ARCHITECTURAL PLANS

GREENWICH COUNTRY DAY SCHOOL - FIELDS
47 FAIRFIELD ROAD
5/12/2020 PZC SUBMISSION
STORAGE BUILDING - FLOOR PLAN

JUSTICE FARMS 24' X 36' VINTAGE CAPE THREE-CAR GARAGE

Specifications:
• Prefinished Duratemp Siding (exterior grade plywood & hardboard), color: White.
• Prefinished Miratec trim boards at corners and window / door casings, color: Black.
• 7/12 Roof Pitch with GAF Charcoal Gray Architectural Asphalt Shingles
  -> Up to 50#/sf snow load
  -> 100MPH Basic wind speed
• Optional decorative cupola w/ copper roof assembly.
• 7’11” Wall height
• 12” Gable overhangs
• Engineered truss roof construction
• Finished vented soffits
• Three 9’ x 7’ Regal insulated prefinished metal overhead doors, color: Black
• 3’ Pre-hung single door with 9 lite glass
• Two 30’ x 40’ insulated windows
Athletic Field Renovation
Greenwich Country Day School
January 28, 2020
Greenwich, CT

Before & After at Fairfield Road
Athletic Field Renovation
Greenwich Country Day School
January 28, 2020
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Before & After at Cardinal Road
Hi Marisa,

I hope everything thing is still well with you and your family. I’m sending this email in response to the ARC’s comments on GCDS’s Fields project.

On December 11, 2019 GCDS presented its plans for field improvements to 47 Fairfield Road (PLPZ201900493). The project included an application for Exterior Alteration for conversion of certain grass fields to synthetic turf, construction of a new permanent locker room/seating structure, construction of a small storage building, parking areas, and installation of new lighting and landscaping on the property. Since December, the applicant appeared before the Planning and Zoning Commission and was asked if the school would consider a “soft opening”, meaning that the improvements go forward with a non-permanent seating system. The school has agreed to that and the plans have been updated to reflect use of a removable bleacher system in lieu of the locker room/seating building previously proposed.

Below is a restatement of the ARC’s comments from its December 11th meeting, followed by the applicant’s response to same. We would appreciate you forwarding this to the ARC members and also scheduling us for a virtual meeting at the ARC’s convenience.

Thank you,

Michele

- Applicant to elaborate on the Wetlands Agency dialogue and how plant species of the project are relevant

  Response: The applicant received a Permit from the Greenwich Inland Wetland and Watercourses Agency on December 16, 2019 after a very comprehensive review that began in March of 2019. This review included a
detailed examination of proposed landscaping improvements within the 100-foot Upland Review Area. As shown on the plans submitted to the Planning and Zoning Commission, the Planting Plan is focused on providing a long-term benefit to the on-site wetland resources through reforesting on-site portions of Greenwich Creek’s bed/buffer area and implementation of a significant invasive species management plan along portions of the Creek.

We believe that the review provided by the IWWA on this project was extremely thorough and that the Agency’s determination and conclusion regarding wetland plantings should not be subject to review by the ARC. If the ARC has any specific questions regarding wetland plantings we are happy to answer them when the applicant is next before the ARC on this matter.

- **To make this proposed intensifying use more compatible with the neighborhood, and to not let this building feel like a foreign element on this academic campus within a residential neighborhood.**

**Response:** Based on conversations that the applicant had with the Planning and Zoning Commission at its January 28th public hearing, GCDS has agreed to move forward with a “soft opening”, which would include improvements to Cardinal Road, construction of parking areas, upgrades to its grass fields, and installation of underground utilities for possible future use. In lieu of a permanent locker room/spectator building, the plans now include a 450-seat removable bleacher system, which, in size, is comparable to the visiting-side seating area at Greenwich High School’s existing Cardinal Stadium. This system includes a 136 SF press box. The entire product sits on a pad and gets bolted down, but is removable. Please see the updated elevations for the new bleacher system here: [https://fcsn.sharefile.com/d-s0e30111ece9464f8](https://fcsn.sharefile.com/d-s0e30111ece9464f8)

- **The proportions and lack of detail need to be reviewed of the building.**

**Response:** As noted above, the permanent seating structure has been removed from the current proposal. As such, this comment is no longer applicable. Please note that the small storage barn is still part of the current plan.

- **ARC noted the design shows a lack of respect for the residential neighborhood.**
**Response:** As noted above, the permanent seating structure has been removed from the current proposal. As such, this comment is no longer applicable.

- **ARC noted the building does not fit with the adjacent neighborhood character, it has a stadium feeling not relating to the landscape in which it sits or a New England “country” character with the POCD has noted as a strong desire of the residents of Greenwich.**

  **Response:** As noted above, the permanent seating structure has been removed from the current proposal. As such, this comment is no longer applicable.

- **ARC was concerned about the high visibility of the synthetic turf in winter months.**

  **Response:** The southern baseball fields that are highly visible from Fairfield Road will remain natural grass. The synthetic fields are proposed in the northern portion of the site, well removed from any view shed during all times of the year. There is a window of approximately 400 feet along Fairfield Road that has limited visibility toward the synthetic turf fields in the winter months. This view shed is obscured by a minimum 100 feet of vegetation, two residential homes, and topographic relief. Please see photographic and rendered exhibits attached here: [https://fcsn.sharefile.com/d-sf2247dd70214015a](https://fcsn.sharefile.com/d-sf2247dd70214015a) to better understand where the synthetic turf is proposed in relation to the surrounding public ways. These images will also be presented to the ARC in person.

- **The importance of the existing tree scape is noted, and the ARC wants to know how many trees are planned to be removed, how many new trees are proposed, and what measures are to be done to protect trees that are to be saved.**

  **Response:** There will be 160 trees removed and 182 trees replanted at a 1.13 replacement ratio. According to the applicant's landscape architect, Milone and Macbroom, Inc. (MMI), many of the removals are proposed to occur in a remnant woodland that has remained due to its location between the GCDS property and the Greenwich Country Club property. The
woodland has a low diversity of species and is primarily comprised of white pines. To offset these removals, and in coordination with the Wetlands Agency, MMI has focused on enhancing and expanding the natural corridor along the creek's edge and linking an ecological corridor through our project site. Please refer to the Existing Conditions Plan (Sheet EX-1), the Removals Plans (Sheets RM-1 and RM-2) and the Layout Plans (Sheets LA-1 and LA-2 for more details on the tree removals and plantings. These plans can be found here: https://fcsn.sharefile.com/d-s1343f7c2dc44ca48

- **To increase the initial sizing of the proposed plants.**

  **Response:** The applicant disagrees with this recommendation. The applicant's soils scientist and landscape architects worked closely with the Wetlands Agency to balance the size of the plant material with the density of spacing to suppress invasive species growth in the future. Select smaller plant material called out on the plans was deliberate and is intended to increase survivability and adaptability to soil and sunlight in specific locations.

- **For the applicant to bring in more information about the filtration system of the proposed artificial turf field.**

  **Response:** As discussed with the Commission at its January 28, 2020 public hearing, the filtration system for the turf fields is not within the purview of the ARC.

- **Questions regarding appropriateness of artificial turf in how it relates to the Town’s current POCD goals of maintaining natural features.**

  **Response:** The "appropriateness" of artificial turf is a Town-wide issue that has been discussed for many years now. As stated by the Commission at its January 28, 2020 public hearing, the Planning and Zoning Commission will not weigh in on the use of artificial turf and, as a result, its advisory committee (the ARC) should also not comment on the appropriateness of artificial turf for a specific site plan.

- **The proposed plan shows extensive tree cutting of significant 100+ year old species.**
Response: The Wetlands Agency conducted a very comprehensive review of the existing trees and the proposed removals and has approved the current plan.

- Staff to share traffic memo with ARC members.

Response: As discussed with the Commission at its January 28, 2020 public hearing, traffic considerations are not within the purview of the ARC.

- Applicant to show traffic diagrams of traffic patterns and size of vehicles that can be accommodated.

Response: As discussed with the Commission at its January 28, 2020 public hearing, traffic considerations are not within the purview of the ARC. For the ARC's information, it can be noted that all emergency vehicles, including fire trucks, can be accommodated at the turnaround proposed at the terminus of the proposed driveway.

- The walk through the forest should be designed and materials noted.

Response: The applicant disagrees with this recommendation. GCDS asked its design professionals to keep the experience of this walk consistent with existing conditions, which is a natural, informal walk through the woods. The trail may be top-dressed with additional shredded mulch as needed, but that is the limit of disturbance proposed for this area. The trail is the historic path of the students walking to the fields from the footbridge over Fairfield Road, and the school asked that it be preserved. It can be noted that the footbridge is not handicap accessible, so there is no intention or need to make this an accessible route.

- For the applicant to provide photos along Fairfield Road, and to show how this design fits in.

Response: The applicant will present photographic and rendered exhibits so that the Committee can better understand where the synthetic turf is proposed in relation to the surrounding public ways, including Fairfield Road to show how the design fits into the landscape. See images attached here
(also pasted above):  https://fcsn.sharefile.com/d-sf2247dd70214015a to better understand where the synthetic turf is proposed in relation to the surrounding public ways.

- **For the applicant to overlay the proposed design on an aerial to let ARC better understand the impact of the design on the land.**

  **Response:** An aerial with the proposed design overlaid on same was previously presented to the ARC. However, please find updated imagery here:  https://fcsn.sharefile.com/d-se3c1d9259904812a The applicant will present this to the ARC at its next appearance before the Committee.

- **ARC does not recommend lights on the tower elements.**

  **Response:** The permanent seating structure has been removed from the proposed site plan application and, as such, this comment is no longer applicable.

- **ARC questions if all the new parking is needed, or can the pedestrian bridge be used more to bring people into the space.**

  **Response:** As discussed with the Commission at its January 28, 2020 public hearing, traffic considerations are not within the purview of the ARC. However, it can be noted that the project includes a practical parking solution that increases on-site parking to support regular events and utilizes the school's adjacent off-site parking to support the special events.

- **All graphics and logos related to the project are considered intense by ARC and needs to be re-reviewed by the design team.**

  **Response:** The permanent seating structure has been removed from the proposed site plan application and, as such, all logos and building signage has also been eliminated.

- **The architecture of the structure was noted to be jarring, shocking, ominous and like a foreign object that landed.**
Response: The permanent seating structure has been removed from the proposed site plan application and, as such, this comment is no longer applicable.

- **There are traffic impact concerns for busses and cars on Cardinal Avenue.**

  **Response:** As discussed with the Commission at its January 28, 2020 public hearing, traffic considerations are not within the purview of the ARC.

- **Concerns about visibility and lighting from Fairfield Avenue to the site.**

  **Response:** *None of the fields are proposed to have lighting.* Proposed site lighting is focused on providing safe conditions within and around the buildings and parking areas. The lighting program includes 10- to 14-foot LED, Dark-Sky compliant parking lot lighting, and bollards along pedestrian walkways as needed. The proposed lighting complies with Division 14 of the Greenwich Building Zone Regulations and a lighting and photometric plan is available here: https://fcsn.sharefile.com/d-s12e261a5fdd4412b for the ARC’s review.

We will provide an updated set of presentation materials prior to any scheduled public meeting with the ARC.

Thank you,
Michele

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

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