I’ve decided to submit photo and video from today, June 1, 2020. So far today there have been multiple trucks and people at the property for more than 7 hours now. They are parked along Clapboard Ridge Rd and in the Baseball Field parking lot. I will send the videos in a separate email.
CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Hi Marisa,
I’ve left a voicemail for Bianca in regards to the 56 Clapboard Ridge Rd Baseball Field Application. I’m hoping to piece together a letter in regards to the application and am wondering what type of information you need from me and the deadline. I may not be available early June. Among Covid 19 related family matters I was also called to jury duty on June 2nd, though I’m confident it may get postponed. Is there any chance this may get pushed back as well?
And just a reminder, the field was built and has been in use since 2018. The owners knew they needed a permit and are just now getting around to it. I am trying to look at old photos and notes and have some exact dates and observations for you.
Thank you,
Carol Blood

Sent from my iPhone

Carol Billings Blood
203-829-7622

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Greenwich Cal 10's Having a Summer Full of Memories

Carol Blood <carolbillingsblood@gmail.com>
Fri 5/29/2020 9:25 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
[EXTERNAL]

Hi Bianca,
I am sending along some articles on the Bartoszek's team as these articles make reference to the amount of practices they have as well as the number of players and coaching staff. These practices take place at 56 Clapboard Ridge Rd.
https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.greenwichsentinel.com%2F2019%2F07%2F19%2Fgreenwich-cal-10s-having-a-summer-full-of-memories%2F&amp;data=02%7C01%7Cbianca.dygert%40greenwichct.org%7C493838702352430144a208d803d3b778%7C0b5c882cbfa04a59b4b61e638dcf7814%7C1%7C0%7C637263555138577169&amp;sdatabhezAEdljuDYnvmi%2FVJs3PwH%2BzhFgFH2aLAh80yVaRHS%3D&amp;reserved=0

Sent from my iPad
CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Greenwich Cal Ripken 10-year-old All-Star team enjoys championship summer

By David Fierro  Updated 6:22 pm EDT, Tuesday, July 30, 2019

Excelling in all facets of the sport, the Greenwich Cal Ripken 10-year-old All-Star team spent the summer producing a baseball diamond full of winning moments.

The Greenwich Cal Ripken All-Stars captured two championships and made it to the finals of a third tournament, while receiving contributions from numerous sources.

Greenwich won the District 1 championship, claimed the winner's trophy in the State Tournament and advanced to the finals of the New England Regional Championships.

“Getting that far was a great accomplishment for our team,” Greenwich head coach Ray Bartoszek said. “We were undefeated and unscored upon in the District I Tournament, which opened our eyes to the fact that we had something special with this group of boys. As coaches, we realized if we got good pitching and hit the way we were capable of, the team could do something special.”

Greenwich’s coaching staff included assistants Johnny Montanez, Mike Mora and Todd Johnson. Montanez is Brunswick School’s varsity baseball coach and Mora serves as the coach of Greenwich’s varsity baseball squad.

“I had an all-star coaching staff, which I thought was the best staff around,” Bartoszek said.

Said Montanez: “Helping coach this team was a tremendous experience. We broke down the fundamentals to its smallest form and started running varsity-type practices for 10-year-olds. As 10-year olds, they did a great job of turning double plays, hitting the cut off men and making relay throws.”

The Cal Ripken 10-under all-stars’ postseason journey began in the District I Tournament, where they were second to none. Greenwich posted an 11-0 win over Stratford, beat New Canaan, 4-0, then defeated Stratford again, 3-0, to capture the district championship late last month.
The Greenwich Cal Ripken 10-year-old All-Star team won the District I and State tournament championships recently.

Pitchers James Mora and Luke Tocci were dominant starters on the mound, while David Gittes provided effective relief pitching to the Greenwich squad. Infielder Jayden Montanez helped power the team at the plate, getting on base the majority of his at-bats, as did catcher Owen Bartoszek, Mora, Tocci and Jack Bylow. In the 3-0 victory against Stratford, Greenwich scored all its runs in the first inning, with Bartoszek driving in two runs with a hit and scoring the third run.

The next stop for Greenwich was the Cal Ripken 10-year-old Connecticut State Tournament, which was highlighted by Mora's memorable pitching performance in the title game.

Greenwich’s 2-0 win over New Fairfield in the championship game of the state tournament was sparked by Mora’s no-hitter.

“Reflecting on all the tournaments, that was our greatest moment,” coach Bartoszek said. “Watching that no-hitter was amazing and it was great to watch the team celebrate a second championship during the summer.”

Added Johnny Montanez: “Winning states was fantastic, it was surreal. To be considered one of the top-eight teams in the state by qualifying for the state tournament was great in itself. Then to win it was just incredible.”

At the state tourney, the Greenwich Cal Ripken squad recorded victories against RHAM (4-2 win), South Meridan (10-0) and West Hartford (4-3) in its first three games to advance to the finals.

At the New England Regional Championships — a competition where the winner would advance to the Cal Ripken World Series — Greenwich was edged, 6-5, in its opening-round game against Chelmsford, Mass., in Dedham, Mass.

Greenwich rebounded from the tough loss in a big way in its next game two weeks ago, upending Washington, Rhode Island, 16-1. Tocci then pitched a shutout in the squad’s 10-0 triumph over Uxbridge, Mass., setting up a rematch against Chelmsford. This time, Greenwich rolled to a 7-0 victory — a win that put it in the title game against the Windham New Hampshire All-Stars.
Windham notched a 13-7 win against Greenwich to garner the New England regional championship.

During one of their practices in Greenwich during the season, the Cal Ripken All-Stars were received quite a surprise. Hall-of-Famer and former New York Yankees star Reggie Jackson visited the team, lending his expertise on hitting.

"After we won the district title, he offered to come and visit with the team, the kids and parents were excited," said coach Bartoszek, who is a limited partner of the Yankees organization. "He was telling them things like, staying inside the ball and not being wild and crazy at the plate — having a short, compact swing to the ball."

Bartoszek, who lives half of the year in Montana, brought the Greenwich team to a Montana during Memorial Day weekend.

"It was nice to have our first days together there as a team," he said. "We wanted the boys to get to know each other after they were selected for the team and we wanted to unify the team."


dfierro@greenwichtime.com
It's been quite the summer for the Greenwich Cal Ripken 10-year-old All-Star team. They have captured both the District 1 and state championships, are fighting for the New England championship as of press time and even got to practice earlier this season with New York Yankees legend Reggie Jackson, above. (contributed photo)
By Paul R. Silverfarb
Sentinel Editor

The Greenwich Cal Ripken 10-year-old All-Star team has been quite busy this summer. And that’s perfectly fine for head coach Ray Bartoszek and the rest of the roster.

After dominating the District 1 tournament, beating Stratford 3-0 to win the district title, Greenwich traveled to Milford and earned the state title by blanking New Fairfield 2-0. This past week, the Greenwich Cal Ripken team represented Connecticut and traveled to Massachusetts for competition in the New England regional tournament, with a spot in the Cal Ripken World Series on the line.

In their first game, they were defeated for the first time this tournament season by Chelmsford, Mass., 6-5. Greenwich used that game as a wake-up call and crushed Rhode Island (16-1) and Uxbridge, Mass. (10-0) over the weekend to earn the No. 1 seed after round robin play.

After a bye on Monday, Greenwich was back in action on Tuesday and came away with the 7-0 over Chelmsford, Mass. in the semifinals. On Thursday night, Greenwich battled Windham, N.H. in the championship game of the 10-year-old New England Tournament, with the winner advancing to the Cal Ripken World Series. However, it was the squad from New Hampshire that came away with the 13-7 victory and ended Greenwich’s season.

Despite the loss in Regionals, Bartoszek couldn’t be more proud of his team.

“We have gone from being good baseball players to showing that they are a true team,” said Bartoszek. “They have learned from some of the best coaches in Johnny Montanez, Mike Mora and Todd Johnson. The kids have been absorbing all the practices and all the fundamentals of baseball and how to be good teammates to each other. We are very proud of how far the kids have come.”

And having those assistants on his coaching staff is a dream-come-true for Bartoszek. Montanez is the head coach for the Brunswick School baseball team, while Mora is in charge of the Greenwich High School baseball program. Both head coaches have had great success at their respective schools and are using that to better the Cal Ripken kids.

“It’s the best staff that I could possibly have,” Bartoszek said. “These guys are professionals and are intelligent baseball coaches and managers. What I have learned is that they are incredible fathers, as well as coaches. Mike and Johnny do their job with teenagers and high school players, but they found ways to adapt what they do to 10-year-olds. They are nurturing and share their knowledge. They also have amazing energy that they are putting in to developing this team to becoming what they are today.”

To say that the team puts in the work would be considered an understatement. In May, this team competed against a really strong field of 10-year-old boys in the Cal Ripken program. The team picked was selected to represent Greenwich. Since their selection, the head coach said that the team
has been together at least six days a week, whether it’s a practice or games.

“Even when we are on the road we practice, and before games we practice,” Bartoszek said. “If we have off-days during tournaments, we practice. We want to stay sharp. We take batting practice and stick with the fundamentals. This is their summer of 2019. It’s a baseball summer and the kids are loving every second of it. It’s a lot of fun.”

While the Greenwich Cal Ripken 10-year-old All-Star team has been lights out this summer, it wasn’t until the team cruised through Districts that Bartoszek and his coaching staff thought there was something special taking place.

“You could never expect the type of results that these boys have generated,” Bartoszek said. “You just don’t know. We have gone up against some really strong competition. We played three hard-fought games against New Canaan and Stratford twice. We gave up zero runs in three games. That’s when we looked at each other and joked around when we said that if we don’t give up any runs, I like our chances. We noticed that we have some boys that are exceptional baseball players and we paired that talent with hard work during practices, and that’s what helped us go through states undefeated.”

In States, Greenwich dominated. They cruised through all four games without a loss.

The crowning moment was when starting pitcher James Mora threw a no-hitter in the championship game of the state tournament in Milford, as Greenwich won 2-0.

“We battled and found a way to beat a tremendous pitcher from New Fairfield,” Bartoszek said. “He was named Michael Hernandez and he was probably 5-08. He was a strong and big pitcher, but we found a way to scratch and claw our way to push across two runs and come away with the victory.

And this year’s team has been all about pitching and defense. Leading Greenwich on the mound has been two stellar hurlers in James Mora and Luke Tocci. Bartoszek said that his two pitchers are so strong because of their ability to pound the strike zone and throw strikes.

“Statistics show that these boys are throwing 70% to 80% of their pitches for strikes,” Bartoszek said. “That’s how you win ballgames. They throw the ball in the strike zone so our tremendous defense can make plays. Little League is different than the next levels because you have to worry about pitch counts. As well as being talented, you have to be efficient. Our two boys do, by far, the most work on the mound and are just that. They are dominating and efficient, and that’s boded well for us.”

In addition to Mora and Tocci, David Gittes and Gavin Botoff, when called upon in very clutch situations, have come in and closed the door.

While winning is always a good thing, the best part of the summer for Bartoszek has been how much the team has grown since they first got together in May.
Defensively, Bartoszek’s son, Owen Bartoszek, is the catcher on the team and has been key, both in his ability to call a game and his stellar defense behind the plate.

“He’s been a spark plug for us,” Bartoszek said. “In one of our games in Districts, Owen threw out three runners at second base trying to steal. You don’t see that often in Little League and those are moments that change the whole dimension of the game. They take the air completely out of another team. It’s great for us because we don’t have to worry about the catcher position like other teams do. He’s fun to watch as a catcher.”

Jack Bylow is the team’s first baseman has been a strong throughout the summer. Not only can Bylow play first, but he can patrol the outfield when called upon. At second is Jayden Montanez, and the head coach said that he has been a rock at the base.

“When we have hard-throwing fireballers like Tocci and Mora on the mound and most of the hitters are right-handed hitters, the second baseman gets a lot of action. Jayden has held his ground, day in and day out.”

The combo of David Gittes at the hot corner, and either Mora or Tocci at shortstop has been impressive.

In the outfield, Greenwich is paced by Ryan Johnson centerfield. Bartoszek said that position is one of the more important positions in Little League, and Johnson has lived up to the high expectations. At right field is Liam Vanderslice, and Bartoszek said that he has been flawless.

“While Mora pitched that no-hitter, we will all remember the final out of the game,” Bartoszek said. “It was won with Liam making an outstanding play in right field with the bases loaded for the other team to preserve our 3-0 victory over Stratford. Anything that Liam can get to, he catches.”

In addition, Philip Martone, Luke Langhorne and Robbie Levien have played valuable minutes and have been key contributors to the team’s success.

“We are a 12-man team,” Bartoszek said. “We call ourselves a family because we are. Everybody has been a big contributor on this team in one way or another.

And whether or not Greenwich represents the New England region at the Cal Ripken World Series in August, Bartoszek said that coaching this team has been a pure joy.

“There’s nothing but smiles,” Bartoszek said. “We have had so many memorable moments and highlights. It's been so enjoyable.”

About Author: Paul Silverfarb
Paul Silverfarb, has been editing and reporting on events throughout Connecticut for over a decade. Mr. Silverfarb is quite familiar with Fairfield County, as he grew up in Trumbull, currently resides in Fairfield. Throughout over two decades, he has worked as the editor-in-chief at the Sentinel, as well as sports editor of the Sentinel, Greenwich Post and Norwalk Citizen-News. He graduated from Keene State College in New Hampshire.
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**Last Name:**

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Submit
Hi Carol,

The application included a sign-off from Wetlands indicating there was no need for a permit. They reviewed the project and determined there was no need for further action. As for Land Use, this includes us (Planning and Zoning), Zoning Enforcement, and Environmental Affairs (Wetlands and Conservation).

We are also still waiting for Conservation comments. We are also still waiting for Zoning Enforcement comments. These are expected by the end of the week in advance of the meeting on June 2nd. I will be reviewing the project as the planner from Planning and Zoning and will produce a staff report by Friday afternoon for the Planning and Zoning Commission to review.

I will note all of your concerns in my staff report and will include all of your emails in the file, but could you please submit a single letter or email that includes all of your concerns? This is helpful for the Commission to better understand and I can also forward to the other departments.

Thank you,

Bianca Dygert
Planner II
Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

---

Hi Bianca,

Another question. Do the Wetlands or Land Use departments weigh in on this? I have to think at least Wetlands would have an opinion on this matter as the field was built above the wetlands and we’ve had flooding since it was installed. There is also the issue of the amount of fertilizer and pesticides that are used in the...
maintenance of a baseball field. This field is not just a patch of lawn being used for family games. It is maintained in a professional manner.

Sent from my iPad

On May 26, 2020, at 9:51 AM, Dygert, Bianca <bianca.dygert@greenwichct.org> wrote:

Hi Carol,

Marisa forwarded your voicemail to me and your previous emails. I was away last week and have not had a chance to follow up. I am the planner who is working on this project so you can direct any future correspondence to my email. I will include it with the file.

As of now, this project is still scheduled for June 2nd. We ask that any letters or supporting documentation would be sent by Friday, May 29th if possible, but we will accept anything submitted up to and during the virtual meeting at 5pm on June 2nd. You are welcome to dial into the meeting and there will be an opportunity for the public to input any comments they may have at the designated time. The virtual meetings follow the same format as the Planning and Zoning meetings normally would. If you wish to submit a letter, you may include anything you feel would support your argument. Photos and dates are helpful.

We have not received any department comments yet, but expect them to be in by the end of the week.

Please direct all correspondence directly to me.

Thank you,

Bianca Dygert
Planner II
Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

From: Carol Blood <carolbillingsblood@gmail.com>
Sent: Tuesday, May 26, 2020 9:40 AM
To: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>
Cc: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: 56 Clapboard Ridge

[EXTERNAL]
Hi Marisa,
I’ve left a voicemail for Bianca in regards to the 56 Clapboard Ridge Rd Baseball Field Application. I’m hoping to piece together a letter in regards to the application and am wondering what type of information you need from me and the deadline. I may not be available early June. Among Covid 19 related family matters I was also called to jury duty on June 2nd, though I’m confident it may get postponed. Is there any chance this may get pushed back as well?
And just a reminder, the field was built and has been in use since 2018. The owners knew they needed a permit and are just now getting around to it. I am trying to look at old photos and notes and have some exact dates and observations for you.
Thank you,
Carol Blood

Sent from my iPhone

Carol Billings Blood
203-829-7622

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
MEMORANDUM

TO: Bianca Dygert, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: May 27, 2020

RE: Meadowlark Manor, LLC, 56 Clapboard Ridge Road, PLPZ 2020 00100
Landscape plan by Yost Design Landscape Architecture, dated April 15, 2020

I have reviewed the above-referenced plans and visited the site. The following comments are offered for your consideration:

1. The existing baseball field was established over a filled and graded area. The soil loss is the major environmental damage that resulted from this project. The affected area was maintained as a lawn previously and none of the trees were removed.

2. Needed site corrections include removal of a small pile of fill situated over the roots of a maple tree located within the eastern property corner. The fill prevents the flow of oxygen to the root system, which may result in death of this tree. In addition, the western slope leading towards the wetland/watercourse area is used for dumping grass clippings and other landscape debris. These piles are located within the wetland/watercourse buffer which is set aside for storm water filtration, plant diversity, and wildlife support. It is my understanding IWWA has directed the piles be removed.

   It is also recommended the owner embrace more sustainable lawn care methods by implementing grass cycling where grass clippings are shredded into the lawn when mowed with mulching mower. This practice recycles the organic material, improves soil, returns nutrients back to the soil, and eliminates the need for a dump pile.

3. The proposed planning plan will improve the site screening by supplementing the existing vegetation.
   None of the existing trees should be removed. It is recommended the plant material be enhanced with native shrubs providing new food sources for wildlife.

cc: Conservation Commission
Hi Carol,
Thank you for contacting us. I have copied Bianca Dygert on this email as she is the Planner who is currently assigned to complete the review of the 56 Clapboard Ridge Road application. Your recent voicemail includes concerns about the baseball field, and how it is used, that would be of interest to the P+Z Commission. I have not reviewed all of the application materials, but it sounds like the applicant is proposing to maintain (a.k.a keep in place) a private baseball field on a single family property, however, you as a neighbor have observed it being used in a manner that you feel results in larger crowds and cars then you would expect from a private / leisure use. Please note this application is pending and the P+Z Commission will have to review all information and then issue a decision.

You may provide your concerns in writing (via email to myself or Bianca) and your email will be included in the information forwarded to the P+Z Commission for their review and would become part of the public record. You are also able to attend the public P+Z meeting when the item is reviewed and if you wish, speak about your concerns. The application is tentatively scheduled for the June 2nd P+Z meeting, but that may change to a later date depending on our application workload. The agendas are posted online the Friday before the (typically) Tuesday P+Z meetings, and you can sign up for agenda alerts at greenwichct.gov (see the links below). All public hearings are currently being held virtually via Zoom.us.

Sending us an email with your concerns would be helpful but I will also forward your voicemail to Bianca so she can review your particular points of concern. Please let us know if you have any questions.

P+Z's agenda page:
https://www.greenwichct.gov/AgendaCenter/Search/?term=&CIDs=18,&startDate=&endDate=&dateRange=&dateSelector=  
To add your email to be notified when meeting agendas are posted:
https://www.greenwichct.gov/list.aspx#agendaCenter

Thank you,
Marisa Anastasio, Senior Planner
Town of Greenwich Planning and Zoning
101 Field Point Road
Greenwich, CT 06830
Ph. 203-622-7894
Fax 203-861-6102

-----Original Message-----
From: Carol Blood [mailto:carolbillingsblood@gmail.com]
Sent: Friday, May 15, 2020 3:09 PM
To: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>
Subject: 56 Clapboard Ridge

[EXTERNAL]

Hi Marisa,
I left a voicemail for you a couple of weeks ago. I am trying to find out if a permit is given to 56 Clapboard Ridge Rd to maintain a baseball field and parking lot does that give them ability to regularly hold organized sports on the property. The field and parking lot has been in use since 2018. The owners have told us they would install screening and have not done so. As far as I can see the planting schedule they submitted with the town does not show property
boundaries and does not cover all of our exposure to the field.
I received your packet and will have a response soon.
Thank you,
Carol Blood
203-829-7622
Sent from my iPad
CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Concerned Neighbors
Clapboard Ridge Road & Meadowcroft Lane

Margarita T. Alban, Chairperson
Planning & Zoning Commission
101 Field Point Road
Greenwich, CT

May 27, 2020

Re: PLPZ202000100, 56 Clapboard Ridge Road

Dear Ms. Alban,

This letter is to inform the Town of Greenwich’s Planning and Zoning Commission (“P&Z”) of this group’s broad opposition to the referenced application for a special-use permit to maintain and use an existing ball field at 56 Clapboard Ridge Road.

We object due to the following:

1) The applicant stated, “...The existing baseball field is not open to the general public...” However, the field has been extensively used by Cal Ripken Baseball (a division of Babe Ruth League, Inc.), for both practice and actual games. The property contains a large backstop, bleachers, and signage. We strongly object to an RA-2 zoned residential space being used as an organized league-based venue, for which it was not intended and due to the multiple negative consequences for the neighbors and the neighborhood.

2) The narrative states, “The property shall maintain sufficient garage space and outdoor parking space to accommodate the passenger cars used by the Applicant.” The applicant has a multi-car garage with ample parking in front of its residence. What is not mentioned is the gravel area in the SE corner of the property serves as parking for the parents, coaches and umpires. More than a dozen cars have been seen at any one time, with vehicles parked outside the property gates along Clapboard Ridge Road resulting in traffic, risk to pedestrians on a busy street, and increased noise levels.

3) The continual noise, associated with practices and games, is inappropriate for a residential neighborhood. In particular, the “ping” from aluminum bats during batting practice is repetitious and particularly problematic for the Meadowcroft homeowners across North Finger Pond.

4) The coming and going of contractors and maintenance crews (more excessive noise) has been non-stop since the ball field was built in 2018. Of
particular concern, is the potential of fertilizer run-off into the pond and adjacent wetlands.

5) The potential for other homeowners to seek special permits for a diverse set of recreational uses is a very real concern. Special uses and permits would likely have a detrimental impact on our property values, assessments and ultimately lower property taxes. Many of us remember how Martin Sands’ unpermitted lacrosse field was eventually denied.

The use of this property for organized public league-type recreation is inappropriate. These are not merely drop-off playdates or parties. These are activities suited toward public recreational venues such as parks and ballfields, not private residential property.

As a neighborhood group, if the Planning and Zoning Board were to postpone consideration of this application, we would be willing to meet with representatives of the Applicant to determine whether we could agree on appropriate mitigating steps the Applicant would agree to implement to fully address our concerns as a condition of both the grant of this special use as well as the Applicant’s continuing right to use the field as so granted.

Please see attached digital documentation regarding use of the referenced property.

Sincerely yours,

Dan & Carol Blood
48 Clapboard Ridge Road

Mark & Kirsten Dzialga
15 Meadowcroft Lane

Bill & Carla Kidd
51 Clapboard Ridge Road

Carlos & Belinda Brito
17 Meadowcroft Lane

John & Gay Coe
57 Clapboard Ridge Road

Tom & Brooks Melly
25 Meadowcroft Lane

Paul & Lauren Ghaffari
61 Clapboard Ridge Road

Marco & Maria Schnabl
29 Meadowcroft Lane

Art & Pamela Sanders
62 Clapboard Ridge Road

Attachments (see separate files)

1) Photo from Greenwich Free Press, 7/18/2019
2) Photos of ball field from 56 Clapboard Ridge Road
Town of Greenwich Planning and Zoning Commission,

We are the abutting neighbors to 56 Clapboard Ridge Rd. The Bartosek’s baseball field and parking lot run along a large portion of our northern property line. We can see and hear the field and parking lot from our house and yard.

In 2018, we received a notice from the Bartosek’s builder that they would be building and seeking a permit for a playing field. We assumed this was a level backyard area for the use of family and friends. This notice implied this work was being done through the proper town channels. By Fall 2018, baseball practice began on the property.

We oppose the application of the Bartosek’s special use permit to maintain and use an existing ballfield at 56 Clapboard Ridge Rd.

The playing field was built and is maintained in a manner befitting a professional baseball field. The maintenance on the field includes mowing, blowing, trimming, raking, fertilizing, and the application of pesticides. Crews are brought in to maintain the pitcher’s mound, bases, homeplate and fencing, as well as draw chalk lines. The bleachers are powerwashed. All of this creates noise and traffic. For a while, a trained dog and handler were coming regularly to chase away geese.

From April 2019 onward we have observed practice every day of the week at different times of the day including a practice on July 6th before 7:30 in the morning. On one particularly crowded day, a parent parking on our property along Clapboard Ridge Rd. informed us there were tryouts that day, baseballs were flying and they needed to park along the road away from the action. We regularly find baseballs on our property especially after a batting practice.

There are 12 members of the team and three outside coaching staff. This creates traffic and noise. Some parents drop off and some stay. There is often honking. Baseball practices are not quiet. We can hear the practice from inside our home as well as feel the vibrations from the crack of the aluminum bats.

We purposely bought our property in a quiet residential area. When there is field maintenance and baseball practice, we cannot enjoy our home peacefully and we lose our privacy. There are many areas on our property completely exposed to the field and team and spectators, landscapers and field maintenance crew. We believe that having a baseball field and parking lot next door negatively effects our property value.

We ask that if Planning and Zoning does decide to approve this special use permit, that the owners be required to install plantings akin to what they have done along Clapboard Ridge Rd to create screening and a buffer along our shared property lines and exposed area of the yard. Their submitted planting schedule does not accomplish this and leaves a large portion of our property exposed to the baseball field. We also ask that practice and maintenance on the field be regulated.

Respectfully,
Carol and Dan Blood
48 Clapboard Ridge Rd
Dygert, Bianca

---

From: John Coe <johntjcoe@gmail.com>
Sent: Thursday, May 28, 2020 7:59 PM
To: Dygert, Bianca; LaRow, Patrick
Cc: Carla Kidd; carolbillingsblood@gmail.com; Kirsten & Mark Dzialga; belinda@britohome.com; Tom Melly; Victoria Melly; Marco Schnable; Maria Herrmann Schnabl; artsanders@mac.com; paul@capitolinellc.com; Gay Coe
Subject: PLPZ202000100, 56 Clapboard Ridge Road
Attachments: Group Letter to P&Z_PLPZ202000100.pdf; Photo taken on ball field at 56 Clapboard Ridge Road.pdf; Photos of ballfield - 56 Clapboard Ridge Road.pdf

[EXTERNAL]

Bianca/Patrick:

I am submitting the attached letter and documentation on behalf of a group of concerned neighbors in connection with an application for a special use permit at 56 Clapboard Ridge Road. The hearing is scheduled for Tuesday, June 2 at 5:00pm.

We have been advised these papers are due by 10am, 5/29. Please confirm timely receipt.

Sincerely,

JT Coe

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Greenwich Cal Ripken All-Stars Teams Advance Past States to Regional Play

By: GREENWICHFREEPRESS | July 18, 2019

Photo taken on ball field at 56 Clapboard Ridge Road, Blood residence (48 Clapboard Ridge Road) can be seen in background
Looking W from gate on Clapboard Ridge Road, batting cage and bleachers near barn, note gravel parking field in foreground

Looking SW from gate on Clapboard Ridge Road, 48 Clapboard Ridge Road (Blood residence) immediately to left of large tree on left.