it could be used as an outdoor learning and congregation space. Minimal sight lighting appears to be added in the proposal. The applicant was before the ARC and received comments on the landscaping. The Architectural Review Committee (the “ARC”) last reviewed this proposal at their 1/8/2020 and 3/5/2020 meetings. They provided comments and asked that the applicant, “return to electronically” after addressing to following (see ARC’s 3/5/2020 draft action agenda attached.):

- Provide additional detail or 3-D drawing of the vestibule going in and out.
• The ARC commends the applicant for working with the Committee for the proposal, especially the ADA accommodation, ramps, piers, the anchored architecture to the Ruth West Campbell building, and creating an architectural linkage equally reliant on landscape to create a sense of campus.
• Trees should be selected and placed in focal points and include trees of larger caliper than 3-3 ½ (such as American Beech) in those areas and to soften the strength of the architecture.
• The applicant may submit a memo statement indicating details of tree selection including plant list and sizing.

Other Agencies:
ARC: The Architectural Review Committee (the “ARC”) reviewed this proposal again at their 3/5/2020 meeting. They provided comments and asked that the applicant, “return electronically” after addressing comments regarding the site plan, landscaping, and architecture.

IWWA: The applicant received a Declaratory Ruling from IWWA staff that a Permit from the Inland Wetlands and Watercourses Agency is not required.

APPLICABLE ZONING REGULATIONS:
The applicant is subject, but not limited, to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-94(a)(5), 6-101(b), 6-158, 6-177(a)(3), 6-177(a)(6) through 6-182, 6-185, 6-187, and 6-205.
and 6-205(a) Note 7(d) of the Greenwich Building Zone Regulations.
Ok for Zoning Permit Sign-off with the following revisions:

The applicant will need to provide a complete FAR analysis, including grade plans for all buildings in order to determine compliance with section 6-205

Resubmit the following prior to Site Plan/ Subdivision approval:

The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Grade plane per note 7(d).

Reviewed by: Jodi Couture
Date: 2/19/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
Good morning Michele,

We reviewed the attached memo that was a follow up to our meeting a few weeks ago. Your memo and attachments satisfactorily address our comments. This e-mail will serve as our notification to P&Z that you have satisfied the conditions required as part of the P&Z phase and the remaining items will be addressed during the Sewer and Building Permit phase.

If you have any questions or require any additional info, please let me know.

Thanks,
Rich

Richard C. Feminella, P.E.
Wastewater Division Manager
Town of Greenwich DPW – Sewer Division
101 Field Point Road
Greenwich, CT 06830
Phone: 203.622.7760
E-mail: Richard.feminella@greenwichct.org

Hi Rich,

I just wanted to follow-up with you on the email I sent out on March 18th. I believe the Planning and Zoning Commission may take this up at a remote meeting next week and want to make sure we have received your feedback on this by that time. Can you please let us know your thoughts.

Many thanks,
Michele
Hi Rich,

I hope you guys are hanging in there given the crazy circumstances!

Attached is a formal response letter to the comments the Sewer Division issued to P&Z on 2/19. I believe it addresses everything we discussed at our meeting last week.

Like most people, I’ll be working remotely for the time being. If you want to touch base, feel free to contact me by email or on my cell (203.970.8182).

Thanks,
Michele

Michele A. Cronin, AICP
Land Use Analyst
Fogarty Cohen Russo & Nemiroff llc

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b. The ARC is in favor of the application as proposed with the following revisions to be submitted electronically:
   i. The 10 foot pole fixtures be dropped to approximately 8 feet
   ii. Landscape fixtures be taller and oriented in downward projection, shielded to illuminate foliage but more oriented as downlight than uplight
   iii. Overhang at the nano wall in lieu of 6 pin lights buck lighting—suggest a linear fixture
   iv. Provide detail of the bench that uses the top and bottom edge of bench, such as bull-nose or beveled edging
   v. The ARC is in favor of revised signage

2. Greenwich Academy - Main Campus - Master Plan II - Visual Arts Center, 200 North Maple Avenue; Application: PLPZ201900460 for an Exterior Alteration review for a proposed addition to school's existing Performing Arts Center and to construct a new, attached Visual Arts Center on a property located at 200 NORTH MAPLE AVENUE in the RA-1 Zone. Reviewed at the 1-8-20 meeting

   Decision Status: Does not return for site plan, architecture, lighting. Submit revisions electronically for the items noted (email bdygert@greenwichct.org and/or jpruitt@greenwichct.org)

   Motion: Strazza Second: LoBalbo Vote: unanimous (Hein, Strazza, LoBalbo, Brake-Smith, Contadino, Krueger, Meniconi)

   Revisions required:
   a. Provide additional detail or 3-D drawing of the vestibule going in and out
   b. The ARC commends the applicant for working with the Committee for the proposal, especially the ADA accommodation, ramps, piers, the anchored architecture to the Ruth West Cambell building, and creating an architectural linkage equally reliant on landscape to create a sense of campus
   c. Trees should be selected and placed in focal points and include trees of larger caliper than 3-3 ½ (such as American Beech) in those areas and to soften the strength of the architecture
   d. The applicant may submit a memo statement indicating details of tree selection including plant list and sizing

3. Round Hill Club, 33 Round Hill Club Road; Application PLPZ202000031 for Exterior Alteration review of installation of lighting at 2 tennis courts including installation of 7 twenty foot black powder coated steel poles on a property located
BY EMAIL

March 18, 2020

Mr. Richard C. Feminella, Wastewater Division Manager
Greenwich Department of Public Works - Sewer Division
101 Field Point Road
Greenwich, CT 06830

RE: Final Site Plan and Special Permit #PLPZ 2019 00516/517
Greenwich Academy's Main Campus - Master Planning Phase II
The Greenwich Academy, Inc.
200 North Maple Avenue, RA-1 and R-20 Zones

Dear Rich:

We are in receipt of the Sewer Division’s comments issued on February 19, 2020 with respect to the above-referenced project. Below is a restatement of the comments, followed by the applicant’s response to same.

Sewer Division Comments to be addressed during P&Z phase:

- The property with the proposed modifications discharges into the sanitary sewer system that is part of the "Horseneck Sewer" that has some existing capacity concerns during certain flow conditions. This sewer system is under further study and future work on the Town sewer system may be required. If the proposed modifications meet current zoning, it has a right to construct accordingly. The applicant/owner is required to provide both existing sanitary sewer flows from the existing property and proposed flows based on the proposed development/modifications. Please coordinate directly with the Sewer Division. The flow information should be addressed during the P&Z process.

Response:

GA’s representatives met with Sewer Division staff on March 10, 2020 to review, in detail, the Department’s February 19, 2020 comments. As requested by the Sewer Division, GA has compiled several years of existing water usage data, which is summarized in the Sanitary Sewer Flow Calculations provided herewith. When the data is adjusted to account for irrigation, it is estimated that the school’s average daily sewer flow under existing conditions is approximately 8,653 gallons per day (gpd). It should be noted that the existing conditions flow data represents flows prior to the commencement of the Phase I project, which is currently under construction and includes water usage for all of Greenwich Academy’s Main Campus. The Main Campus is presently improved with: academic classrooms and libraries for Grades 1 through 12, a pre-school known as the Cowan Center, an administrative building known as Ruth West Campbell Hall, the cafeteria and STEM Lab building known as Young Hall, its performing arts center, gymnasium, and athletic facility. It is also worth noting that GA’s facilities were used by the ESF camp through the summer of 2019, which included the use of an above-ground pool.

Under “proposed” conditions, which represents the expected average daily flow after the completion of both Phase I (currently under construction) and the proposed Phase II work, it is anticipated that the average daily sewer flows at the school will decrease to approximately 8,000 gpd. This reduction
is a result of the changes in use that will take place as a result of the overall completion of GA’s Master Plan.

More specifically, last year Greenwich Academy introduced its overall Master Plan to the Town. Site improvements associated with Phase I, which are currently under construction, included: demolition and reconstruction of Greenwich Academy’s existing Lower School; renovations and a small addition to the existing Middle School; partial demolition and renovations to the existing Young Hall; partial demolition and renovations to the existing Cowan Center Building; demolition of ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements. As part of Phase I, the following changes were made that will impact daily sewer flow rates:

1.) Residential structures at 2 Patterson Avenue (which was vacant) and 176 North Maple Avenue (which was occupied) were demolished;

2.) The first floor of the Cowan Center (carriage house) building will undergo a change of use starting in the fall of 2020 from a daycare to an office space for the Facilities Department. The existing 2-bedroom apartment located above will remain; and

3.) The school’s above-ground pool has been demolished and the 3rd party camp use was extinguished at the end of the 2019 summer season.

Phase II, which is the second and final phase of GA’s Master Plan and currently pending before the Planning and Zoning Commission, will alleviate inadequate academic spaces identified within GA’s Upper School building. To provide spatial relief within the Upper School’s existing footprint, GA proposes the following site improvements as part of the pending site plan and special permit applications:

1.) Demolition of the northwest wing of the existing Performing Art Center building, which comprises 3,786 SF of the building’s floor area. [Note: The area being demolished is a one-story space that houses a dance studio, choral room, music lab, an office, and mechanical/storage space];

2.) In place of the above, GA proposes to construct a 10,353 SF combined visual and performing arts space that will include: a new multi-purpose/choral room, dance studio, ceramics studio, an editing and recording studio, a new lobby, which will continue to provide exhibition space consistent with existing conditions, a media/film room, art studio and screening areas, and ancillary spaces such as restrooms, and mechanical/storage areas. Copies of the existing and proposed floor plans are attached hereto for your review and reference. The following should be noted about this addition:

   a. Due to the demolition of existing space noted in #1 above, the net increase in floor area will be 6,572 SF.

   b. No alterations are proposed to the remaining Performing Arts Center building, which was constructed in the mid-1990s and includes a main theatre with approximately 400 seats and a smaller, studio theatre with approximately 100 seats. There will be no change to the number of seats in these existing theatre spaces or any changes to the school’s theatre program. In addition, in 1995, the Greenwich Planning and Zoning Board of Appeals (ZBA) imposed several conditions on the use of the Performing Arts Center, one of which
is that: “the performing arts center be used for special events by organizations other than Greenwich Academy no more than six (6) times per calendar year, and that Greenwich Academy report those events in writing prior to the event to the Zoning Enforcement Officer.” The school will continue to comply with all of its zoning conditions and is not seeking to modify same.

c. There are no new uses proposed as part of Phase II. The existing Upper School art program, which currently exists within the existing Upper School building, will be relocated to the new VAC addition. Specifically, existing art rooms, the ceramics classroom, computer art classroom, media center, and publishing office currently located on the first floor of the Upper School will be reestablished in the new space proposed herewith. Once vacated, these five (5) existing specialty classrooms will be repurposed to academic classroom space. No structural changes are proposed at this time, simply re-estabishing the existing rooms for academic use.

d. The school is not proposing to modify its imposed enrollment cap, which is currently 730 students with a permitted 2% margin to accommodate enrollment fluctuations. As such, this project will not result in an increase in the student population over existing conditions.

3.) GA proposes to renovate its outdoor "Harrison Courtyard", located adjacent to its Upper School, to create a welcoming and accessible outdoor gathering area for the Upper School community.

In sum, and as supported by the Flow Calculations provided herewith, it is anticipated that the average daily sanitary flow for GA’s main campus will decrease as a result of its overall Master Plan, which includes both Phase I and Phase II construction.

Per the Sewer Division’s request, square footage information for future permitting needs is as follows:

<table>
<thead>
<tr>
<th>Total Gross Floor Area</th>
<th>PRE-EXISTING</th>
<th>PHASE I</th>
<th>PHASE II</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performing Arts Center:</td>
<td>27,354 SF</td>
<td>27,354 SF</td>
<td>33,926 SF</td>
</tr>
<tr>
<td>Raether Athletic Center:</td>
<td>23,478 SF</td>
<td>23,478 SF</td>
<td>23,478 SF</td>
</tr>
<tr>
<td>Ramsing Gymnasium:</td>
<td>11,098 SF</td>
<td>11,098 SF</td>
<td>11,098 SF</td>
</tr>
<tr>
<td>Upper School:</td>
<td>41,773 SF</td>
<td>41,773 SF</td>
<td>41,773 SF</td>
</tr>
<tr>
<td>Middle School:</td>
<td>32,167 SF</td>
<td>38,677 SF</td>
<td>38,677 SF</td>
</tr>
<tr>
<td>Lower School:</td>
<td>20,643 SF</td>
<td>22,484 SF</td>
<td>22,484 SF</td>
</tr>
<tr>
<td>Young Hall:</td>
<td>18,431 SF</td>
<td>16,853 SF</td>
<td>16,853 SF</td>
</tr>
<tr>
<td>Ruth West Campbell Hall:</td>
<td>11,961 SF</td>
<td>11,961 SF</td>
<td>10,225 SF</td>
</tr>
<tr>
<td>Carriage House (aka Cowan Center):</td>
<td>6,788 SF</td>
<td>3,853 SF</td>
<td>3,853 SF</td>
</tr>
<tr>
<td>296 North Maple Avenue:</td>
<td>2,694 SF</td>
<td>2,694 SF</td>
<td>2,694 SF</td>
</tr>
<tr>
<td>68 Patterson Avenue:</td>
<td>5,502 SF</td>
<td>5,502 SF</td>
<td>5,502 SF</td>
</tr>
<tr>
<td>176 Maple Avenue:</td>
<td>2,006 SF</td>
<td>Demolished</td>
<td>N/A</td>
</tr>
<tr>
<td>176 Maple Avenue Garage:</td>
<td>974 SF</td>
<td>Demolished</td>
<td>N/A</td>
</tr>
<tr>
<td>Total Gross Floor Area:</td>
<td>211,125 SF</td>
<td>205,727 SF</td>
<td>210,563 SF</td>
</tr>
</tbody>
</table>

1 Pursuant to Grade Plane Calculation dated 12/19/19, basement is exempt where 50% had previously counted.
Comments to be addressed during Sewer and Building Permit phase:

- The applicant/owner will be required to obtain all necessary Sewer Permits for proposed work. Please coordinate directly with the Sewer Division.
  
  Response: Understood and agreed.

- The applicant must complete and close out any open Sewer Permits. Please coordinate directly with the Sewer Division. For example, 176 North Maple Avenue still has open items related to their Sewer Disconnect Permit. Please coordinate with Sewer Division.
  
  Response: Understood and agreed.

- There is currently no Sewer Permit Application submitted by the applicant/owner for installation of the new grinder pump chamber and sewer pump line that will serve Cowan Center. In addition, we understand that work was performed in this area that did not obtain the necessary inspections by the Sewer Division, which is not permissible, as there is no Sewer Permit in place and no sewer work should be performed anywhere on campus without the necessary Sewer Permit(s) in place.
  
  Response: No work has been done relating to the installation of the new grinder pump chamber at the Cowan Center. However, after speaking with the contractor, a portion of the 2-inch forced sewer pipe that currently runs from the Cowan Center to the sewer main located on the property was relocated in order to construct the foundation for the lower school. This work is temporary, but we understand that a Sewer Permit should have been requested for the work nonetheless. The relocated pipe will be exposed to document the work and the contractor will contact the Sewer Division directly to inspect how the pipe was relocated. Sewer Permit will also be submitted to retroactively approve and document this work.

- Prior to the Sewer Division issuing any Sewer Permits for any further work on this property, we require that applicant/owner provide any photographs and information of any sewer work that was performed without Sewer Division inspection, as discussed in the field with A.P. Construction Company and a rep from Arnow Construction.
  
  Response: See response above.

- The proposed development is required to utilize low flow plumbing fixtures. The applicant must provide written certification that low flow plumbing fixtures are included in the installation as part of the Sewer Permitting process.
  
  Response: Acknowledged and agreed.

- The applicant/owner is required to provide information regarding the proposed outdoor kitchen. This kitchen is NOT permitted to have any plumbing fixtures/connections to sanitary sewer. Also, please provide description of proposed methods to capture grease, etc. generated at kitchen.
  
  Response: While the design for the outdoor kitchen has not yet been finalized, the intent is to have this area include outdoor appliances similar to those at a residence. If required, the appliances could have grease capture within them similar to commercial appliances. The applicant will discuss this
element of the project directly with the Sewer Division prior to finalizing its construction drawings to understand what is permitted in terms of outdoor cooking appliances.

- During construction, there should be no storage of equipment, materials, debris etc. on top of the sanitary sewer mains and manholes that run through the property. Full access must be maintained during construction to these lines and manholes.
  
  Response: Acknowledged and agreed.

- The applicant/owner may be required to perform CCTV inspections of sanitary sewer laterals and private mains that serve the existing buildings to confirm there are no issues with the existing sanitary sewer lateral(s) and private main(s). Please coordinate directly with the Sewer Division to identify which sewer lines need to be CCTV inspected. Any televising of sanitary sewer laterals must be performed in the presence of the Sewer Inspector. Please coordinate with Sewer Division – Environmental Asset Engineer (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Division Environmental Asset Engineer present during the TVing will result in the Sewer Division not accepting the DVD. Note: VHS format is not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.
  
  Response: Acknowledged and agreed.

- On Sheet SE-3 AD#11 is depicted right on top of the sewer this drain needs to be relocated and away from the sewer as structures cannot be placed on top of the existing sewer. Please coordinate directly with the Sewer Division.
  
  Response: Acknowledged and agreed. The project engineer will modify the location of AD #11 prior to submitting construction documents for Zoning/Building Permit sign-off.

- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.
  
  Response: Acknowledged and agreed.

- Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.
  
  Response: Acknowledged and agreed.
Should you or your staff have any questions or comments during your review of this project, please do not hesitate to contact me at 203.629.7336.

Very truly yours,

Michele A. Cronin, AICP

Enclosures

cc (w/ enc.): P. LaRow, AICP, Greenwich Planning and Zoning Department
The Greenwich Academy, Inc.
Redniss & Mead
Peter Gisolfi Associates
## Sanitary Sewer Flow Calculations

<table>
<thead>
<tr>
<th>Building Use Type</th>
<th>Total Flow (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>School w/cafeteria, gym &amp; showers</td>
<td>18,300</td>
</tr>
<tr>
<td>(732 Students)</td>
<td></td>
</tr>
<tr>
<td>Cowan Center (60 children/2br apt)</td>
<td>900</td>
</tr>
<tr>
<td>RWC Hall (8,489 sq.ft. Admin. Space)</td>
<td>849</td>
</tr>
<tr>
<td>176 N Maple Ave (4 br residential)</td>
<td>525</td>
</tr>
<tr>
<td>296 N Maple Ave (5 br residential)</td>
<td>600</td>
</tr>
<tr>
<td>68 Patterson Ave (6 br residential)</td>
<td>675</td>
</tr>
<tr>
<td>Performance Arts Center (500 total seats)</td>
<td>1,750</td>
</tr>
</tbody>
</table>

### Existing Conditions
(prior to Phase I construction)

<table>
<thead>
<tr>
<th>Building Use Type</th>
<th>Total Flow (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>School w/cafeteria, gym &amp; showers</td>
<td>18,300</td>
</tr>
<tr>
<td>(732 Students)</td>
<td></td>
</tr>
<tr>
<td>Cowan Center (1,926 sq.ft. Facilities Office/2br apt)</td>
<td>493</td>
</tr>
<tr>
<td>RWC Hall (8,489 sq.ft. Admin. Space)</td>
<td>849</td>
</tr>
<tr>
<td>296 N Maple Ave (5 br residential)</td>
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<td>675</td>
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<tr>
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<td>1,750</td>
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</tbody>
</table>

## Proposed Conditions

<table>
<thead>
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<th>Building Use Type</th>
<th>Total Flow (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>School w/cafeteria, gym &amp; showers</td>
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<tr>
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<td>675</td>
</tr>
<tr>
<td>Performance Arts Center (500 total seats)</td>
<td>1,750</td>
</tr>
</tbody>
</table>

### Existing Conditions

| Total Existing Average Daily Sanitary Flow | 23,599 |
| Total Peak Daily Sanitary Flow (Avg x 4)  | 94,396 |
| Total Existing Average Daily Sanitary Flow | 8,653  |
| Total Peak Daily Sanitary Flow (Avg x 4)  | 34,612 |

### Proposed Conditions

| Total Proposed Average Daily Sanitary Flow | 22,667 |
| Total Peak Daily Sanitary Flow (Avg x 4)  | 92,296 |
| Total Proposed Average Daily Sanitary Flow | 8,000  |
| Total Peak Daily Sanitary Flow (Avg x 4)  | 32,000 |

1. Accounts for Upper/Middle/Lower Schools, Young Hall (STEM & Cafeteria), Classroom portion of PAC/VAC & Athletic Facility/Gymnasium. Per USEPA Onsite Wastewater Treatment Systems Manual Chapter 3 Table 3-5 Typical Wastewater flow rates from institutional sources. (25gpd per student)
2. Per CT Health Code Technical Standards 2018 section IV - Design Flows. (10gpd per daycare child. 20gpd per 200sq.ft. of office space. 150gpd per residential bedroom up to 3/75gpd past 3. There are no showers on campus.)
3. An average daily flow of 6,853 GPD is substituted for blue shaded design flow values. An average daily flow of 6,725 GPD is substituted for green shaded design flow values. These flow values are based on available existing water usage data obtained from Aquarion Water Company from January 2017 to February 2020 and have been modified to account for water used for campus irrigation systems that is not tributary to the Town sanitary sewer system. The existing water usage data along with the calculations used to determine both values are attached for reference.
Greenwich Academy - Existing & Proposed Sanitary Flow Calculations

Estimating Irrigation Water Usage:

A) Jan. 2017 - Feb. 2020 Average Daily Flow = \( \frac{7,481 + 9,177 + 9,621 + 7,334}{4} \)
   = 8,304 gpd

   (Jan/Feb 2020 excluded due to incomplete yearly data)
   \( = \frac{5,797 + 6,743 + 7,796}{3} \)
   = 6,779 gpd

   \( = \frac{10,428 + 14,041 + 13,272}{3} \)
   = 12,581 gpd

D) Estimated Irrigation Usage Averaged Per Year - \( C - B \cdot 3 \) / 12 months
   \[ = \frac{\left(12,581 - 6,779\right) \cdot 3}{12 \text{ months}} \]
   = 1,951 gpd

E) 3+ Year Average Daily Flow (Adjusted w/ Irrigation estimate) = A - D
   = 8,304 - 1,951
   = 6,353 gpd

1) All values above are in gallons per day (gpd)
2) Refer to attached monthly water usage data provided by Aquarion Water Co.
Calculation Total Proposed Average Daily Sanitary Flow Using Water Usage Data

Available water usage data excludes 3 residential units on-site, 68 Patterson Ave, 296 North Maple Ave & 176 North Maple Ave (Demolished under proposed conditions)

The only change in flow is due to the change in use of the Conon Building from a 60 child daycare 12 br apartment to a 1,926sf facilities office 12 br apartment.

Using design flow values, this change in use results in a 407 gpd reduction in flow. To apply this reduction to the water usage data, we must determine the ratio of design flow to actual flow. See below.

Existing Average Daily Flow = 21,799 gpd (only buildings we have water usage for)
Existing Flow per Water Usage Data = 6,853 gpd
Ratio = 21,799 / 6,853 = 3.18 or actual usage is 31.4% of design flow

Apply this ratio to 407 gpd design flow reduction:

\[
\frac{21,799}{6,853} = \frac{407}{x}
\]

\[x = \frac{407 \times 6,853}{21,799} = 128 \text{ gpd reduction}
\]

Proposed Avg. Daily Sanitary Flow w/ Water Usage data = 6,853 - 128 = 6,725 gpd
# Greenwich Academy Main Campus

**Existing Water Usage Statistics (2019-2020)**

(Based on data from Aquarion Water Company Records)

March 17, 2020

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>2019</td>
<td>284,988</td>
<td>9,193</td>
<td>222,904</td>
<td>7,961</td>
<td>143,616</td>
<td>4,633</td>
<td>271,524</td>
<td>9,051</td>
<td>295,460</td>
<td>9,531</td>
<td>332,112</td>
<td>11,070</td>
<td>432,344</td>
<td>13,947</td>
<td>421,872</td>
<td>13,609</td>
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<td></td>
<td>433,840</td>
<td>14,461</td>
<td></td>
<td></td>
<td>434,094</td>
<td>13,610</td>
<td>303,688</td>
<td>9,796</td>
<td>237,864</td>
<td>7,929</td>
<td>132,396</td>
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<td>434,094</td>
<td>13,610</td>
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<td></td>
<td>237,864</td>
<td>7,929</td>
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</tbody>
</table>

**Yearly Average Daily Flow (gpd)** 9,621

**Worst 4 Months Average Daily Flow (gpd)** 13,272

**Average Daily Flow excl. worst 4 months (gpd)** 7,796

<table>
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<tr>
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<tbody>
<tr>
<td>2020</td>
<td>223,652</td>
<td>7,215</td>
<td>216,172</td>
<td>7,454</td>
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</table>

**Yearly Average Daily Flow (gpd)** 7,334

**Worst 4 Months Average Daily Flow (gpd)** n/a
Greenwich Academy Main Campus
Existing Water Usage Statistics (2017-2018)
(Based on data from Aquarion Water Company Records)
March 17, 2020

<table>
<thead>
<tr>
<th>Year</th>
<th>Total (gal.)</th>
<th>Avg. Daily Flow (gpd)</th>
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</thead>
<tbody>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>January</td>
<td>189,244</td>
<td>6,105</td>
</tr>
<tr>
<td>February</td>
<td>212,432</td>
<td>7,587</td>
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<tr>
<td>March</td>
<td>149,600</td>
<td>4,826</td>
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<tr>
<td>April</td>
<td>227,392</td>
<td>7,580</td>
</tr>
<tr>
<td>May</td>
<td>189,244</td>
<td>6,105</td>
</tr>
<tr>
<td>June</td>
<td>271,524</td>
<td>9,051</td>
</tr>
<tr>
<td>July*</td>
<td>1,466,080</td>
<td>47,293</td>
</tr>
<tr>
<td>August</td>
<td>340,340</td>
<td>10,979</td>
</tr>
<tr>
<td>September</td>
<td>372,504</td>
<td>12,417</td>
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<tr>
<td>October</td>
<td>287,232</td>
<td>9,266</td>
</tr>
<tr>
<td>November</td>
<td>181,764</td>
<td>6,059</td>
</tr>
<tr>
<td>December</td>
<td>71,808</td>
<td>2,316</td>
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<tr>
<td>Yearly Average Daily Flow (gpd)</td>
<td></td>
<td>7,481</td>
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<tr>
<td>Worst 4 Months Average Daily Flow (gpd)</td>
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<td>10,428</td>
</tr>
<tr>
<td>Average Daily Flow excl. worst 4 months (gpd)</td>
<td></td>
<td>5,797</td>
</tr>
</tbody>
</table>

*July 2017 considered an outlier/excluded from yearly avg. below

<table>
<thead>
<tr>
<th>Year</th>
<th>Total (gal.)</th>
<th>Avg. Daily Flow (gpd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td>January</td>
<td>163,064</td>
<td>5,260</td>
</tr>
<tr>
<td>February</td>
<td>137,632</td>
<td>4,915</td>
</tr>
<tr>
<td>March</td>
<td>104,720</td>
<td>3,378</td>
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<tr>
<td>April</td>
<td>235,620</td>
<td>7,854</td>
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<tr>
<td>May</td>
<td>381,480</td>
<td>12,306</td>
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<tr>
<td>June</td>
<td>428,604</td>
<td>14,287</td>
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<tr>
<td>July</td>
<td>457,776</td>
<td>14,767</td>
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<tr>
<td>August</td>
<td>459,272</td>
<td>14,815</td>
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<tr>
<td>September</td>
<td>313,412</td>
<td>10,447</td>
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<tr>
<td>October</td>
<td>216,172</td>
<td>6,973</td>
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<tr>
<td>November</td>
<td>260,304</td>
<td>8,677</td>
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<tr>
<td>December</td>
<td>199,716</td>
<td>6,442</td>
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<tr>
<td>Yearly Average Daily Flow (gpd)</td>
<td></td>
<td>9,177</td>
</tr>
<tr>
<td>Worst 4 Months Average Daily Flow (gpd)</td>
<td></td>
<td>14,044</td>
</tr>
</tbody>
</table>
SITE GRADING PLAN
GREENWICH ACADEMY
200 NORTH MAPLE AVENUE
EXHIBITION PLANS FOR
GREENWICH ACADEMY

NOTE PROPOSED MINOR PROJECTIONS OF PROJECT
PROPOSAL TO THE VACANT PROPERTY, FOR
ADDITIONAL INFORMATION.

February 17, 2003

SE-2
GREENWICH ACADEMY

Site Renovations: Materials Plan
Bird's Eye View Proposed Rendering: VAC
GREENWICH ACADEMY

Second Floor Plan Area Worksheet

<table>
<thead>
<tr>
<th>AREA</th>
<th>DIMENSIONS (INCHES)</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>21'-10&quot; X 26'-11&quot;</td>
<td>340.11</td>
</tr>
<tr>
<td>1B</td>
<td>16'-10&quot; X 22'-0&quot;</td>
<td>356.88</td>
</tr>
<tr>
<td>1C</td>
<td>16'-10&quot; X 22'-0&quot;</td>
<td>356.88</td>
</tr>
<tr>
<td>ELEVATOR EXCLUSION</td>
<td>9' 11&quot; X 20' 10&quot;</td>
<td>241.4</td>
</tr>
<tr>
<td>TOTAL AREA</td>
<td></td>
<td>412.9</td>
</tr>
</tbody>
</table>
SITE PLAN APPLICATION

□ PRELIMINARY  ✔ FINAL

Project Name: The Greenwich Academy, Inc. - Main Campus - Master Plan Phase I

Project Address: 200 North Maple Avenue, Greenwich, CT 06830

Property Owner(s): Greenwich Academy, Inc.

Tax Account Number(s): 07-4022/S  Zone(s): R-20 & RA-1  Lot Area: 33.034 Acres

RA-1 28.6368 Acres
R-20  4.4010 Acres

Please select all relevant items below:

☑ Special Permit – Complete special permit application form
☑ Coastal Overlay Zone
☑ Property is within 500 feet of a Municipal Boundary of __________ (for notification)
☑ Amendment to Building Zone Regulations – Section(s) __________
☑ Amendment to Building Zone Map – Zone(s) affected __________
☑ Health Department review needed
☑ Sewer Department review needed
☑ Architectural Review Committee Application attached or Review needed
☐ Planning & Zoning Board of Appeals review needed
☐ Inland Wetlands and Watercourses Agency Review / Approval Required

AUTHORIZED AGENT

Name: Bruce F. Cohen, Esq.

Firm name: Fogarty Cohen Russo & Nemiroff

Street Address: 1700 East Putnam Avenue, Suite 406

City: Old Greenwich  St: CT  Zip: 06870

Phone: 203-622-7330

Email: bcohen@fcsn.com

Signature: __________________________

Date: December 20, 2019

PROPERTY OWNER(S) AUTHORIZATION

Name: Greenwich Academy, Inc.

Street Address: 200 North Maple Avenue

City: Greenwich  ST: CT  Zip: 06830

Phone: 203-625-8900

Email: asabitsana@greenwichacademy.org

Signature: See attached authorization letter

Date: __________________________

To be completed by P&Z staff only:

Check #: 53512  Check Amount: $5,500.00

Application #: 0LPZ201900S16; S17

PZ Site Plan App 2018
### SITE PLAN ZONING STATISTICS

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<tr>
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<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<tr>
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<td>Parking Spaces</td>
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<td></td>
<td></td>
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<tr>
<td><strong>OTHER USES - Non-Profit Educational</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>205,727.1 SF</td>
<td>210,597.1 SF</td>
<td>211,536 SF</td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Parking Spaces</td>
<td>304 Spaces + Overflow</td>
<td>304 Spaces + Overflow</td>
<td>As determined by P&amp;Z</td>
</tr>
<tr>
<td>See Zoning Narrative for Parking Breakdown</td>
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<tr>
<td><strong>RESIDENTIAL - In Above</strong></td>
<td></td>
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<tr>
<td>Number of Units</td>
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<tr>
<td>Number of Bedrooms</td>
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<td>Gross Floor Area</td>
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<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
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<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td>205,727.1 SF</td>
<td>210,597.1 SF</td>
<td>211,536 SF</td>
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<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td>Varies</td>
<td></td>
<td>40 Feet</td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td>0.1429</td>
<td>0.1463</td>
<td>0.147*</td>
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<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td>N/A</td>
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<td>N/A</td>
</tr>
<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td>304 Spaces + Overflow</td>
<td>304 Spaces + Overflow</td>
<td>As determined by P&amp;Z</td>
</tr>
<tr>
<td><strong>GREEN AREA</strong></td>
<td>70.87%</td>
<td>71.10%</td>
<td>70.67%*</td>
</tr>
<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
<td>Varies</td>
<td></td>
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</tr>
</tbody>
</table>

This Site Plan Involves:

- ✓ ADDITIONS
- ✓ ALTERATIONS
- ✓ DEMOLITION
- ✓ RE-CONSTRUCTION

*Blended per existing land area in R-20 and RA-1 Zones.

PZSitePlan App 2018
SPECIAL PERMIT APPLICATION

Project Name: The Greenwich Academy, Inc. - Main Campus - Master Plan Phase II
Project Address: 200 North Maple Avenue, Greenwich, CT 06830
Property Owner(s): Greenwich Academy, Inc.
Tax Account Numbers (s): 07-4022/S
Lot Area: 33.034 Acres

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

✓ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☐ Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Residential Medical Professional Office
☐ Section 6-98 — RMF Zone
☐ Section 6-100 — Use Groups for Business Zones
✓ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☐ Section 6-109, 109.1 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☐ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check # ___________________ Check Amount: $ __________
Application # ___________________ PZ Special Permit App 2018

RECEIVED
DEC 20 2019
PLANNING & ZONING COMMISSION
BY HAND
December 20, 2019
Mr. Patrick LaRow, AICP
Assistant Town Planner / Deputy Director of Planning and Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Applications for Final Site Plan and Special Permit Approval
Greenwich Academy’s Main Campus - Master Planning Phase II
Proposed Partial Demolition and Visual Arts Addition to Existing Performing Arts Center
Interior Renovations to Existing Upper School; and
Proposed Site and Landscape Improvements, including Renovations to Harrison Courtyard
The Greenwich Academy, Inc.
200 North Maple Avenue, RA-1 and R-20 Zones

Dear Pat:

On behalf of our client, The Greenwich Academy, Inc., (hereinafter, “GA”), we are pleased to submit herewith applications for Final Site Plan and Special Permit Approval for Phase II of GA’s Master Plan for its Main Campus, located at 200 North Maple Avenue, Greenwich in the RA-1 and R-20 Zones. This project focuses on the south side of the campus and primarily involves alterations to the existing Performing Arts Center (PAC) to provide additional educational space for the visual arts. Also proposed are interior renovations to GA’s Upper School and site and landscaping improvements, including renovations to the school’s "Harrison Courtyard". These Applications are submitted pursuant to Sections 6-12(e), 6-13, 6-16, 6-94(a)(5), and 6-101(a) of the Greenwich Building Zone Regulations, as amended, and are in conformance with all applicable sections of the Regulations, including, but not limited to, Sections 6-15, 6-17, 6-158, and 6-205.

Background and Existing Conditions

Greenwich Academy’s Main Campus is situated on 33.0378 +/- acres on the west side of North Maple Avenue and the northerly side of Patterson Avenue/Deer Park Drive, of which 28.6368 +/- acres are zoned RA-1, and the remaining 4.401 +/- acres are zoned R-20. The site is bound by North Maple Avenue to the east, Patterson Avenue, single-family residential homes, and Deer Park Drive to the south, and residences to the north and west. Four (4) regulated wetland areas are found within the site, including a manmade pond with wetland fringe, a small depressional remnant wetland in the southwestern portion of the property, a watercourse with riparian wetland fringe located north of the pond, and a drainage corridor/wetland on the northern side of the campus.

The property is presently improved with academic classrooms and libraries for Grades 1 through 12, with the academic buildings situated around the administrative building known as Ruth West Campbell Hall, and the cafeteria and STEM Lab building known as Young Hall (FSP #2447). The performing arts center (FSP #1774), gymnasium, and athletic facility (FSP #1774) are located at the south end of the campus. Synthetic turf playing fields (renovated under FSP #PLPZ 2015 000021), tennis courts (FSP #1099), playgrounds, and residential buildings for the Associate Head of School (296 North
Maple Avenue) and Chief Financial Officer (68 Patterson Avenue) can be found on the periphery of the campus. Driveways off of North Maple Avenue and on-site paved parking spaces provide access to the main campus and support the parking demands of the school's operations. The property is served by public water and Town sewer.

Last year, Greenwich Academy introduced its Master Plan to the Greenwich Planning and Zoning Commission (the "Commission") to address site improvements needed to support the school's goals and fulfill its academic mission in light of emerging trends in education, including more collaborative teaching styles, new learning environments that can support the growing interest in science, technology, engineering and mathematics (STEM) programs, and the pedagogical shift towards project-based learning. On April 2, 2019, the Commission approved Final Site Plan #PLPZ 2018 00562 and Special Permit # PLPZ 2018 00563 for Phase I of the school's Master Plan, which included: demolition and reconstruction of Greenwich Academy's existing Lower School; renovations and a small addition to the existing Middle School; partial demolition and renovations to the existing Young Hall; partial demolition and renovations to the existing Carriage House (aka Cowan Center Building); demolition of ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements. A copy of the Commission's April 16, 2019 Decision Letter is enclosed herewith as EXHIBIT A. Site improvements associated with Phase 1 are now underway and, upon completion of Phase I of the School's Master Plan, the total floor area of on-site improvements will total 205,516.5 SF, with a total of 211,536 square feet of floor area permitted under current zoning regulations for the site.

Proposed Improvements

As previously indicated by GA, the second and final phase of its current Master Plan was conceived to address issues on the south side of its campus. Specifically, the Master Plan identified academic spaces within GA's Upper School building and recommended ways to provide spatial relief for academic classrooms. To accomplish this, GA proposes the following:

1.) Demolition of the northwest wing of the school's existing Performing Arts Center, and, in its place, construction of a new combined visual and performing arts space that can house the school's Upper School art program - thereby making space available in the existing Upper School to improve academic areas;

2.) Renovate and increase existing Upper School classroom space within the building's existing footprint to provide spatial relief for the existing Upper School classrooms, which are confined; and

3.) Renovate the adjacent outdoor "Harrison Courtyard" to create a welcoming and accessible outdoor gathering area for the Upper School community.

It can be noted that 68 Patterson was formerly the home of the Head of School. GA purchased property at 40 Patterson Avenue in late-2017 and completed renovations to that residence in October of 2018. 40 Patterson Avenue now serves as the Head's home.
Alterations to the Performing Arts Center

GA's Performing Arts Center was built in the mid-1990s as authorized and approved under Final Site Plan #1774 and Special Exception (Appeal) #7931. The existing 27,354 SF building includes a main theatre with approximately 400 seats and a smaller, studio theatre with approximately 100 seats, support spaces with dance, choral and instrument practice areas, and an art exhibition area in the lobby.

As illustrated on the architectural plans submitted herewith, the school proposes to demolish the northwest wing of the building, which comprises 3,786 SF of the building's floor area. This area is a one-story space that houses a dance studio, choral room, music lab, an office, and mechanical/storage space. Following demolition, the school proposes to construct a new 10,392 SF two-story (plus basement) addition to support both performing and visual arts. The basement level of the addition, which is excluded in the measurement of "Floor Area, Gross" pursuant to Section 6-134(a)(1) of the Greenwich Building Zone Regulations, will include a new multi-purpose/choral room, a ceramics studio, an editing and recording studio, and mechanical and storage spaces. The first floor will be approximately 5,976 SF in size and include a new lobby, which will continue to provide exhibition space consistent with existing conditions; a new dance studio; a media/film room; a studio/screening area; and ancillary spaces such as restroom and storage areas. The 4,416 SF second floor will be primarily dedicated to art studio space as shown on the plans submitted herewith. No alterations are proposed to the remaining Performing Arts Center building.

The building addition has been sited to take advantage of the site's existing topography, and designed to be consistent with GA's existing campus and the surrounding neighborhood. The building addition, which is over 7-feet under the permitted height, includes gently sloping roofs to create loft-like interior spaces that are light-filled and spacious and complement the architecture of the existing Upper School building and new Lower School building (currently under construction). The proposed materials for the addition have also been coordinated with the existing finishes of the Performing Arts Center and integrate seamlessly with the surrounding Athletic Center, Upper School, and Lower School buildings.

It can be noted that, in 1995, the Greenwich Planning and Zoning Board of Appeals (ZBA) imposed the following conditions on the use of the Performing Arts Center: "(1) that all parking for any event only be on campus property; (2) that the performing arts center be used for special events by organizations other than Greenwich Academy no more than six (6) times per calendar year, and that Greenwich Academy report those events in writing prior to the event to the Zoning Enforcement Officer; and (3) that the number of on-campus student parking permits be limited to one hundred ten (110) per academic year." The school continues to comply with these conditions and does not seek to modify same.

The Upper School & Harrison Courtyard

GA's Upper School and adjacent Harrison Courtyard were built in the early-2000s as authorized and approved under Final Site Plan #2128 and ZBA Appeal #8455. The proposed addition to the Performing Arts Center provides much needed spatial relief by relocating art rooms, the ceramics classroom, computer art classroom, media center, and publishing office from the first floor of the Upper School to the new space proposed herewith. Once vacated, these five (5) existing specialty classrooms will be repurposed to academic classroom space. No structural changes are proposed at this time, simply re-establishing the existing rooms for academic use.
Adjacent to the Upper School is what is known as the "Harrison Courtyard", which is created by the surrounding walls of the Upper School, Middle School, Young Hall and Ruth West Campbell Building. Located at grade with the lowest level of the school, this courtyard is presently characterized by high retaining walls, steep stairs, and concrete surfaces. Due to its unwelcoming design, it is an underutilized space, which primarily serves as a light well for the lower floors of the adjacent buildings. Under proposed conditions, Harrison Courtyard will be renovated to create a more welcoming and accessible outdoor gathering area for the Upper School community. The space is intended to complement the outdoor space recently approved for the Lower School, providing a mix of hardscape and landscape materials for gathering and outdoor learning opportunities. The renovations to Harrison Courtyard will also improve the outdoor eating area, adjacent to the cafeteria located in Young Hall, and provide an additional outdoor learning area adjacent to the Engineering and Design Lab (also located in Young Hall), which supports all school divisions (Lower School, Middle School and Upper School).
Salient Zoning Statistics for existing and proposed conditions are as follows:

<table>
<thead>
<tr>
<th>SALIENT ZONING INFORMATION – 200 North Maple Avenue</th>
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<tbody>
<tr>
<td><strong>ZONING CRITERIA</strong></td>
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<td>Zone and Site Area</td>
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<td>Zone: RA-I</td>
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<td>Zone: R-20</td>
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<tr>
<td>Total Site Area:</td>
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<tr>
<td>Total Gross Floor Area</td>
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<tr>
<td>Performing Arts Center</td>
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<tr>
<td>Raether Athletic Center</td>
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<td>Ramsing Gymnasium</td>
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<tr>
<td>Upper School</td>
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<td>Middle School</td>
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<td>Lower School</td>
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<td>Young Hall</td>
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<tr>
<td>Ruth West Campbell Hall</td>
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<td>Carriage House</td>
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<tr>
<td>296 North Maple Avenue</td>
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<tr>
<td>68 Patterson Avenue</td>
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<tr>
<td>Total Gross Floor Area:</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
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<tr>
<td>Setbacks (Minimum):</td>
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<tr>
<td>Front (Maple Avenue):</td>
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<td>Street Side Yard:</td>
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<td>Side (North):</td>
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<tr>
<td>Rear:</td>
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<tr>
<td>Building Height (Max):</td>
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<tr>
<td>Performing Arts Center</td>
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<tr>
<td>Green Area:</td>
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<tr>
<td>Parking:</td>
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<tr>
<td>Paved/Striped Spaces:</td>
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<tr>
<td>Handicap Spaces:</td>
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<td>Overflow Spaces:</td>
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</tbody>
</table>

¹ As approved under #PLPZ 2018 00562/563.
² Pursuant to Grade Plane Calculation dated 12/19/19. basement is exempt where 50% had previously counted.
³ Blended based on underlying zone.
⁴ Note: Approved parking per PLPZ 2018 00562 = 295 standard + 9 HC. This parking distribution was slightly altered during the Building Permit Review process to 294 standard and 10 HC to meeting ADA requirements for the north parking lot.
Drainage and Stormwater Management

The proposed PAC addition and Harrison Courtyard renovation will result in an overall 554 SF reduction in impervious coverage. Due to the overall reduction in impervious coverage, as well as the reduction in peak rates of runoff from the affected east and south watersheds on the site, the project is eligible for a stormwater management standards-drainage exemption. As indicated in the attached drainage exemption forms and supporting peak flow and volume analyses, this project will not have an adverse effect on offsite properties or offsite drainage infrastructure and complies with Section 6-15(a)(3)(g), Site Plan Standards, and Section 6-17(d)(3), Special Permit Standards of the zoning regulations.

Traffic and Parking

The site's parking and traffic management was carefully analyzed as part of the school's overall master plan, and alterations to the school's on-site traffic circulation, queuing, and parking needs were proposed and approved under Final Site Plan #PLPZ 2018 00562 and Special Permit # PLPZ 2018 00563 (Master Plan Phase I). While construction for Phase I is not yet complete, the school has already seen a beneficial impact to its on-site traffic and parking conditions as a result of the improvements completed to date.

The current development plan includes a minimal amount of parking related site work, which is limited to rotating the westerly parking area, located adjacent to the PAC, to the east. This improvement will provide the land area needed to accommodate the proposed addition, but will not negatively impact the school's on-site parking count. Due to the fact that the drive aisle within this parking area is currently oversized, the parking area can be reconstructed to meet Town standards without sacrificing any standard parking spaces. As proposed, one (1) handicap space will be converted to a standard space to maintain the existing parking count of 294 standard parking spaces.

Since the proposed project will have virtually no impact on the traffic circulation or parking conditions currently found on the site, it is expected that this project will have no impact on either on-site or neighborhood traffic or pedestrian circulation.

General Landscaping and Site Lighting Improvements

Proposed landscaping improvements have been designed by the school's landscape architect to enhance the existing site and mitigate any removal of vegetation required as part of the proposed work. A variety of flowering deciduous trees, shrubs, and groundcover are proposed in the vicinity of the proposed addition to develop and improve the existing landscape. As noted above, Harrison Courtyard will also be improved to provide a more usable outdoor space for the Upper School community that will have its own unique character while contributing to an overall cohesive campus experience. Please refer to the Landscape Plans submitted as part of these applications for more detailed information on the proposed planting scheme.

New site lighting will be minimal and will include fixtures approved under Phase I of the school's Master Plan. The school will continue to comply with its imposed lighting restrictions with Division 14 of the Greenwich Building Zone Regulations. A lighting and photometric plan will be submitted under separate cover and will be discussed in detail with the Greenwich Architectural Review Committee.
Request for Special Permit Approval

The Applicant seeks special permit approval pursuant to the following applicable Building Zone Regulations:

6-101(a) - Cubic Volume

No new construction, which individually or together would total in excess of 150,000 cubic feet in volume above established grade in a residential zone shall be permitted except when authorized by special permit by the Commission pursuant to Section 6-17 of the Building Zone Regulations. As such, the applicant is seeking a special permit pursuant to Section 6-101(a) of the Regulations.

6-94(a)(5) & 6-17(b)(4) - Educational Use Not Operated for Commercial Profit

Pursuant to Section 6-94(a)(5) of the Building Zone Regulations, private educational institutions not operated for commercial profit are permitted in the RA-1 and R-20 zones when authorized by the Planning and Zoning Commission as a special permit. Prior to the Commission's 2018 zoning text amendment, this use was permitted when authorized by the ZBA as a special exception use. The use of the subject site as an educational use was established in the 1950s and numerous approvals have been granted to Greenwich Academy over the years to make improvements to its Main Campus.

Pursuant to Section 6-17(b)(4), special permit uses cannot be intensified without an application for Special Permit Approval being submitted to the Commission. Increase in a site's gross floor area is considered to constitute an intensification of an existing use and, as such, GA is seeking a special permit pursuant to Section 6-17(b)(4) of the Regulations to permit the work proposed herewith. The proposed site plan is consistent with the land use history for this site and meets the Special Permit Standards outlined in Section 6-17 of the zoning regulations, as more specifically described below.

Conformance with Section 6-15 and 6-17(d) of the Regulations - Site Plan and Special Permit Standards

In making its decision to grant or deny applications for Site Plan and Special Permit, the Commission is required to consider whether a proposed project will comply with specific standards outlined under Section 6-15 and 6-17(d) of the Building Zone Regulations. Summarized below are the applicable standards, followed by commentary regarding the same. It should be noted that while not all standards are repeated below, the applicant does comply with all standards outlined within the regulations.

1.) Ensure safe, adequate and convenient vehicular and pedestrian traffic circulation both within and without the site and ensure that proposed work does not adversely affect safety in the streets nor increase traffic congestion in the surrounding area [Section 6-15(1), 6-17(d)(6) and 6-17(d)(7)].

Comment: The proposed project will serve the existing Greenwich Academy population and, while minor adjustments are proposed in a portion of the southern parking lot, will not have any effect on on-site or area traffic operating conditions. As such, this project will not affect safety in the streets; will not increase traffic congestion in the surrounding area; and will allow the school to continue to provide safe, adequate and convenient vehicular and pedestrian traffic circulation and parking at the site.
It can be noted that GA’s overall Master Plan analyzed pre-2018 traffic and parking conditions at the school and Phase I of said Master Plan addressed parking and traffic conditions in order to provide improved on-site traffic circulation during drop-off and pick-up periods and better accommodation of parking needs throughout campus. As a result, GA has seen improved traffic operating conditions both on-site and on North Maple Avenue in the vicinity of the school.

2.) The protection of environmental quality and the preservation and enhancement of property values by: providing adequate screening between similar and dissimilar uses to assure harmony with adjacent development; preserving natural attributes of the site such as historic structures and major trees; conforming to exterior lighting requirements; installing proper shielding so as to minimize noise levels at the property boundary; and providing adequate storm and surface water drainage facilities to properly drain the site while ensuring that the proposed development will not adversely affect storm drainage [Section 6-15(2), 6-17(d)(2), 6-17(d)(3) and 6-17(d)(9)].

Comment: Greenwich Academy’s overall Master Plan includes substantial restoration and enhancement of certain on-site wetland resources and landscape screening and fencing to protect adjacent residential properties. The specific improvements proposed here will reduce impervious coverage and increase green area on the site, having an overall net benefit on the campus environment. As outlined above and evidenced by the support documentation submitted herewith, the proposed development is eligible for a Drainage Report Exemption and, as certified by the project engineer, Redniss & Mead, this project will have no adverse impact to onsite or downstream hydrology.

3.) The proposed development should be in harmony and scale with the existing neighborhood and compatible with surrounding uses, buildings, streets and open spaces and preserve, where possible, existing housing stock so as to maintain and contribute to a diversity of housing opportunities within the Town [Section 6-15(3), 6-17(d)(8) and 6-17(d)(11)].

Comment: Greenwich Academy has had a presence in the neighborhood for nearly 200 years and is a fixture in both the immediate neighborhood and in the Greenwich community as a whole. The proposed improvements will be in scale with and compatible with the existing school campus and overall neighborhood. An Application for Major Exterior Alteration has been submitted to the Greenwich Architectural Review Committee so that it can review the proposed exterior alterations, landscaping, and site lighting.

4.) A showing that an adequate source of potable water is available to satisfy the needs of the proposed development [Section 6-15(4)].

Comment: The site is served by public water. The applicant has started the “Will Serve” process with Aquarion Water Company. Once Aquarion issues its Will Serve letter confirming that there is an adequate source of potable water to satisfy the needs of the proposed use, it will be forward to the Commission for its records on these applications.

Based on the information provided above, the applicant believes that the above standards, as well as all of the standards set forth under Sections 6-15 and 6-17(d) of the Greenwich Building Zone Regulations, have been met and that the proposed development conforms with the overall intent of the regulations.
On a larger scale, the Town, through its POCD, has always acknowledged that one of Greenwich's most important community assets is its schools. The need for expanded facilities evidences a growing demand for private education in Town.

**Anticipated Construction Timetable.**

The PAC addition is expected to start in the summer of 2020 and take 9-12 months to complete. Improvements to Harrison Courtyard will likely take place over the summer of 2021.

**Additional Approvals Required**

In addition to Final Site Plan and Special Permit Approval from the Planning and Zoning Commission, the proposed site work will require an advisory approval from the Architectural Review Committee (ARC). The applicant started that process with the ARC and its review of the project is currently underway.

The applicant received a Declaratory Ruling from IWWA staff that a Permit from the Inland Wetlands and Watercourses Agency is not required.

**Plans and Support Documents**

In accordance with the Commission's Site Plan and Subdivision Checklists, the following documents are submitted herewith in support of this application:

- Fourteen (14) Additional Copies of this Zoning Narrative;
- Original + 10 copies, Final Site Plan Application Form;
- Original + 10 copies, Special Permit Application Form;
- Final Site Plan and Special Permit Application filing fee in the amount of $5,650.00;
- Letter from the owner of record, authorizing this firm to serve as her agent on this matter;
- Affidavit of Notification to adjacent property owners, inclusive of a Certificate of Mailing;
- Two (2) Copies, Land Use Approvals History prepared by Fogarty Cohen Russo & Nemiroff outlining prior zoning approvals;
- Fifteen (15) Sets, Civil Engineering Plan Set, dated December 18, 2019 prepared and certified by Redniss & Mead;
- Eight (8) copies, Architectural Plan Set including Floor Plans, Elevations, and Proposed FAR Worksheets, dated December 18, 2019, prepared and certified by Peter Gisolfi Associates;
- Existing Floor Area Calculation Worksheets dated November 30, 2018, prepared and certified by Ridberg + Associates for Existing Performing Arts Center and Existing Ruth West Campbell Hall;
- Eight (8) copies of 11 x 17 inch reductions of the above-referenced plans;
Patrick LaRow, AICP, Assistant Town Planner  
Re: Greenwich Academy – 200 North Maple Avenue  
December 20, 2019  
Page 10 of 10

- Five (5) Copies, Drainage Exemption Forms dated December 18, 2019, prepared and certified by Redniss & Mead;
- Three (3) Copies, Existing and Proposed Grade Plane Calculation Worksheets for Performing Arts Center and Ruth West Campbell Hall dated December 18, 2019, prepared and certified by Redniss & Mead;
- Three (3) Copies, Existing Green Space Exhibit dated April 24, 2019, prepared and certified by Redniss & Mead;
- Three (3) Copies, Proposed Green Space Exhibit dated December 18, 2019, prepared and certified by Redniss & Mead;
- One (1) Copy, Inland Wetlands and Watercourses Agency Questionnaire counter-signed by IWWA staff on December 19, 2019;
- One (1) Copy, Tax Assessor Field Card for Tax I.D. Number: 07-4022/S;
- One (1) copy, Town of Greenwich GIS Map;
- Planning and Zoning Department's Site Plan Checklist;
- One (1) CD with a digital copy of the entire application in PDF format.

We look forward to presenting this application to the Commission at its next available public hearing. Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me at 629-7330.

Very truly yours,

Bruce F. Cohen

Enclosures
cc (w/ enc.): The Greenwich Academy, Inc.
Redniss & Mead
Peter Gisolfi Associates
April 16, 2019

Bruce F. Cohen, Esq.
Fogarty, Cohen, Selby, and Nemiroff
1700 East Putnam Avenue; Suite 406
Old Greenwich, CT 06870

RE: The applications of Bruce Cohen, Esq., authorized agent, for The Greenwich Academy, Inc., record owners, (project known as Main Campus – Master Plan Phase 1), for a final site plan and special permit, PLPZ 2018 00562 and PLPZ 2018 00563, to demolish and reconstruct Greenwich Academy’s existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements per Sections 6-12, 6-13, 6-15, 6-16, 6-17, 6-94, 6-101, 6-158, 6-177 through 6-182, 6-185, 6-187, and 6-205 of the Town of Greenwich Building Zone Regulations on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones as shown on a site plan, prepared by Redniss & Mead, last revised 2/26/2019, Architectural Plans for the Cowan Center and Young Hall prepared by Shoreline Design Group, last revised 1/28/2019, Architectural Plans prepared by Ann Beha Architects for the lower and middle school, last revised 1/18/2019 and landscape and lighting plans, prepared by William Kenny Associates, LLC, last revised 2/14/2019.

Dear Mr. Cohen,

At a regular meeting held on April 2, 2019 the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion to approve this final site plan and special permit with modifications, made by Messrs. Macri and seconded by Messrs. Yeskey the following resolution was adopted 4-1. (Voting in favor of this item: Alban, Yeskey (for Fox, who recused), Macri and Hardman. Voting against this item: Levy).
WHEREAS the Commission held public hearings on February 5, and March 5, 2019, and took all testimony as required by law; and

WHEREAS the Commission closed the public hearing on March 5, 2019 and rendered a decision on this application at a regular meeting of the Planning and Zoning Commission on April 2, 2019; and

WHEREAS the Applicant requested Final Site Plan and Special Permit approval to: demolish and reconstruct Greenwich Academy’s existing Lower School; renovate and expand the Middle School; partially demo and renovate the existing Young Hall; partially demo and renovate the existing Carriage House (aka Cowan Center Building); demolish two (2) ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple Avenue; and associated site infrastructure, traffic, parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones; and

WHEREAS the application is before the Commission as a Special Permit application as it represents changes to an educational institution, not operated for commercial profit, and new construction which would result in a structure or group of structures which individually or together would total in excess of 150,000 cubic feet in volume above established grade in a residential zone pursuant to Sections 6-17, 6-94 and 6-101 of the Town of Greenwich Building Zone Regulations; and

WHEREAS the applicant provided a comprehensive history of Site Plan, Special Permit and Special Exemption/PZBA approvals for the Greenwich Academy; and

WHEREAS on Oct. 9 2018, the Commission amended the Building Zone Regulations to take School uses in residential zones out of the list of Special Exception uses, approved by the PZBA, and made them Special Permit uses, approved by the Commission; and

WHEREAS the Commission considered the intensification of the proposed use as well as the applicable prior special exception conditions to carry forward with the proposed action; and

WHEREAS the applicant noted this application as Phase I of their current master plan. This Phase includes:

- Demolition and reconstruction of Greenwich Academy’s existing Lower School;
- Reallocation of approximately 5,100 SF of the existing Lower School to the existing Middle School Building (in place of the existing Lower School) and expansion of the Middle School;
- Renovations to the existing Young Hall;
- Partial Demolition and renovations to the existing carriage house (aka Cowan Center Building);
- Demolition of the residential buildings at 2 Patterson Avenue and 176 N. Maple Avenue;
- Internal roadway improvements and modifications to on-site traffic circulation plan;
- Construction of additional parking and adoption of parking management improvements (as recommended in Section E of the school’s Traffic and Parking Study prepared by its traffic engineer, Kimley-Horn);
• Adjustments to existing driveway curb cuts on North Maple Avenue; and
• Associated site infrastructure and landscaping improvements; and

WHEREAS the subject site lies in two (2) zones, the R-20 and the RA-1 Zones where approximately 4.4 acres of land is within the R-20 and balance of the remaining Greenwich Academy property is within the RA-1 Zones.; and

WHEREAS this results in a blended gross floor area for the site where the maximum permitted gross floor area is the sum of the 4.401 acres of land in the R-20 zone, where a 0.225 Floor-to-Area-Ratio (“FAR”) is applied, plus the 28.6368-acres of land in the RA-1 zone where a 0.135 FAR is applied; and

WHEREAS based on this split zoning, 211,536 sq. ft. of gross floor area could be permitted on the Greenwich Academy’s main campus; and

WHEREAS the applicant noted the existing gross floor area to be 211,125 sq. ft.; and

WHEREAS the proposed removal of buildings and renovation/expansion of the campus buildings to remain, would appear to result in a net reduction of gross floor area of 5,276 sq. ft. and a total proposed gross floor area of 205,849.5 sq. ft.; and

WHEREAS the applicant proposes several improvements to the site to handle run-off and stormwater; and

WHEREAS the impervious area of the site is noted to decrease as a result of this proposal by 0.27 acres (or 11,761 sq. ft.); and

WHEREAS one of the features of the stormwater improvements is the raising of the grade in the northern end of the Lower School (aka northern) parking lot; and

WHEREAS under the current conditions, by design, the lot at times, is prone to flooding; and

WHEREAS it was noted that during significant storm events, the designed ponding occurs, which has led to damage to vehicles parked in this area during such storms; and

WHEREAS this flooding has made parking spaces in the northern end of that parking lot unusable and/or undesirable and caused a ripple effect on parking behaviors, pushing parking to other areas of the campus, even when spaces are available in the Lower School lot; and

WHEREAS the proposed actions would add a crushed stone based, raising the grade by up to, 6 feet, and installing porous asphalt to the lower school parking lot to contain and treat water below the parking surface, turning the surface detention system into a subsurface one, while allowing for parking to be maximized in that lot; and
WHEREAS the proposed improvements to the main campus does not appear to impact traffic volumes in the immediate road network and could have a net improvement on area traffic; and

WHEREAS Greenwich Academy's main campus currently has 301 spaces which includes striped, unstriped and ADA spaces; and

WHEREAS the north lot has 151 spaces; 28 spaces are located in an area south of the Cowan Building; 20 spaces are on the hill near the Maintenance Dept.; 36 spaces are in the Upper School (south driveway) loop; 20 spaces are near the performing arts center; and 40 spaces are near the tennis courts; and six ADA spaces existing on site; and

WHEREAS the School has an overflow parking area in the grassed area between the Upper and Lower School driveways which could accommodate 140-160 vehicles but is not counted as available parking (approved under final site plan #1774); and

WHEREAS per Greenwich Academy's 2000 special exception (Appeal No. 8455) the enrollment cap is 730 students with a permitted 2% percent (equal to 14 students) margin to accommodate for fluctuations in enrollment and the Academy is not proposing to amend or have the Commission reconsider the student cap; and

WHEREAS the applicant also proposes to continue to manage onsite parking which they noted to be an issue with their existing site plan; and

WHEREAS to address parking management issues, the Academy is proposing to add 13 spaces to the south side of campus in addition to relocating the 26 existing dedicated student parking spaces to the Lower School parking lot in the northern portion of the site; and

WHEREAS the reassignment of student permit spaces and added spaces in the southern lot has the goal of balancing out parking demands between the upper and lower school lots; and

WHEREAS the applicant proposed to designate an additional overflow parking area in the location of the home at 176 North Maple Ave, which is proposed to be removed as part of this action; and

WHEREAS the existing designated overflow area is noted to be adequate and acceptable for major events such as graduation and this smaller overflow area was noted as being needed for more frequent smaller events on campus; and

WHEREAS this overflow area would be within 60-feet of the Academy's closest neighbors to the south would accommodate up to 26 vehicles; and

WHEREAS the applicant's traffic analysis indicated that there would be 15 to 20 events during a school year were Upper School parking demand would exceed supply, necessitating this overflow parking use; and
WHEREAS neighbors to the project raised concerns over the site work and use of this overflow parking area with Greenwich Academy directly; and

WHEREAS Greenwich Academy offered to the Commission the following as conditions that would be acceptable regarding the design and use of the new small overflow parking area:

1. No pavement or stripes on overflow area at 176 N Maple.
2. No lighting on overflow area at 176 N Maple.
3. Use of the overflow area at 176 N. Maple to be used for cars only, no trucks, buses, vans, dumpsters etc.
4. GA will provide a 50-foot minimum setback to overflow parking area from northern property boundary of 22 and 28 Patterson. The screening fence on the current site plan will be moved accordingly.
5. GA will provide additional screening between Patterson Avenue properties and tennis courts (as shown on the existing site plans).
6. GA will provide a screening fence along the 2 Patterson Avenue and 22 Patterson Avenue property boundary.
7. Use of the overflow area at 176 N. Maple will be limited to a maximum of 30 times per year and secured with a physical barrier at all other times.
8. No summer (June 15-Sept 1) or overnight use of 2 Patterson and 176 N. Maple with the exception of intermittent "visits" by small groups of students in programs located elsewhere on campus. Neither property will be used as a gathering spot including pick up, drop off, closing ceremonies etc. for any summer program.

WHEREAS Greenwich Academy noted that the overflow parking area would have two trees planted in the parking field, and would be physically barricaded when not in use; and

WHEREAS the Commission noted that the applicant requested use of this overflow parking area 30 times per school year; and

WHEREAS the Commission, after consideration of the provided traffic analyses and comments from neighboring property owners, voted to limit the use of this overflow parking area to 20 times per school year; and

WHEREAS the Commission also accepted Greenwich Academy's offered limitations of use for said overflow parking area as acceptable conditions of approval; and

WHEREAS in consideration for the neighborhood, the Commission requires that all site lighting be off by 10 p.m. daily; and

WHEREAS the Applicant noted that they would be installing motorized shaded to limit light trespass from the interior of the building; and

WHEREAS the applicant noted and the Commission requested that interior of the building would be on occupancy timers so that the interior lighting, facing the street, is controlled; and
WHEREAS the Applicant appeared before the Architectural Review Committee (the "ARC") on 1/9/19, 2/6/19, and 2/27/19; and

WHEREAS the ARC’s recommendations to the Commission were as follows:

- Lower School Building moved to the west by 10’, increasing the setback from North Maple Avenue. ARC recommends this revision to mitigate the potential negative visual impact on streetscape and the character of neighborhood, because the perched nature of building is exacerbated by proximity to street.

- ARC accepts the board and batten finish of the new Lower School building.

- Construct a curved grading wall, up to six feet high, parallel to the walkway along the eastern side of the new Lower School building, in order to lessen the slope and reduce the angle of fill required. Adjust the landscaping accordingly.

- Move the stone wall on new campus green extension approximately 2 feet (west) off of property line.

- Bollards shall be 30" or less and shall be shielded from the street.

- All lighting fixtures shall be limited to temperatures between 2700 and 2900 Kelvin.

- Lighting fixtures are acceptable as shown.

- ARC recommends that P+Z closely review the proposed lighting due to proximity to residential zone.

WHEREAS the Applicant, in response to the comments from the ARC, agreed to move the lower school 10 feet further from North Maple Ave. than what was initially presented to the Commission; and

WHEREAS some Commission members raised concerns over the look of the new lower school from the street and in the context of the character of the neighborhood; and

WHEREAS the Commission found the proposed design to be acceptable but requested that the School do more, in future phases, to create a design that is more consistent with the neighborhood; and

WHEREAS the applicant proposed landscaping improvements on the site, to connect the indoor education space with the outdoors and new landscaping is proposed in several areas; and

WHEREAS landscaping would be installed around the Carriage house to screen the proposed facilities office and fleet vehicles and garage; and

WHEREAS new landscaping would be installed the area of the two (2) homes to be demolished at 2 Patterson and 176 North Maple, to restore the area and make it look more similar to the campus’s current front lawn; and

WHEREAS a wood chip path is being proposed along North Maple to provide a pedestrian path; and
WHEREAS selective removal of declining trees, and invasive plants are also proposed; and

WHEREAS on the western side of the campus, wetland enhancement plantings are proposed, as well as dredging of the existing pond and enhancement of the aquatic plantings; and

WHEREAS the Commission finds that the proposal complies with the height, bulk, and setback regulations; and

WHEREAS the Commission noted that all applicable conditions of prior special permits and/or special exceptions for this site would remain unless as amended by this approval; and

WHEREAS the Commission noted that the applicant appeared before the IWWA at their January 28, 2019 Meeting and was approved at the same meeting; and

WHEREAS the Commission notes comments from the Staff, the ZEO, Engineering Division, Conservation Commission, Sewer Division, Traffic Division, and the Commission Traffic Consultant;

THEREFORE BE IT RESOLVED that The applications of Bruce Cohen, Esq., authorized agent, for The Greenwich Academy, Inc., record owners, (project known as Main Campus – Master Plan Phase I), for a final site plan and special permit, PLPZ 2018 00562 and PLPZ 2018 00563, to demolish and reconstruct Greenwich Academy’s existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements per Sections 6-12, 6-13, 6-15, 6-16, 6-17, 6-94, 6-101, 6-158, 6-177 through 6-182, 6-185, 6-187, and 6-205 of the Town of Greenwich Building Zone Regulations on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones as shown on a site plan, prepared by Redniss & Mead, last revised 2/26/2019, Architectural Plans for the Cowan Center and Young Hall prepared by Shoreline Design Group, last revised 1/28/2019, Architectural Plans prepared by Ann Beha Architects for the lower and middle school, last revised 1/18/2019 and landscape and lighting plans, prepared by William Kenny Associates, LLC, last revised 2/14/2019 are hereby approved with modifications.

The applicant shall make an appointment with Planning and Zoning Office Staff to address and provide the following:
1. The proposed overflow parking area on the south side of the south driveway shall be limited as follows:
   • No pavement or stripes on overflow area at 176 N Maple.
   • No lighting on overflow area at 176 N Maple.
   • Use of the overflow area at 176 N. Maple to be used for cars only, no trucks, buses, vans, dumpsters etc.
• GA will provide a 50-foot minimum setback to overflow parking area from northern property boundary of 22 and 28 Patterson. The screening fence on the current site plan will be moved accordingly.
• GA will provide additional screening between Patterson Avenue properties and tennis courts (as shown on the existing site plans).
• GA will provide a screening fence along the 2 Patterson Avenue and 22 Patterson Avenue property boundary.
• Use of the overflow area at 176 N. Maple will be limited to a maximum of 20 times per year and secured with a physical barrier at all other times.
• No summer (June 15-Sept 1) or overnight use of 2 Patterson and 176 N. Maple with the exception of intermittent "visits" by small groups of students in programs located elsewhere on campus. Neither property will be used as a gathering spot including pick up, drop off, closing ceremonies etc. for any summer program.

2. The applicant shall have all site lighting turned off by 10 p.m. daily.
3. All interior lighting shall be controlled with occupancy sensors to limit light incursion to the street.
4. The applicant shall address the comments from the ARC in their action agenda of 2/7/2019 prior to any issuance of any zoning permit;
5. The applicant shall move the lower school building 10 feet further from North Maple Ave, than what was proposed in the applicant’s initial submission;
6. Four (4) copies of proposed development plans and four (4) copies of proposed architectural plans, with elevations, shall be submitted to staff for review prior to Zoning Permit.

In accordance with Section 6-14.1(e) of the Town of Greenwich Building Zone Regulations, failure to complete all approved work within five years of the approval date shall result in automatic expiration of the approval. Upon a written request to extend the site plan approval beyond five (5) years, the Planning & Zoning Commission may grant one or more extensions of time to complete all work not to exceed ten years from the effective date of approval.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on April 2, 2019.

If you have questions, please do not hesitate to contact this office.

Sincerely,

[Signature]

Patrick LaRow, AICP
Deputy Director / Assistant Town Planner
PERMIT NEED DETERMINATION QUESTIONNAIRE

THIS FORM IS NOT AN IWWA APPLICATION

PROJECT: Street Address 200 North Maple Avenue

PARCEL ID #: 07 4 0 2 2

Has there ever been an IWWA application for this site? YES NO Appl. # 19-007

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court

Partial Demolition at Existing Performing Arts Center, Addition to PAC, and improvements to interior courtyard area (Harrison Courtyard)

Will this activity require an addition to the septic system or Biolo? YES NO

FEE: $65 for reviews requiring a site visit or further in office analysis

Owner's full name [please print] Greenwich Academy, Inc. Phone (203) 629-8500

Mailing address 200 North Maple Avenue Town Greenwich Zip 06830

Authorized Agent's name [please print] Michele A. Cronin, AICP Phone (203) 629-7336

Mailing address 1700 East Putman Ave, Suite 406 Town Old Greenwich Zip 06870

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.

Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

As the property owner [ ] or, authorized agent [ ] [check one] I believe that the information I have submitted is correct.

Signature Michele A. Cronin Date 12/18/19

If mailing, return completed form.

If a site visit is required, you will be notified and asked to remit a $65 fee (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency.

The site visit will not take place until this fee is received.

STAFF NOTES

Office Rev Date 12/19/19 Field Inv Date / / WET/MCH YES NO TIDAL

Action Required? YES NO if yes DR AA AR SIA Staff

Soils Report Date / / Author Soils

Comments:

Fee Received YES NO Comment: $30.00

Received Date Stamp DEC 19 2019

INLAND WETLANDS AND WATERCOURSES AGENCY

IWWA Questionnaire Revised 9/24/11
Declaratory Ruling
(To be filled out only when directed to by IWWA staff)
There is a $30 fee for Declaratory Ruling

1. Purpose and description of proposed activity: Partial demolition at existing Performing Arts Center. Addition to Performing Arts Center and improvements to the interior Harrison Courtyard area.

2. Present use of property in area of proposed activity: Non-Profit Educational Use

3. Distance of closest disturbance to Wetlands/Watercourses: 81 Feet to Interior Courtyard

4. Site acreage: 33.034 Acres  Wetland acreage: 1.648 Acres Linear feet of watercourse: 0

5. Submit one (1) copy of the following information:
   A) Site plan showing:
      a. existing and proposed features, with detail and accuracy sufficient to understand full scope of proposed work.
      b. the location of any wetlands or watercourses and the upland review area for each.
   B) Written consent of owner to the proposed activity, if the applicant is not the property owner.

By signing this application, the applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit or ruling through deception or by submission of inaccurate or misleading information.

By signing this application, permission is hereby given to conduct necessary and proper inspection of the subject property by the Agency members and designated agents of the Agency, at reasonable times, both before and after a final decision has been rendered.

Owner's Signature: Andrea C. Schmidt  DATE: 12/19/2019

Agent's Signature: Michael A. Conner  DATE: 12/19/19
(When applicant is not owner, owner's authorization is required)

By signing this form, the IWWA Authorized Agent acknowledges a regulated activity is proposed within an upland review area; however the activity is so minor as to have no potential effect on the wetland or watercourse. The activity is therefore authorized.

Authorized Agent's Signature:  DATE: 12/19/19
LAND USE APPROVALS HISTORY

The Greenwich Academy, Inc.
Main Campus, 200 North Maple Avenue, Greenwich

LAND USE APPROVALS HISTORY

• 1950 – Use of Land for Educational Purposes

Appeal #1748 Granted July 12, 1950
Appeal of the Greenwich Academy Parents, Inc., for authorization to use premises on the west side of North Maple Avenue for non-profit educational purposes. This appeal was granted without conditions.

• 1961 – New Middle School, Gym-Auditorium and Cafeteria Buildings

Appeal #3511 Granted January 30, 1961
Appeal of the Greenwich Academy Parents, Inc., for authorization as a Special Exception to permit additions to an existing non-profit school with erection of a new gymnasium-auditorium building, new middle school building and an addition of a new cafeteria building to the existing school building. This appeal was granted without conditions.

• 1964 – Additions to Gymnasium-Auditorium Building

Appeal #4046 Granted October 26, 1964
Appeal of Greenwich Academy Parents, Inc., for authorization as a Special Exception to permit addition to a gymnasium building of an existing non-profit school on the westerly side of North Maple Avenue. In addition to expanding the main portion of the gymnasium-auditorium building, this appeal requested approval for the addition of two wings to same. This appeal was granted without conditions.

• 1965 – Construction of Upper School

Appeal #4171 Granted August 2, 1965
Appeal of Greenwich Academy Parents, Inc., for a Special Exception to permit construction and use of an upper school building as an addition to an existing private non-profit school on the westerly side of North Maple Avenue. This appeal was granted without conditions.
- **1969 – Additions and Alterations to Cafeteria Building**

  **Appeal #4771**  
  Granted July 28, 1969  
  Appeal of the Greenwich Academy Parents, Inc., for authorization as a Special Exception to alter the existing cafeteria building to provide classrooms at ground level and to add to the existing building for an art studio and visual aid room, accessory to an existing non-profit private school originally authorized under Appeal # 1748, granted May 24, 1950. *This appeal was granted without conditions.*

- **1970 – Construction of Lower School and Addition to Middle School**

  **Appeal #4917**  
  Granted July 27, 1970  
  Appeal of the Greenwich Academy Parents, Inc., for authorization as a Special Exception to permit: a) construction of a new Lower School; and b) addition to the Middle School, both are extensions to a non-profit private school use, on the westerly side of North Maple Avenue. *This appeal was granted without conditions.*

- **1970 – Parking**

  **Site Plan #38**  
  Approved, September 29, 1970  
  Application of Greenwich Academy for a parking space to be installed at the north end of the premises.

- **1984-1985 – Field Hockey**

  **IWWA Application No. 84-198 (Permit #84-158)**  
  Approved, December 3, 1984  
  Application of the Greenwich Academy Parents, Inc., for construction of a field hockey playing field. *This application was approved by the Agency with conditions.*

- **1985 - Construction of Tennis Courts**

  **Modification of IWWA Application No. 84-198 (Permit #84-158)**  
  Approved, July 10, 1985  
  Application of the Greenwich Academy Parents, Inc., for modification of Permit #84-158 for the construction of six (6) tennis courts in place of the previously approved field hockey field. *This application was approved by the Agency under the original conditions of Permit #84-158.*

  **Appeal #6926**  
  Granted July 29, 1985  
  Appeal of Greenwich Academy Parents, Inc., for authorization as a Special Exception for a non-profit educational institution to permit installation of six (6) tennis courts. *This appeal was granted subject to three (3) conditions:*

  1. The six (6) courts be moved an additional 25 feet north of the presently proposed location (or a total of 50 feet from the south property line);

  2. There be no lighting on the courts; and
3) That present screening, plus adequate screening where necessary, be maintained.

Final Site Plan #1099
Approved, with Modifications August 13, 1985
Application of Greenwich Academy Parents, Inc., for installation of six (6) tennis courts, approved subject to a prohibition on installation of lighting to permit nighttime use of the tennis courts, and that the applicant shall be responsible for the maintenance of all screening required by this approval.

- 1985 – Parking Lot

IWWA Application No. 85-113 (Permit #85-99)  
Approved, September 16, 1985
Application of the Greenwich Academy Parents, Inc., for expansion of an existing parking lot and construction of a storm runoff control berm and installation of stormwater drainage. This application was approved by the Agency with conditions.

- 1985-1986 – Classroom Addition and Dining Hall Expansion

IWWA Application No. 85-126 (Permit #85-117)  
Approved, November 4, 1985
Application of Greenwich Academy Parents, Inc., for construction of additions to two existing buildings was approved by the Agency with conditions.

Appeal #7003  
Granted February 10, 1986
Appeal of Greenwich Academy Parents, Inc., for authorization as a Special Exception to permit an addition to an existing non-profit school. While no conditions are stipulated, the last line of the decision reads as follows: “The student enrollment will remain unchanged.”

Final Site Plan #1144  
Approved, March 4, 1986
Application of Greenwich Academy Parents, Inc., for classroom addition and dining hall expansion. No increase in enrollment proposed or approved. This application was approved with modifications.

- 1994 – Maintenance Building and Temporary Swimming Pool

Appeal #7777  
Granted March 28, 1994
Appeal of Greenwich Academy Parents, Inc., for authorization as a Special Exception to permit an addition to an existing maintenance building. This appeal was granted without conditions.

Final Site Plan #1677  
Approved, April 19, 1994
Application of Greenwich Academy Parents, Inc., for an 810 SF separate maintenance building to be added to the existing maintenance shops. This application was approved with modifications.

A temporary above ground pool to be located on an existing tennis court to be used in conjunction with ESF summer camp was approved administratively under this site plan on March 17th, 1994.

Appeal #7790  
Granted May 2, 1994
Appeal of Greenwich Academy, Parents, Inc., for authorization as a Special Exception to permit erection of a temporary, above-ground swimming pool for summer seasonal daytime use only (the
pool is to be removed from the premises at the end of each summer). This appeal was granted without conditions.

- 1995 – Performing Arts Center and Indoor Athletic Facility

IWWA Application No. 95-107 ( Permit #95-111) 

Application of Greenwich Academy, Inc., to construct an athletic facility and performing arts theater was approved by the Agency with conditions.

Appeal #7931 

Granted August 28, 1995

Appeal of Greenwich Academy, Inc., for authorization as a Special Exception to permit construction of a performing arts center, an indoor athletic facility, and expanded parking areas in the R-20 and RA-1 zones. This appeal was granted, subject to three (3) conditions:

1) All parking for any event only be on campus property;

2) That the performing arts center be used for special events by organizations other than Greenwich Academy no more than six (6) times per calendar year, and that Greenwich Academy report those events in writing prior to the event to the Zoning Enforcement Officer; and

3) The number of on-campus student parking permits is limited to one hundred ten (110) per academic year.

Final Site Plan #1774

Approved, with Modifications October 10, 1995

Application of Greenwich Academy, to construct a performing arts center and indoor athletic facility, additional on-site parking, subject to the following conditions:

1) Conditions set forth in PZBA Appeal [Special Exception] No. 7931;

2) The number of actual paved spaces 242 will be shown on the final site plan and the 66 additional spaces required but for the present held in reserve will be labeled on the plan as “Future Spaces,” and the over flow parking for special events in the grassy area (150 spaces) will be labeled on the plan as “informal parking”; 

3) A note be added to the final plan that the Town Traffic Engineer, Zoning Enforcement Officer and Planning and Zoning staff will review parking conditions on a six (6) month basis continually to determine, when and if reserved parking areas must be activated. If so, applicant will return to Planning and Zoning staff with a revised site plan showing the reserved areas to be paved and necessary screen plantings.
• 1996 – Above Ground Pool

Final Site Plan #1802
Approved, with Modifications January 30, 1996
Application for relocation of an outdoor swimming pool from the site of the new Performing Arts Center to east side of the Lower School building, subject to receipt of PZBA approval [Appeal No. 7991], and State Health Department approval.

Appeal #7991
Granted April 29, 1996
Appeal of Greenwich Academy, Inc., to modify ZBA Appeal 7790 and 7931 to permit an above ground pool to remain for yearly use. The request to modify Appeal number 7790 as to the swimming pool location was granted subject to the condition that appropriate planted screening be installed and maintained to the north and northeast of the new pool location.

• 1999 – Playground

Final Site Plan #2019
Granted February 2, 1999
Application of Greenwich Academy for a 788 SF roof over the playground adjacent to the Cowan (Day Care Center) Building. This application was approved with modifications.

• 1999 – Expanded Educational Use

Appeal #8413
Granted October 20, 1999
Appeal of Norman and Fay Burger, Trustees, Owners, and the Greenwich Academy, Inc., for a Special Exception to permit an additional parcel for a non-profit educational facility on the easterly side of Midwood Road, (45), Greenwich, in the RA–1 zone. This appeal was granted without conditions.

• 2000 – Reconstruction of Upper School and Library

IWWA Application No. 2000-1 (Permit #2000-16)
Approved, February 28, 2000
Application of Greenwich Academy, Inc., for demolition of the existing Upper School and Library, construction of a new Academic Building, renovation of a residence into administrative offices with additional parking, and driveway and drainage improvements. This application was approved with conditions.

Appeal #8455
Granted April 24, 2000
Appeal of Greenwich Academy, Inc., for Special Exception approval for reconstruction of the Upper School and Library, with associated internal traffic circulation and parking lot improvements and to extend special exception use to include 296 North Maple Avenue to be used for school administration and offices at property on the west side of North maple Avenue (200 and 296), Greenwich, in the RA–1 and R–20 zones. This appeal was granted with eleven (11) conditions.

1) That there be a student enrollment cap of 730 students, with an additional two (2) percent to accommodate enrollment fluctuations;
2) That at 296 North Maple Avenue there be no more than fifteen employees;

3) That only those specific proposed alterations and no further additions, alterations or changes to the grounds be made;

4) That the premises shall be maintained in first-class condition;

5) Parking will not take place at 296 North Maple Avenue all vehicles will park on the main campus parking areas;

6) There will be no student, faculty, or visitor parking on Jofran Lane;

7) There will be no signage except for required handicapped signs;

8) That only the existing exterior lighting and a new entry door light and low-mounted walkway lights be installed;

9) There shall be evergreen screening installed and maintained to screen the north parking lot from view from 271 North Maple Avenue;

10) Lighting of the north parking lot shall be extinguished not later than 10:00 PM; and

11) The School shall provide traffic control by police officers during student drop-off and pick-up hours.

Final Site Plan #2128 Approved, with Modifications August 1, 2000

Application of Greenwich Academy, Inc., for demolition and reconstruction of existing Upper School classroom and Library; for renovation of and elevator addition to Ruth West Campbell Hall; and a change of use from Residential to Administrative Offices on property at 200 and 296 North Maple Avenue. This application was approved subject to the following conditions of note:

1) Off-duty police are required to be present at both driveway locations in the AM and PM;

2) The School will create a policy to increase car and vanpooling and bus utilization to reduce the number of vehicles entering and exiting the site daily. This will be part of an annual review of the School’s traffic management plan to be submitted by December to the Planning and Zoning staff and the Traffic Engineer for review and comment;

3) The final site plans shall note conditions of PZBA Appeal No. 8455 with respect to the school’s enrollment cap, with the same annual enrollment report submitted to the State also provided annually to Planning and Zoning and the Zoning Enforcement Officer.
• 2001 – Reconstruction of Athletic Fields

Modification of IWWA Application No. 2000-1 (Permit #2000-16)  
Approved, February 13, 2001  
Application of Greenwich Academy, Inc., for modification of Permit #00-16 for expansion and improvement of existing athletic fields. This application was approved by the Agency with conditions. Under Memorandum dated July 18, 2001, the north field was approved to be constructed as artificial turf rather than the natural turf field previously approved.

Final Site Plan #2173  
Approved, with Modifications February 13, 2001  
Application of Greenwich Academy, Inc., for the reconstruction of the school’s two existing athletic fields, the south field being synthetic and the north field being natural turf. All conditions to said Final Site Plan approval pertained to preconstruction and construction phase related activities. The north field was later approved as an artificial turf field under sign-off memo dated December 6, 2001.

Appeal #8581  
Granted March 12, 2001  
Appeal of Greenwich Academy, Inc., for a Special Exception to permit improvements to and expansion of athletic fields at an educational facility. This appeal was granted without conditions.

• 2004 – Renovation of Dining Hall

Appeal #8959  
Granted January 28, 2004  
Appeal of Greenwich Academy, Inc., for Special Exception approval to permit additions and alterations to dining hall facilities at an educational facility. This appeal was granted without conditions.

Final Site Plan/Special Permit #2447  
Approved, with Modifications March 30, 2004  
Applications to construct a 2,409 square feet addition and renovations to the existing dining facility located in the Young Hall. All conditions of said Final Site Plan and Special Permit approvals pertained to preconstruction and construction phase related activities.

• 2006 – Additions to Middle School and Modification of FSP#2128

IWWA Application No. 05-193 (Permit #2006-007)  
Approved, January 23, 2006  
Application for additions and renovations to the existing Middle School. This application was approved with conditions.

Appeal #9259  
Granted March 8, 2006  
Appeal of Greenwich Academy, Inc., 200 North Maple Avenue, Greenwich, for Special Exception approval to permit additions to academic facilities at a school located in the R-20 and RA-1 zones. This appeal was granted without conditions and based upon previous Appeal No. 8455 with regards to traffic flow.

Final Site Plan #2909/Special Permit #2912  
Approved, with Modifications, July 25, 2006  
Application of Greenwich Academy, Inc., for renovations and additions to the existing middle school wing resulting in a net increase of 7,439 SF, bringing the total floor area of the Middle School to 30,710 SF. Improvements intended to increase existing classroom size and create seven (7)
additional classrooms on the second floor. The application also included a modification of Final Site Plan/Special Permit #2128 that requires off-duty policemen to be present at both driveways to direct traffic only during the AM school peak hour. This application was approved with modifications.

Associated: PSP #2782/SP #2447

- **2007 – Interior Renovations to RWC Hall**

  **Administrative Site Plan #3406**
  Approved, November 14, 2007

  Application of Greenwich Academy, Inc., for interior renovations to the 2nd floor former classroom space of Ruth West Campbell Hall back to administrative offices.

- **2008 – Interior Renovations to 296 N. Maple Avenue**

  **Administrative Site Plan #3406**
  Approved, February 23, 2008

  Application of Greenwich Academy, Inc., for interior renovations to convert office space back to single-family residence.

- **2009 – Lot Consolidation**

  **Final Subdivision #1969**
  Approved, June 9, 2009

  Application of Greenwich Academy, Inc., for Final Subdivision Approval to consolidate the school’s 32.4517 acre main campus, of which 23.6368 acres lies within the RA-1 zone and 3.8149 acres lies within the R-20 Zone, with a 0.586 acre parcel located in the R-20 zone known as 2 Patterson Avenue. The Commission resolved that the proposed lot consolidation did not constitute a subdivision or re-subdivision. The corresponding Lot Consolidation Map as filed on the Greenwich Land Records as Map 8439 and resulted in an overall consolidated parcel of 33.034 acres with 23.6368 acres located in the RA-1 zone and 4.401 acres located in the R-20 zone. Post consolidation, floor area data is as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Permitted Floor Area (FAR):</td>
<td>36 SF (FAR, 0.15, blended)</td>
</tr>
<tr>
<td>Total Proposed Floor Area (FAR):</td>
<td>54 SF (0.143 FAR)</td>
</tr>
</tbody>
</table>

**Appeal #9676**

Appeal of Greenwich Academy, Inc., for Special Exception approval to permit an increase in lot size (consolidation of 2 Patterson Avenue into the school’s main campus) and to add an additional residence to the school’s property (existing house at 2 Patterson). This appeal was granted without conditions.
- **2012 – Construction of Vestibule**

  Appeal #PLZE 2012 00584  
  Granted July 25, 2012  
  Appeal of Greenwich Academy, Inc., for Special Exception approval to permit construction of a 200+/- SF vestibule to its Upper School. *This appeal was granted without conditions.*

- **2013 – Fabrication Laboratory**

  Administrative Site Plan #PLPZ201300286  
  Approved, with Modifications, June 6, 2013  
  Application of Greenwich Academy, Inc., to modify an existing academic structure, the young building, to reduce an existing assembly area from 4,659 sq. ft. to 2,728 sq. ft. to create new fabrication laboratory. *This application was approved with conditions.*

- **2015 – Athletic Field Improvements**

  IWWA Application No. 2015-04 (Permit #2015-18)  
  Approved, March 4, 2015  
  Application of Greenwich Academy to resurface existing artificial turf athletic fields and to construct new partial running track. *This application was approved with conditions.*

  Appeal #PLZE 2015 00037  
  Granted March 23, 2015  
  Appeal of Greenwich Academy, Inc., for Special Exception approval to permit renovation of two existing synthetic turf fields and the construction of a new partial running track with associated site improvements. *This appeal was granted without conditions.*

  Final Site Plan #PLPZ201500021  
  Approved, with Modifications April 6, 2015  
  Applications to resurface of the existing athletic fields and add a partial new track with associated site improvements. *This application was approved with conditions.*

- **2019 – Master Plan Phase I**

  IWWA Application No. 2018-154 (Permit #22019-007)  
  Approved, January 28, 2019  
  Application of Greenwich Academy for demolition and reconstruction of lower school and northern parking lot, middle school addition, and pond dredging. *This application was approved with conditions.*

  Final Site Plan/Special Permit #PLPZ 2018 00562/563  
  Approved, with Modifications, April 2, 2019  
  Application of Greenwich Academy for Phase I of the school's 2017 Master Plan, which included: demolition and reconstruction of the school's existing Lower School; renovations and a small addition to the existing Middle School; partial demolition and renovations to the existing Young Hall; partial demolition and renovations to the existing Carriage House (aka Cowan Center Building); demolition of ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements. *This application was approved with conditions.*
BY HAND
January 30, 2020

Mr. Patrick LaRow, AICP
Assistant Town Planner / Deputy Director of Planning and Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Final Site Plan and Special Permit #PLPZ 2019 00516/517
Greenwich Academy's Main Campus - Master Planning Phase II
The Greenwich Academy, Inc.
200 North Maple Avenue, RA-1 and R-20 Zones

Dear Pat:

Final Site Plan and Special Permit # PLPZ 2019 00516/517 were submitted on December 20, 2019 and are now pending. To date, the applicant has appeared before the Greenwich Architectural Review Committee (the "ARC") twice, on November 20, 2019 and January 8, 2020. This submission is to outline the plan revisions made to date and provide a more complete landscape plan.

Following the applicant's first meeting before the ARC, the architectural features and details for the new Visual Arts Center addition were modified. While most of these changes were reflected in the applicant's initial December 20th P&Z submission, an additional architectural change was made on January 8th. This change involved a slight shift in the floor plan to off-set the northern portion of the addition to the west. This modification also resulted in a small 41 SF reduction in the proposed floor area, which I've outlined below.

<table>
<thead>
<tr>
<th>ZONING CRITERIA</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performing Arts Center</td>
<td>27,354 SF</td>
<td>33,919 SF (+6,565 Net SF)</td>
<td></td>
</tr>
<tr>
<td>Total Gross Floor Area:</td>
<td>205,727.1 SF</td>
<td>210,557.1 SF</td>
<td>211,536 SF</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>0.1429 FAR</td>
<td>0.1463 FAR</td>
<td>0.147 FAR¹</td>
</tr>
</tbody>
</table>

To reflect this change, we are providing herewith updated architectural plans and elevations, along with updated FAR worksheets and a copy of the Planting Plan (Sheet L400), which was not available at the time of our December 20th submission. Specifically, the following documents are submitted herewith:

- Eight (8) copies, Architectural Plan Set including Floor Plans, Elevations, and Landscape Plans, dated revised January 8, 2020, prepared and certified by Peter Gisolfi Associates;

RECEIVED
JAN 30 2020

PLANNING & ZONING COMMISSION

¹ Blended based on underlying zone.
FOGARTY COHEN RUSSO & NEMIROFF LLC

Patrick LaRow, AICP, Assistant Town Planner
Re: Greenwich Academy – 200 North Maple Avenue
January 30, 2020
Page 2 of 2

- Eight (8) copies, Proposed FAR Worksheets dated revised January 8, 2020, prepared and certified by Peter Gisolfi Associates; and

- Eight (8) copies of 11 x 17 inch reductions of the above-referenced plans;

Since this modification only effects the site plan so minimally, we have not asked the project engineer, Redniss & Mead, to recalculate the reduction in impervious surface area at this time. Once the landscape design is solidified through the ARC process, we can document any site plan revisions with the Planning and Zoning Commission.

We look forward to presenting this application to the Commission at its February 11, 2020 public hearing. Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me at 629-7336.

Very truly yours,

Michele A. Cronin, AICP

Enclosures
cc (w/ enc.): The Greenwich Academy, Inc.
Redniss & Mead
Peter Gisolfi Associates

RECEIVED
JAN 30 2020
PLANNING & ZONING COMMISSION
BY HAND

February 20, 2020
Mr. Patrick LaRow, AICP
Assistant Town Planner / Deputy Director of Planning and Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Final Site Plan and Special Permit #PLPZ 2019 00516/517
Greenwich Academy's Main Campus - Master Planning Phase II
The Greenwich Academy, Inc.
200 North Maple Avenue, RA-1 and R-20 Zones

Dear Pat:

Final Site Plan and Special Permit ## PLPZ 2019 00516/517 were submitted on December 20, 2019 and are now pending before the Commission. To date, the applicant has appeared before the Greenwich Architectural Review Committee (the "ARC") twice, on November 20, 2019 and January 8, 2020. Since our supplemental submission last month, the plans for this project have been further revised to respond to the ARC’s January 8, 2020 recommendations. This submission is to outline those revisions and provide the Commission with the most up-to-date plans for the project.

Revisions to the Proposed Site Plan

• ADA Accessibility to Harrison Courtyard
  Due to the existing location of GA’s Harrison Courtyard, and a challenging 22-foot change in grade from the walkway behind Ruth West Campbell Hall to the lowest level of the courtyard, the original design for this area included improvements to ADA accessibility, but did not provide 100-percent accessibility to the various levels of the courtyard.

At its January 8, 2020 meeting, the ARC noted that ADA accessibility to Harrison Courtyard was a primary concern. The design team has worked to address this by replacing certain stairs with ADA compliant ramps and sloped walkways. Handicap access to the every level of the courtyard is now provided and the site plan has been updated to reflect these revisions.

The applicant is scheduled to return to the ARC on March 4, 2020. At that time, the applicant and its architect will address the ARC’s remaining aesthetic comments relative to Harrison Courtyard.

• Landscaping Around the Proposed VAC Addition
  In addition to the above, the site plan has also been modified, at the ARC’s request, to create a connecting and unifying greenspace between the interior courtyard created between the VAC addition and the existing Ruth West Campbell Hall. This expanded the overall scope of site work originally proposed by the school. However, we are hopeful that both the ARC and the Planning and Zoning Commission will appreciate the revisions. Specifically, the landscaped courtyard adjacent to the VAC (between the proposed addition and the existing gymnasium) has been formalized. This area will now
flow into a new green quadrangle that is proposed in front of (to the east of) the existing Upper School, creating a new defined edge between the vehicular drop-off area and the pedestrian areas of the campus. This new quad will provide outdoor gathering spaces and pedestrian links that are interior to the campus and connect and unify the space between the Performing Arts Center and Ruth West Campbell Hall. We believe this modification will also create an improved moment of arrival at the Upper School drop-off loop.

To create the above-reference green area, modifications were made to the proposed walkways and landscaping as described above. In addition, a minor geometrical revision has been made to elongate and straighten the top-most portion of the drop-off loop. The adjacent sidewalk and stone walls will be modified to complete the space, defining and separating the drop-off area from the new “quad”. The minor change to the driveway has been done in consultation with the school’s traffic engineer, Kimley-Horn, who has confirmed that the proposed work will not have any impact on drop-off or pick-up operations and cars can continue to pass any buses that may be lined up in the circle.

Revisions to the Proposed Architectural Plans

While the ARC was generally pleased with the VAC addition at its January 8th meeting, the Committee identified architectural details with regard to the VAC’s lobby and the “skin” of building addition that needed to be addressed. The concept behind the proposed VAC addition was to create three small masonry structures linked by a transparent glass connector. In order to reinforce this concept and address the ARC’s concerns, the architect has made the following architectural revisions to the proposed VAC addition:

- The masonry columns at the lobby’s façade have been redesigned by creating masonry piers with glazing in-between. The piers at the lobby are now more consistent with the VAC’s eastern façade.
- The glazing mullion pattern has been revised to better relate to the connector located on the west façade of the VAC addition.

The architect believes that these changes have clarified and organized the building into a more homogeneous design and we are hopeful that the ARC will see the revisions favorably.

Revised architectural plans are provided herewith to reflect the changes outlined above. It can be noted that, while updated floor plans have been provided, these drawings were changed in a very de minimus way, simply to account for the structural changes made to the masonry piers at the proposed VAC lobby.

Drainage and Stormwater Management

The revisions noted above will result in an increase in green area and an overall reduction in impervious coverage over existing conditions (-1,310 SF). As such, the project continues to be eligible for a stormwater management standards-drainage exemption. Updated Drainage Exemption Forms have been provided herewith for the Commission’s records.
Updated Salient Zoning Statistics for existing and proposed conditions are as follows:

<table>
<thead>
<tr>
<th>ZONING CRITERIA</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED /REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone and Site Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone: RA-1</td>
<td>28.6368 +/- Acres (1,247,417 SF)</td>
<td>No Change</td>
<td>RA-1 &amp; R-20</td>
</tr>
<tr>
<td>Zone: R-20</td>
<td>4.401 +/- Acres (191,709 SF)</td>
<td>No Change</td>
<td>R-20</td>
</tr>
<tr>
<td>Total Site Area:</td>
<td>33.034 +/- Acres (1,439,126 SF)</td>
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<td>1 Acre</td>
</tr>
<tr>
<td>Total Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performing Arts Center</td>
<td>27,354 SF</td>
<td>33,926 SF (±6,572 Net SF)</td>
<td></td>
</tr>
<tr>
<td>Raether Athletic Center</td>
<td>23,478 SF</td>
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</tr>
<tr>
<td>Ramsing Gymnasium</td>
<td>11,098 SF</td>
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<td></td>
</tr>
<tr>
<td>Upper School</td>
<td>41,773 SF</td>
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<tr>
<td>Middle School</td>
<td>38,677 SF</td>
<td>38,677 SF (No Change)</td>
<td></td>
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<tr>
<td>Lower School</td>
<td>22,484 SF</td>
<td>22,484 SF (No Change)</td>
<td></td>
</tr>
<tr>
<td>Young Hall</td>
<td>16,853 SF</td>
<td>16,853 SF (No Change)</td>
<td></td>
</tr>
<tr>
<td>Ruth West Campbell Hall</td>
<td>11,961 SF</td>
<td>10,225 SF (±1,736 SF)</td>
<td></td>
</tr>
<tr>
<td>Carriage House</td>
<td>3,853 SF</td>
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</tr>
<tr>
<td>296 North Maple Avenue</td>
<td>2,694 SF</td>
<td>2,694 SF (No Change)</td>
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</tr>
<tr>
<td>68 Patterson Avenue</td>
<td>5,502 SF</td>
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<tr>
<td>Total Gross Floor Area</td>
<td>205,727 SF</td>
<td>210,563 SF</td>
<td>211,536 SF</td>
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<tr>
<td>Floor Area Ratio (FAR)</td>
<td>0.1429 FAR</td>
<td>0.1463 FAR</td>
<td>0.147 FAR</td>
</tr>
<tr>
<td>Setbacks (Minimum):</td>
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</tr>
<tr>
<td>Front (Maple Avenue):</td>
<td>36.5 Ft - Legally Non-Conforming</td>
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<td>50 Feet (RA-1)</td>
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<td>Street Side Yard:</td>
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<tr>
<td>Side (North):</td>
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<td>25 Feet (RA-1)</td>
</tr>
<tr>
<td>Rear:</td>
<td>45.6 Feet (Track)</td>
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<tr>
<td>Building Height (Max):</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Performing Arts Center</td>
<td>36.7 Ft</td>
<td>36.7 Ft to Existing PAC Roof</td>
<td>40 Feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>32.7 Ft - VAC Addition</td>
<td></td>
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<td>Green Area:</td>
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<td>71.24%</td>
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<td>Parking:</td>
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<td>Paved/Striped Spaces:</td>
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<td></td>
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<tr>
<td>Handicap Spaces:</td>
<td>10</td>
<td>9</td>
<td>As Determined by P&amp;Z</td>
</tr>
<tr>
<td>Overflow Spaces:</td>
<td>176-196</td>
<td>176-196</td>
<td></td>
</tr>
</tbody>
</table>

1. As approved under #PLPZ 2018 00562/563.
2. Pursuant to Grind Plane Calculation dated 12/19/19, basement is exempt where 50% had previously counted.
3. Blended based on underlying zone.
4. Note: Approved parking per PLPZ 2018 00562 = 295 standard + 9 HC. This parking distribution was slightly altered during the Building Permit Review process to 294 standard and 10 HC to meet ADA requirements for the north parking lot.
FOGARTY COHEN RUSSO & NEMIROFF LLC

Patrick LaRow, AICP, Assistant Town Planner
Re: Greenwich Academy – 200 North Maple Avenue
February 20, 2020
Page 4 of 4

Plans and Support Documents

The following revised documents are submitted herewith in support of PLPZ 2019 00516/517:

- Fourteen (14) Additional Copies of this Letter;
- Ten (10) Sets, Updated Civil Engineering Plan Set, dated revised February 19, 2020, prepared and certified by Redniss & Mead;
- Ten (10) copies, Updated Architectural Plan Set, including Floor Plans, and Elevations, dated February 18, 2020, prepared and certified by Peter Gisolfi Associates;
- Two (2) copies, Updated Proposed FAR Worksheets dated February 19, 2020, prepared and certified by Peter Gisolfi Associates;
- Eight (8) copies of 11 x 17 inch reductions of the above-referenced plans;
- Five (5) Copies, Drainage Exemption Forms dated February 19, 2020, prepared and certified by Redniss & Mead;
- Five (5) Copies, Updated Proposed Green Space Exhibit dated February 19, 2020, prepared and certified by Redniss & Mead;
- Five (5) Copies, Updated Proposed Grade Plane Exhibit dated February 19, 2020, prepared and certified by Redniss & Mead;

We look forward to presenting this application to the Commission at its February 25, 2020 public hearing. Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me at 629-7330.

Very truly yours,

Michele A. Cronin, AICP

Enclosures

cc (w/ enc.): The Greenwich Academy, Inc.
Redniss & Mead
Peter Gisolfi Associates
Kimley-Horn
Engineer of Record Certification

Project Name:  
Greenwich Academy - Visual Arts Center Addition

Project Address:  
200 North Maple Avenue, Greenwich, CT

Engineer's Name:  
Brian P. McMahon, P.E.

Engineering Firm's Name:  
Redniss and Mead, Inc.

Street Address:  
22 First Street
City:  
Stamford
State:  
CT
Zip:  
06905

Phone:  
(203) 327-0500
Fax:  
Email:  
b.mcmahon@rednissmead.com

Drainage Exemption Forms

The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:

Drainage Exemption Forms: 200 North Maple Avenue dated 2/19/20

Site Development Plans depicting 200 North Maple Avenue prepared by Redniss and Mead, Inc. dated 2/19/20.

Drainage Exemption Forms
Stormwater Management Report Last Revision Date:  
2/19/20

Number of Plan Sheets:  
10
Last Revision Date:  
2/19/20


Engineer's Signature  
[Signature]
Date  
2/19/20

Engineer's Seal

Form SC-100  
February 2014
Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: Greenwich Academy - Visual Arts Center

Project Address: 200 North Maple Avenue, Greenwich, CT 06830

Project Lot Number(s):

Property Owner(s): Greenwich Academy

Tax Account Number(s): 07-4022/S Zone(s): R-20; RA-1 Lot Area: 33.03 Acres

1. Check all that apply to the proposed project:
   - [X] This is a new development or redevelopment project,
   - [ ] The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),
   - [ ] The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:
   - [ ] Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.
   - [ ] Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.
   - [ ] Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.
   - [ ] Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.
   - [ ] Customary cemetery management.
   - [ ] Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.
   - [ ] Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.
   - [ ] Repair of an existing septic system.
   - [ ] Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.
   - [ ] Repair or replacement of an existing roof of a single-family dwelling.
   - [ ] Construction of a second (or higher) floor addition on an existing building.
   - [ ] Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.
   - [ ] The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
Conditional Exemptions Requiring Certification from a Professional Engineer:

3. For projects adding up to 500 square feet of impervious surfaces:
   The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or
   offsite drainage infrastructure, as certified by a professional engineer.
   At least one of the following measures shall be implemented on the project site to help mitigate the effects of site
   disturbance and new impervious surfaces within its on-site watershed and point of concern:
   - Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich
     Drainage Manual February 2012 as amended
   - A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
   - The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
   - Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area.
   - The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
   - Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10
     feet planted as a meadow
   - Restoring a riparian buffer (may require RWWA permit)

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 3, 5, and 8 of this exemption request
form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, Etc.), in lieu
of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly
encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and
Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

________________________________________
PROFESSIONAL ENGINEER

Company Name: Redniss and Mead

Street Address: 22 First Street
City: Stamford
State: CT
Zip: 06905

Phone: (203) 327-0500
FAX: ____________________________

Professional Engineer's Name: Brian McMahon, P.E.
PROFESSIONAL – EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

☑ 0 to 500 square feet (conditionally exempt with Professional Engineer’s Certification)
☐ 500 to 1,000 square feet (conditionally exempt with Professional Engineer’s Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

☐ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
☐ Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area
   The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
☐ Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
☐ Restoring a riparian buffer (may require IWWA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply)

☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

Professional Engineer’s Signature __________________________ Date __02/19/20__

Professional Engineer’s Seal

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**IMPERVIOUS AREA WORKSHEET**

This worksheet shall be used to quantify impervious surfaces\(^1\) associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

### POINT OF CONCERN

<table>
<thead>
<tr>
<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
<td>4,507 SF</td>
<td>7,120 SF</td>
<td>+2,613 SF</td>
</tr>
<tr>
<td>Driveways</td>
<td>20,850 SF</td>
<td>18,866 SF</td>
<td>-1,984 SF</td>
</tr>
<tr>
<td>Sidewalks/Paths</td>
<td>26,740 SF</td>
<td>24,801 SF</td>
<td>-1,939 SF</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Patios</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Tennis Court/Sport Court</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTALS:</strong></td>
<td>52,097 SF</td>
<td>50,787 SF</td>
<td>-1,310 SF</td>
</tr>
</tbody>
</table>

**Note:** The existing and proposed impervious surface areas provided above are only the areas within the proposed limit of disturbance as outlined on site plan sheet SE-1 and SE-4. Total site impervious surface area is not provided.

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\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of "impervious surface."

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