TOTAL GROSS SF = 2,390,137sf

EXISTING SITE

1. EXISTING GREENWICH HS BASEMENT PLAN
2. EXISTING GREENWICH HS 1ST FL PLAN
3. EXISTING GREENWICH HS 2ND FL PLAN
4. PROPOSED BUILDING: 1ST FL
5. PROPOSED BUILDING: 2ND FL
6. PROPOSED KIOSK: PLAN

TOTAL GROSS SF ENTRY KIOSK = 185sf
TOTAL GROSS SF TEAM BUILDING AND PRESS BOX = 5,321sf

EXISTING GREENWICH HS 2ND FL PLAN

TOTAL GROSS SF OF HIGH SCHOOL (ALL FLOOR LEVELS) = 457,879sf
GREENWICH PUBLIC SCHOOLS
SITE DEMOLITION / SITE PREPARATION PLAN
GHS CARDINAL STADIUM - PHASE 1
SITE PLAN APPLICATION

1" = 30'

56 QUARRY ROAD
TRUMBULL, CONNECTICUT 06611
203.374.3748
www.fando.com

GREENWICH, CONNECTICUT

CP-101

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EAST PUTNAM AVENUE
CARDINAL STADIUM

SEAL

SEAL

PROJ. No.:
DATE:

DESCRIPTION

DESIGNER

REVIEWER
GREENWICH PUBLIC SCHOOLS
SITE GRADING PLAN
GHS CARDINAL STADIUM - PHASE 1
SITE PLAN APPLICATION

GREENWICH, CONNECTICUT
1" = 30'

56 QUARRY ROAD
TRUMBULL, CONNECTICUT 06611
203.374.3748
www.fando.com
GREENWICH PUBLIC SCHOOLS
CONSTRUCTION DETAILS
GHS CARDINAL STADIUM - PHASE 1
SITE PLAN APPLICATION

GREENWICH, CONNECTICUT
56 QUARRY ROAD
TRUMBULL, CONNECTICUT 06611
203.374.3748
www.fando.com

BE FINED MIN $150
RESERVED
PARKING
PERMIT
REQUIRED
VIOLATORS WILL
S.T.C.
ACCESSIBLE
VAN

PARKING
PENDANT

SEAL
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ASSEMBLY PAGING RING POST

ROOF LEADER DRAIN CONNECTION

VERT.:
HORZ.:

PROJ. No.:
DATE:

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CD-502
20110944.S10
4/2/2020

56 QUARRY ROAD
TRUMBULL, CONNECTICUT 06611
203.374.3748
www.fando.com

BE FINED MIN $150
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CTB FILE:
FO.STB

CD-502
20110944.S10
4/2/2020

GREENWICH PUBLIC SCHOOLS
CONSTRUCTION DETAILS
GHS CARDINAL STADIUM - PHASE 1
SITE PLAN APPLICATION
THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN LAWS, REGULATIONS, AND PROJECT REQUIREMENTS. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL CONSTRUCTION DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

CONNECTICUT GREENWICH 203.374.3748
TRUMBULL, CONNECTICUT 06067 70 INWOOD ROAD, SUITE 3
CD-503
WWW.STORMTECH.COM
PHONE: 888-892-2694
FAX: 866-328-8401

NOTE: ALL DIMENSIONS ARE NOMINAL
BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

SC-740: 5'-6" [1.7 m] WIDE STRIP 2 LAYERS OF ADS 315ST WOVEN GEOTEXTILE (OR EQUAL)
N.T.S. 1.30" [33 mm] 18.50" [470 mm] 19.70" [500 mm] 18" [450 mm] 16.50" [419 mm] 1.60" [41 mm] 1.20" [30 mm] 0.10" [3 mm]

SC-740 CHAMBER STORAGE
ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

THE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO THE INSTALLATION OF THE CHAMBER SYSTEM.

THE CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN.
EXISTING TRACK & TURF FIELD
(TO REMAIN)

PROPOSED PARKING LOT
Stabilized Hillside with Topsoil and Groundcover, (typ)
Proposed Deciduous Trees
Proposed Evergreen Trees
Proposed Transplanted Trees
Building Note Call-off
Planting Plan Enlargement
See Sheet L-1.1

EXISTING TREES & COURTS TO REMAIN

(2) Two Existing Trees to be Transplanted
Existing Trees to be Removed (typ.)
Existing Trees to Remain (typ.)
Existing Trees to be Transplanted

Symbol Legend

- Existing Trees to be Removed (typ.)
- Existing Trees to Remain (typ.)
- Existing Trees to be Transplanted
- Proposed Evergreen Trees
- Proposed Deciduous Trees
- Proposed Transplanted Trees
- Building Note Call-off
- Planting Plan Enlargement
- See Sheet L-1.1
Planting Plan Enlargement

Sheet: 1
Scale: 1" = 20'

1. Excavate tree planting area to a depth of 4-6" deeper than top of rootball or 3' deep
2. Remove all roads, berm, grass and topsoil
3. Frost heave will be encountered and depth of frost heave to be determined on job site
4. Add 4" of well composted leaves or compost to hole. Till
5. Cut top bands of wire basket and fold away from top of rootball.
6. Dig wide shallow hole with tapered sides.
7. Root ball.
8. Plant so that rootball is 2-3" higher or flush with grade.
9. Prune only crossing limbs, co-dominant leaders, broken root ball.
10. In poorly drained soils set rootball several inches higher than grade.
11. Remove all nylon and wire strapping from around trunk and root ball.
12. Plant so that rootball is 2-3" higher or flush with grade.
13. Do not stake or wrap trees.
14. Compact and stabilize before adding topsoil and seed.
15. Test soil for ph and nutrients, adjust as required.
16. loaf on top of prepared soil. of well composted leaves or compost to hole. Till
17. Prior to planting add mycorrhiza spores and 3-4" of shredded pine bark mulch. Do not place mulch against base of tree.
18. Lay out bed lines and material locations prior to operations. Receive approval for layout of all operations. Contact "CALLmouseout"
19. The landscape architect reserves the right to adjust in the field due to existing conditions.
20. If plantings are to be transplanted as a bulk, they will be delivered as a unit and will include watering the plants. Planting will not be done by nurserymen.
21. All plant material shall be guaranteed by the landscape architect and client.
23. Stabilized, add Topsoil and Seed.
24. Full, well rooted, nicely shaped, planted @ 20" O.C. (4" built-up earth saucer)
25. Hay-scented Fern
26. Cond
27. Size
28. Remarks
29. B&B
30. Pot
31. O.C.
32. CAL.
33. Platanus occidentalis
34. Acer rubrum
35. Quercus coccinea
36. Hamamelis virginiana
37. Transplanting Note
38. Full, nicely shaped, matching specimen
39. Full, nicely shaped, natural character (not sheared)
40. Full, nicely shaped, specimen
41. The soil chart is intended to provide a general guideline for the proper preparation of the planting site. It is not intended to exhaust all possibilities and must be modified to suit each specific planting condition.
42. Trees are to be planted in full, well rooted condition for a period of one year from the date of installation. The landscape architect reserves the right to adjust in the field due to existing conditions.
43. The soil chart is intended to provide a general guideline for the proper preparation of the planting site. It is not intended to exhaust all possibilities and must be modified to suit each specific planting condition.
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45. The soil chart is intended to provide a general guideline for the proper preparation of the planting site. It is not intended to exhaust all possibilities and must be modified to suit each specific planting condition.
FLOORING = POLISHED CONCRETE
SEE STRUCTURAL DWGS
1/4" COVERBOARD

CEILING = PAINTED EXPOSED STRUCTURE AND 60MIL EPDM MEMBRANE

CEILING = PAINTED EXPOSED STRUCTURE AND SLAT WALL WITH SHELVING
SLOPE 3/4":12"

CONTINUOUS POLYISO INSULATION
WALLS = PAINTED CMU
1/2" DENSDECK SHEATHING

ALLOW 2 COLORS
MOVABLE MAPLE BENCHES (PROVIDE 10

VAPOR BARRIER

DENOTES DOOR NUMBER SEE
METAL ROOF DECK OVER STEEL BAR

ADDITIONAL INFORMATION
DENOTES AREA OF NO MAJOR

Walls over continuous vapor barrier on footings

ALLOW 2 COLORS

PROVIDE HOOKS FASTENED TO WALL
- SPRAY APPLIED AIR/VAPOR BARRIER
- CEILING = PAINTED EXPOSED STRUCTURE AND
ALLOW 2 COLORS

WALLS = PAINTED CMU
1/2" DENSDECK SHEATHING

6" ALLOW 2 COLORS

PROVIDE MIRRORS, ADA GRAB BARS,

ADDITIONAL INFORMATION
2" DOW

FLOORING = POLISHED CONCRETE

ADVANCED NOTICE: DETAILED SPECIFICATIONS ARE AVAILABLE ON OUR WEBSITE AT KGDArchitects.com

THE SKETCH AND DIMENSIONS SHOWN FOR INTERIOR ARE APPROXIMATE AND ACTUAL USE TO BE DETERMINED FROM FIELD MEASUREMENTS.

THE ROOF ASSEMBLY SHOWN IS POLYMER MODIFIED BITUMINOUS MEMBRANE. THE PRECISE COMPONENTS OF THE ROOF ASSEMBLY MAY VARY DEPENDING ON THE CONTRACTOR'S ASSESSMENT AND CAN BE ASKED FOR DETAILED SPECIFICATIONS.

THE FLOOR ASSEMBLY SHOWN IS SITE BUILT POLISHED CONCRETE. THE PRECISE COMPONENTS OF THE FLOOR ASSEMBLY MAY VARY DEPENDING ON THE CONTRACTOR'S ASSESSMENT AND CAN BE ASKED FOR DETAILED SPECIFICATIONS.

THE PROJECT INCLUDES BILLY BARTON JOINERY, STAINLESS STEEL HANDRAILS, AND A DETAILED SPECIFICATIONS ON OUR WEBSITE AT KGDArchitects.com.

THE ABOVE SPECIFICATIONS ARE NOT INTENDED TO BE INSTRUCTIONAL OR FOR DIY USE. ALL SPECIFICATIONS MUST BE REVIEWED AND ADOPTED BY THE CONTRACTOR.

THE ABOVE SPECIFICATIONS ARE NOT INTENDED TO BE INSTRUCTIONAL OR FOR DIY USE. ALL SPECIFICATIONS MUST BE REVIEWED AND ADOPTED BY THE CONTRACTOR.
AT OPENING W/ ROLLING SHUTTER CLOSURE, TYP.

ACCESSIBLE ENTRY

GRADE SLOPED FOR ADA

PAINTED FIBER CEMENT
STONE SILL AT 2'

BRICK BASE W/ CAST WALL ASSEMBLY:

TYP. EXTERIOR

KIOSK FLOOR PLAN

1/4" = 1'-0"

KIOSK WEST ELEVATION

KIOSK SOUTH ELEVATION

1/4" = 1'-0"

KIOSK EAST ELEVATION

KIOSK NORTH ELEVATION

KIOSK PLAN AND ELEVATIONS
**PART 1**
- Home Side Bleachers
- Building for Home Team Room and Public Toilet Rooms under the Home Side Bleachers
- Handicapped Parking to the East of the Field
- Replace Light Fixtures on Existing Poles
- Ticket Booth / Kiosk
- Related Site Development, Site Lighting, Utilities and Storm Drainage Improvements

**PART 2**
- Visitor Side Bleachers
- Building for Visitor's Team Room and Public Toilet Rooms
- New Driveway and Bridge to Connect to HS Parking Lot
- Relocate Tennis Courts to Allow for New Driveway
- Related Site Development, Site Lighting, Utilities, Wetlands Mitigation and Storm Drainage Improvements

**ACCESS POINT FROM US-1:**
- Right Turn In / Right Turn Out Only
- Part 1 - Emergency Vehicles, Stadium Delivery Access, Food Trucks, Limited General Parking and Handicapped Parking
- Part 2 - Stadium Access and High School Campus General Access Including Emergency Vehicles
This project includes site development and improvements to the area around Cardinal Stadium at Greenwich High School. Work includes:

- Replacement of Home Side Bleachers with new, larger bleacher including a Press Box
- 1 story building for use by the Home Team including a team room, storage, small concession, and public toilet restrooms located underneath the new home bleachers
- 1 story ticket booth / kiosk at the East entrance the the field area
- New parking area with handicapped parking spaces East of the field area
- Replacement of field light fixtures on existing poles to remain
- Related site development, site lighting, utilities and storm drainage improvements
MUNICIPAL IMPROVEMENT GUIDELINES

SECTION 1 - PURPOSE

The intent of adopting guidelines for Municipal Improvements is to clarify Section 17 of the Special Acts relative to those items that need Planning and Zoning Commission approval under this section.

SECTION 2 - PROCEDURE

1. Application for Municipal Improvement shall be submitted in writing, in narrative form, addressed to the Planning and Zoning Commission, accompanied by a site plan with sufficient data to enable the Commission to make an informed decision. If before the Public Meeting the Commission decides that sufficient data has not been provided, the Commission may deny or postpone the item to a date certain but within 90 days from the date of submission.

2. The Planning and Zoning Commission will give adequate notice to each department or agency of the Town, whether or not the department is involved with the application.

3. Such department or agency will have up to a maximum of fourteen days to object to the proposal.

4. The Planning and Zoning Commission will give notice of the Public Meeting at which time the Municipal Improvement will be considered.

5. After the Public Meeting the Commission may approve, deny or modify the proposal.

SECTION 3 - DEFINITIONS

1. ABANDONMENT Ceasing occupancy of a building or use of a property, or relinquishing title or any other interest or right in or to a building or property either in whole or in part.

2. ACQUISITION Includes fee ownership or any other substantial interest e.g., easement, right of way, of Town land or buildings.

3. EXTENSION Enlargement, lengthening, expansion.

4. LEASE Includes any control over or interest in land or buildings by one other than a Town department or agency for any term of time and whether or not such control or interest is revocable by the Town.

5. LOCATION Positioning on a site or tract of land.

6. MAJOR REDESIGN Substantial or conspicuous revision in: a) Appearance, such as an addition or enlargement of public buildings roads, bridges, traffic improvements and signals, construction of Town buildings or structures, or full or partial demolition of Town buildings; b) Function, such as a change of use on public property; c) Content, such as a change of use in a public building.

7. RELOCATION Removable and establishment in whole or part in a new location.

SECTION 4 - NATURE OF MUNICIPAL IMPROVEMENT

The following are items, which have historically been submitted to the Planning and Zoning Commission. These items are not all-inclusive but are intended to act as guidelines to those agencies and departments which seek Municipal Improvement from time to time.
Abandonment of road | Improvements in sewage treatment plant
---|---
Acquisition of civic center | Lease for Circuit Court
Acquisition of land for golf course | Lease for library
Acquisition of land for parking lot | Lease of Town-owned land
Acquisition of land for playground | Location of Fire House
Acquisition of park land | Location of fire training tower
Acquisition of police administration building | Location of ice skating rink
Acquisition of school site | Location of new way or alley
Addition to Bruce Museum | Location of parks and trees building
Addition to firehouse | Location of parks maintenance building
Addition to Nathaniel Witherell | Marina-boat moorings and parking area
Addition to police building | Moderate cost rental housing location
Addition to school buildings | Multi-level parking facility
Addition to Town Hall | New road near school
Bridges | Pedestrian overpass
Channelized rotary traffic circles | Railroad station improvement
Closing portion of a public street | Release of air rights
Community Center site | Relocation of dog pound
Construction of lavatories in playgrounds and parks | Relocation of roads as a result of thru-way
Construction of marine police building | Relocation of Town Garage
Conversion of former high school for Town offices | Renewal of lease for boat club
Docking facilities | Replacement of sidewalks on Greenwich Avenue
Enlargement of incinerator | Sale of Town-owned land
Exchange of land for road realignment | Sewers / Sewer plant
Exchange of land for shopping center | Sidewalk construction
Extension of street | Street widening
Fuel and berthing facility | Town nursing home parking lot
Generator plant – Greenwich Point | Traffic Signals
Housing for the Elderly | Use of Town-owned land for private rifle club

SECTION 5 – EFFECTIVE DATE

These guidelines shall become effective upon their adoption by the Planning and Zoning Commission at a public meeting, which has been duly warned for said purpose.

Copies of such guidelines shall be distributed to each department and agency in and for the Town of Greenwich and copies thereof shall be filed in the office of the Planning and Zoning Commission. Such guidelines shall be deemed to be public information.

SECTION 6 – AMENDMENTS

These guidelines may be amended upon recommendation of any department head or agency of the Town of Greenwich as defined in Section 17 at a public meeting duly warned for said purpose.

Sec. 17. Municipal Improvements; Commission Approval Required. After the passage of this act no action, other than the making of studies or surveys, shall be taken by any town agency, the board of education or the housing authority of the town on any proposal involving (a) the location, relocation, major redesign, extension or abandonment of any street or sewage disposal plant; (b) the acquisition of land for, or the location, relocation, abandonment, sale, lease or major redesign of public real property or public buildings, including schools; (c) the extent and location of transportation routes and terminals whether publicly or privately owned; or (d) the location of public housing projects, until such proposal has been submitted to and approved by the commission or has been approved by the town meeting as herein provided.

Sec. 18. Municipal Improvements; Referral to Representative Town Meeting from Action of Commission. The failure of the commission to act upon any proposal, submitted to it pursuant to Section 17, within ninety days after such submission shall be deemed to constitute approval thereof, provided the commission may, by resolution adopted prior to the termination of said ninety-day period and for sufficient reasons to be stated in said resolution, defer approval for any length of time reasonably necessary. In the event of the approval or disapproval or deferment by the commission of any such proposal, the commission shall cause a notice of such action to be published in a newspaper having a general circulation in the town and the town agency, the board of education or the housing authority of the town having original jurisdiction of the matter, or any person owning property within the town, may, within thirty days from the date of publication of such notice by the commission, refer such proposal to the town meeting, which shall have power to approve such proposal or to reject it.
March 31, 2020

Via e-mail & mail

Town Hall – Planning and Zoning Department
101 Field Point Road
Greenwich, CT.  06830

Re: Preliminary Submission for review @ virtual meeting on April 5, 5PM.

Project Information: Greenwich High School Campus Improvements – Cardinal Stadium
Applicant: Greenwich Public Schools – Board of Education
Project Location: Greenwich High School
10 Hillside Road
Greenwich, CT 06830
Tax Account & Zone: 07-4511/S R-20/RA-1

Greetings,

We are writing as agents for our client, the Greenwich Board of Education, to outline this preliminary site plan submission for the proposed improvements at the Greenwich High School campus and Cardinal Stadium. The purpose of this initial submission is to review the entire possible scope of the project and then focus on implementing the overall plan in two distinct steps.

We have been asked by the Board of Education to work towards completing the first phase of this project so that the home side bleachers and press box can be replaced for the fall 2020 sports season. To achieve this schedule cooperation of all involved in the approvals, design and construction process will be necessary. The existing bleachers have failed and are now being temporarily supported by rented shoring. Any assistance that can be provided by the Planning and Zoning Board and Department to achieve the Board’s scheduling goals will be greatly appreciated.

Background –

- Greenwich Public Schools identifies that Cardinal Stadium needs to be improved, issues an RFP and KG+D Architects is selected to complete a Feasibility Study in May / June 2017.
- The key issues that need to be addressed include; outdated bleachers and press box, lack of handicapped accessibility and parking, lack of public toilet rooms, lack of team rooms, concession areas and outdated performance lighting.
- The Feasibility Study is completed between June of 2017 and May of 2018 under the guidance of a Committee that involved many stakeholders, Board of Education representatives and Town representatives. A detailed program of requirements is developed and approved, numerous options are explored and reviewed at 17 public meetings and three public Board of Education Meetings.
- 3 Site Options were reviewed in detail – Option B was selected by the Committee and BOE with an overall budget of $21.7 Million.
- Design work proceeds on Option B to the extent funding was available. Project budget reduced to $17.6 M by reducing size of buildings (September 2018).
- BET requests that the project be split into 3 phases with an annual authorization for each phase (April 2019).
• BET conditionally authorizes phase one requesting that placing a portion of the building program under the bleachers be explored (later April 2019).
• BOE requests an independent cost estimate for this Option to make an informed decision on how best to move forward (June 13, 2019).
• Board of Education Committee convened in December of 2019 and January of 2020 recommends the current proposed design for implementation as a single project or in phases for a total budget of $11.9 Million.
• This approach is publicly supported by the Board of Education and representatives of the Greenwich Athletic Foundation who pledged some funding support.
• Due to the complexities of funding, the controversial aspect of a connecting driveway, the urgency to replace the now failed bleachers on the home side of the field and the approvals process the Board chooses to pursue approvals in two distinct steps (March 2020).

Description of Work –

The overall concept plan is shown on a full sized annotated color site plan submitted with this application. The proposed implementation plan has divided the improvements into two phases or parts summarized below:

Phase 1 – Replacement of the home side bleachers and press box with elevator access. Construction of buildings under the bleachers to provide a home team room, public toilet rooms and support spaces. Site improvements to include upgrading the access drive to the bleacher area for delivery, food trucks, emergency access, an improved driveway from Post Road to a new parking area that contains all of the required handicapped parking spaces, a new ticket kiosk and replacement of the performance lighting fixtures on the current poles.

Phase 2 – Replacement of the visitor’s side bleachers, a new building for a visitor’s team room, public toilets and storage, relocation of the tennis courts, extension of the driveway to connect with the High School parking lots via a bridge, additional parking, a practice field area, related wetlands mitigation and landscaping.

The purpose of separating the project into phases is not to conceal any issues or segment the review process to the applicant’s advantage but only to expedite the implementation of the improvements for the overall benefit of the public.

It is understood that as part of the approvals process there is a need to address a change to the permissible FAR on the site, obtain a height variance for the elevator and press box, discuss wetland impacts with IWWA related (only) to phase 2 improvements and discuss a substantive change to the existing access point on Post Road with the State related to phase 2 improvements.

For this initial preliminary discussion the applicant specifically requests:

1. With the understanding of the possible overall project will the Board support the review and approval of a Site Plan and MI in two distinct parts as outlined herein?
2. Are there specific elements proposed to be in Phase 1 that will prevent a timely approval and would perhaps be better if included in the second phase?
3. Are there any specific technical concerns that the Board feels will need to be addressed in detail as part of the phase one approvals process?

On behalf of our client we understand that pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on any applicant, or any authority, commission, department, agency or other official having jurisdiction to review the proposed project. Any comments, thoughts, ideas, or opinions provided by Commission members are non-binding in all respects.

Thank you in advance for your cooperation and we look forward to working with the Department and Board to advance this important public improvement project for Greenwich.

Respectfully submitted,
KAEPER, GARMENT & DAVIDSON ARCHITECTS, PC

Russell Davidson, FAIA – President

Enc.
Cc: Peter Bernstein - President Greenwich Board of Education, Dr. Toni Jones - Superintendent, Sean O’Keefe - Chief Operating Officer, Dan Watson - Director of Facilities