Re-Zoning: PLPZ 2020 00127

Amendment to Building Zone Regulation Map
RA-1 Zone to R-20 Zone

<table>
<thead>
<tr>
<th>Address</th>
<th>10 Hillside Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>RA-1 Zone = 38.9 acres, which has FAR of 0.135 allowable per 6-205 of the zoning regulations</td>
</tr>
<tr>
<td></td>
<td>R-20 zone = 16 acres, which has FAR of 0.225 allowable per 6-205 of the zoning regulations</td>
</tr>
</tbody>
</table>

APPLICATION SUMMARY:
The applicant is requesting a re-zoning to place the entire 54.87 acres in the R-20 zone, which would permit the improvement of the High School's stadium facilities and construction of the new lavatory facilities, team rooms, concession stand, and ticket kiosk as outlined in the associated Municipal Improvement, site plan, and special permit applications; PLPZ 2020 00104 and PLPZ 2020 105 respectively. The re-zoning was filed in accordance with Section 6-22 of the Town of Greenwich Building Zone Regulations and if granted, will eliminate the floor area non-conformities and the improvements described above.

RECOMMENDATIONS/ISSUES
1. The Commission should determine if the proposal is consistent with the Plan of Conservation and Development.
2. The majority of the 54 acres of the Greenwich High School property abut residential zones, although there is considerable frontage along East Putnam Avenue. There are 336 +/- total properties that front Putnam Ave and 84 of them are in residential zones (25%). The attached map shows the residential properties in pink; All others are in commercial zones.
3. Greenwich High School is considered the only public high school in Greenwich (Windrose is a small alternative high school). Currently GHS is non-conforming with respect to floor area by 72,461 square feet.
4. The last project to add floor area was the MISA project. The Board of Education obtained a variance for that project, which was granted in part because it was the only High School in Town.
5. Granting the re-zoning would eliminate the non-conformity and allow for an additional 79,901 square feet.

RE-ZONING AND IMPACT ON FLOOR AREA:
RA-1 Zone = 38.9 acres, which has FAR of 0.135 allowable per 6-205 of the zoning regulations

R-20 zone = 16 acres, which has FAR of 0.225 allowable per 6-205 of the zoning regulations

Therefore, the allowable FAR currently permitted on site is:

\[(38.9 \text{ ac})(0.135) + (16 \text{ ac})(0.225) = \text{ a Hybrid FAR of 0.161.}\]

\[(38.9 \text{ ac} + 16 \text{ ac}) 0.161 * 54.87 \text{ acres} = 385,418 \text{ square feet of allowable floor area.}\]

The site is improved with 457,879 square feet (existing FAR of .019185)

Re-zoning the property to R-20 gives the property a .225 FAR.

\[54.87 \text{ acres} * .225 = 537,780.87 \text{ allowable square feet of floor area or 79,901 square feet above what is existing on the property now.}\]

**APPLICABLE REGULATIONS**

Sections
6-22 Zoning Amendments
6-205 Schedule of required open spaces, limiting height and bulk of buildings

The re-zoning must be in accordance with the 2019 Plan of Conservation and Development. The third Guiding Principle with the POCD is to “Provide Top Quality Educational Facilities”. This section of the Plan also refers to ensuring there is an appropriate balance between improvements at the school and impacts to neighbors. Improvements at the high school are subject to at least a site plan and special permit process and if applicable, a Municipal Improvement. This is relevant in that these applications require a public notice and a public meeting.

**CONSIDERATIONS:**

Listed below are other statutory purposes of zoning, which must be considered whenever zoning amendments are proposed.

a) To lessen congestion in the streets
b) To secure safety, from fire, panic, and other dangers
c) To promote health and the general welfare
d) To provide adequate light and air
e) To prevent the overcrowding of land
f) To avoid undue concentration of population
g) To facilitate the adequate provision for transportation
h) To conserve the value of buildings
i) To encourage the most appropriate use of land
May 21, 2020

Ms. Katie DeLuca
Planning and Zoning Director
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Zoning Map Amendment
Proposal to Re-Zone from RA-1 to R-20
Greenwich High School - Board of Education of the Town of Greenwich
10 Hillside Road

Dear Katie:

In accordance with Section 6-22 of the Town of Greenwich Building Zone Regulations and Title 8 of the Connecticut General Statutes, Board of Education of the Town of Greenwich requests that the Planning and Zoning Commission re-zone a portion of the Greenwich High School property at 10 Hillside Road from RA-1 to R-20 zone.

The property and surrounding area on the North side of the Post Road was designated as Residence A zone, the least dense residential zone, in the Town’s 1926 zone map. The property and surrounding area was rezoned to R-20 when the Town moved to the current residential zone classification system in 1945 as shown on the 1947 zone map. The northern portion of the current Greenwich High School property was up-zoned from R-20 to RA-1 in 1955, while the properties closest to the Post Road remained in the R-20 zone. The zone lines remained in place despite the High School’s arrival at the site in 1970.

Greenwich High School is requesting the re-zoning of the area to permit the improvement of the High School’s stadium facilities and construction of the new lavatory facilities, team rooms, concession stand, and ticket kiosk as outlined in the accompanying site plan and special permit application before the Commission. By re-zoning a portion of the property to R-20, the High School would increase the available FAR permitted on the property to build the new stadium facilities.

The re-zoning would be compatible with the surrounding neighborhood because the existing special permit use for an educational institution will not be changing. The increase of permitted floor area would allow Greenwich High School to modernize their athletic facilities and meet existing needs while remaining consistent with the Town’s existing comprehensive zoning plan. The proposed re-zoning will not impact safety from fire, panic, and other dangers; promotion of health and general
welfare; access to adequate light and air; nor availability of adequate transportation. Since the High School will remain as the sole occupant of the property, there will be no overcrowding of the land or undue increase in population density. The re-zoning will not impact the value of the buildings nor other uses in the area.

Enclosed in support of the re-zoning application, please find the following:

1. Authorization letter from the applicant;
2. Affidavit of Notice covering all property owners subject to the proposed re-zoning and those immediately abutting the properties to be re-zoned;
3. Assessor’s Field Cards for the properties to be re-zoned;
4. Town Zone Map and magnified section depicting properties to be re-zoned; and

Please let us know if there are any other issues that you would like us to address. Thank you for your assistance.

Respectfully Submitted,

Thomas J. Heagney

Enclosures
Dr. Toni Jones  
Superintendent of Schools

May 5, 2020

Planning & Zoning Commission  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT  06830

Planning and Zoning Board of Appeals  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE:  
Greenwich High School  
10 Hillside Road, Greenwich, Connecticut

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP and Kaeyer, Garment & Davidson Architects, PC to act as our agents to appear before the Town of Greenwich Planning & Zoning Commission and the Town of Greenwich Planning and Zoning Board of Appeals or any other Town Municipal Board in connection with the filing of applications on the above captioned property.

Greenwich Board of Education

[Signature]

Toni Jones, Superintendent
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF ZONE CHANGE APPLICATION
TO THE PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT  )
COUNTY OF FAIRFIELD  )         ss: Greenwich

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on
May 21, 2020, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to
those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice
Exhibit B. Said persons are the record owners, as of May 21, 2020, as shown on the Town Tax
Assessor’s Office records of property abutting and across the street from the property for which
an application for zone change for 10 Hillside Road, Greenwich, Connecticut has been filed with
the Town of Greenwich Planning & Zoning Commission.

THOMAS J. HEAGNEY

Subscribed and sworn to before me
This 21st day of May 2020

SUSAN L. MUTINO
NOARY PUBLIC
State of Connecticut
My Commission Expires Aug 31, 2020
EXHIBIT A

Abutting property owners of 10 Hillside Road, Greenwich, Connecticut:

Burke F. & Elizabeth G. Dempsey
21 Hillside Road
Greenwich, CT 06830
07-1449
07-3076

Michael Kaye
147 Old Church Road
Greenwich, CT 06830
07-1080/S

Richard D. & Margot J. Stephenson
151 Old Church Road
Greenwich, CT 06830
07-9016

Christopher A. & Heidi K Matonis
151 Old Church Road
Greenwich, CT 06830
07-2561

Greenwich Land Trust Inc.
370 Round Hill Road
Greenwich, CT 06831
07-4106

Hugh & Aarti Evans
149 Old Church Road
Greenwich, CT 06830
07-1186/S

William Effros
41 Old Chruch Road
Greenwich, CT 06830
07-1496/S

Edward J. OReilly
99 Old Church Road
Greenwich, CT 06830
07-1482/S

Karen Pascoe
4 Old Church Road Un7
Greenwich, CT 06830
07-2705/S

Victoria & Christopher Lorusso
2 Old Church Road Un 1
Greenwich, CT 06830
07-1856/S

Vicki K. Johnson TR
170 Mason Street
Greenwich, CT 06830
07-1341

Luis G. Reyna & Carolina M. Dewez
49 Hillside Road
Greenwich, CT 06830
07-1409

David W. & Trini Geatz
145 Old Church Road
Greenwich, CT 06830
07-2088/S

Emily H. & Valerian L. Puskar
43 Hillside Road
Greenwich, CT 06830
07-1937

Lyman & Diana Delano
143 Old Church Road
Greenwich, CT 06830
07-2128/S

Suzanne K. Darula
15 Overlook Drive
Greenwich, CT 06830
07-1218/S

Nicholas G. Keyes
15 Irvine Road
Old Greenwich, CT 06870
07-2704/S

Old Church Road LLC
100 Everglade Avenue
Palm Beach, FL 33480
07-2701/S
07-2700/S

Elizabeth L. Malizia
4 Old Church Road #4
Greenwich, CT 06830
07-2702/S

Melissa Wolfson
25 Hillside Road
Greenwich, CT 06830
07-1943
Peter A. Hamilton
33 Hillside Road
Greenwich, CT 06830
07-1359

Lawrence J. & Tara S. Restieri
115 Old Church Road
Greenwich, CT 06830
07-1492/S

Stanley & Doris Caplan
48 Hillside Road
Greenwich, CT 06830
07-2150

119 Old Church Road LLC
8304 Weler Avenue
McLean, VA 22102
07-1490/S

Donald C. & Christina M. Young
139 Old Church Road
Greenwich, CT 06830
07-1537/S

David A. Nap
4 Old Church Road 5
Greenwich, CT 06830
07-2703/S

George L. & Ashley D. Cole
11 Hillside Road
Greenwich, CT 06830
07-1094

Jonathan Litt
71 Old Church Road
Greenwich, CT 06830
07-1588/S

David A. Zadik & Christine Stewart
3 Woodside Drive
Greenwich, CT 06830
01-1347/S

Rajiv B & Michelle Samant
12 West Brother Drive
Greenwich, CT 06830
01-1054/S

KY DD LLC
PO Box 530255
Atlanta, GA 30353
Frank J. & Monica M. Garrido
8 Cliff Road
Greenwich, CT 06830
01-1363/S

Peter M. McGowan TR
9 Cliff Road
Greenwich, CT 06830
01-1255/S

Joan Mary Stewart
One Mallard Drive
Greenwich, CT 06830
01-2455/S

Arabelle M. Rowe
One Old Church Road #10
Greenwich, CT 06830
07-2676/S

Dean Schaffer & Linda Fell
One Old Church Road Un7
Greenwich, CT 06830
07-2673/S

Ann A. Koontz
1 Old Church Road Unit#2
Greenwich, CT 06830
07-2668/S

Eric C. & Patricia Fast
29 Hillside Road
Greenwich, CT 06830
07-1415

Carmela M. Pitasi EST
11 Mallard Drive
Greenwich, CT 06830
01-2457/S

Charles Parkhurst
93 Old Church Road
Greenwich, CT 06830
07-1489/S

Michael R. & Nicole Kennedy
17 Mallard Drive
Greenwich, CT 06830
01-2458/S
Harry G. Twitchell et al Trustees
3023 Ponce De Leon
New Orleans, LA 70119
07-2136

Temple Sholom Inc.
300 E Putnam Avenue
Greenwich, CT 06830
01-4014/S

Karen E. Rubin
1 Old Church Road Apt9
Greenwich, CT 06830
07-2675/S

Susan Frieden TR
1 Old Church Road Un8
Greenwich, CT 06830
07-2674/S

Millicent S. Armstrong
1 Old Church Road Un4
Greenwich, CT 06830
07-2670/S

Donald F. & Carolyn DeAngelo
1 Old Church Road Un#3
Greenwich, CT 06830
07-2669/S

Hans E. & Christel D. Weiss
39 Old Church Road
Greenwich, CT 06830
07-1625/S

Michael M. Kermian
35 Old Church Road
Greenwich, CT 06830
07-1857/S

Sandra OConnor
2 West Brother Drive
Greenwich, CT 06830
01-1316/S

Vincenzo & Mirella M. Bertone
7 Mallard Drive
Greenwich, CT 06830
01-2456/S

Jennifer Klipstein
3 Hillside Road
Greenwich, CT 06830
Samuel Mencoff & Lauren Carri  
19 Mallard Drive  
Greenwich, CT 06830  
01-2459/S

Peter E. Spizzirri  
One Old Church Road Un1  
Greenwich, CT 06830  
07-1719/S

Pamela B. Armstrong TR  
1 Old Church Road Un6  
Greenwich, CT 06830  
07-2672/S

Betty James  
1 Old Church Road Un5  
Greenwich, CT 06830  
07-2671/S
May 21, 2020

To Whom It May Concern:

Notice is hereby given that the Town of Greenwich Board of Education has filed an application for zone change with the Town of Greenwich Planning and Zoning Commission to re-zone a portion of the Greenwich High School property located at 10 Hillside Road in Greenwich, Connecticut from the RA-1 zone to the R-20 zone.

Further information regarding this application may be obtained at the Town of Greenwich Planning and Zoning Commission or this office.

As an adjoining property owner you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Commission to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined. Prior to the hearing a legal notice will be published twice in the Greenwich Time newspaper to announce the date and time of the hearing. The appeal and accompanying documents are on file at Greenwich Town Hall. You may review these public records at Town Hall if you wish.

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06830
Tel: 203-622-7894
May 21, 2020

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Town Hall, 101 Field Point Road
Greenwich, CT 06830
Tel: 203-622-7894
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<tr>
<th>Address</th>
<th>Amount</th>
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**Note:** The table likely contains additional information not visible in the image provided. The amounts listed are in dollars.
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<th>Name and Address of Sender</th>
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<td>2 West Brother Drive, Stamford, CT 06902</td>
<td>ヘイガーレイノン&amp;スレート LLP</td>
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<tr>
<td>3 Old Church Road, Westport, CT 06880</td>
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<td>Susan Fieden TR</td>
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<td>Karen E. Rubin</td>
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**Attention**

- **Guaninon Guarantee**: OEGAO-920317
- Address:
  - **Heaney & Lennon & Stane Ltd**
  - 2020 University Ave, Suite 1000, West Hartford, CT 06117
  - Ph: 860-277-3333
  - Fax: 860-277-3334

**Mail to**

- 2020 University Ave, Suite 1000, West Hartford, CT 06117
- Ph: 860-277-3333
- Fax: 860-277-3334
- Mailing Address:
  - 300 East Main St, 2nd Floor, West Hartford, CT 06117
  - Ph: 860-277-3333
  - Fax: 860-277-3334

**Certified Copy of**

- 2020 University Ave, Suite 1000, West Hartford, CT 06117
- Ph: 860-277-3333
- Fax: 860-277-3334
- Mailing Address:
  - 300 East Main St, 2nd Floor, West Hartford, CT 06117
  - Ph: 860-277-3333
  - Fax: 860-277-3334
**Administrative Information**

**Ownership**

Town of Greenwich C/O Finance Dept

101 Field Point Rd

Greenwich, CT 06830

Lot NO 20 Hillside Rd & E Putnam Ave W1

**Transfer of Ownership**

<table>
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**Exempt**

**Valuation Record**

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**Valuation**

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**Land Data and Calculations**

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<th>Land Type</th>
<th>Rating</th>
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<th>Base Rate</th>
<th>Adjusted Rate</th>
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**Site Description**

- **Topography:**
- **Public Utilities:** Sewer, Electric

**Taxes:**

- **Property Class:** Exempt Commercial

**TAXING DISTRICT INFORMATION**

- **Jurisdiction:** 57, Greenwich, CT
- **Area:** 001
- **Corporation:** 057
- **District:** 07
- **Section & Plat:** 199
- **Routing Number:** 3784W0001

**Legal Acres:** 54.7500

**Permit Number**

<table>
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<tr>
<th>Filing Date</th>
<th>Est. Cost</th>
<th>Field Visit</th>
<th>Est. SqFt</th>
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<tbody>
<tr>
<td>Permit Type</td>
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**Supplemental Cards**

BP18: 19-2112: Locker room Reno. $1,499,750
18-2540 New Scoreboard $100,000
DBA: Greenwich High School
GEN: Fronts west side of Hillside Rd. and north side of E. Putnam
As of 10/10, w/in last 4 yrs, 80% of roof had been rplcd.
P: 744 demarcated spcs.
### Administrativo Information

**Ownership**

- **Card No.**
- **Site Description**

### Transfer of Ownership

- **Date**

### Valuation Record

<table>
<thead>
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<th>Assessment Year</th>
<th>Reason for Change</th>
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### Valuation

#### Site Description

#### Land Data and Calculations

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<tr>
<th>Land Type</th>
<th>Rating</th>
<th>Measured Acreage</th>
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<th>Prod. Factor</th>
<th>Depth Factor</th>
<th>Actual/Effective Frontage</th>
<th>Effective Depth</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
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- **Soil ID**
- **Rating**
- **Soil ID**
- **Rating**
- **Soil ID**
- **Rating**

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**Supplemental Cards**

**Total Land Value**
## PHYSICAL CHARACTERISTICS

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<th>Base Features</th>
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## SUMMARY OF IMPROVEMENTS

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<td>24500</td>
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SECTION OF CURRENT ZONE MAP
To Be ReZoned From RA-1 To R-20
SECTION OF 1926 ZONE MAP
SECTION OF 1947 ZONE MAP
SECTION OF 1955 ZONE MAP
SECTION OF 1969 ZONE MAP