**Final Site Plan & Special Permit**

**PLPZ 2020 00100**

**Meadowlark Manor LLC**

Proposal to maintain a baseball field on a residential property

<table>
<thead>
<tr>
<th>Location:</th>
<th>56 Clapboard Ridge Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax ID:</td>
<td>11-1257</td>
</tr>
<tr>
<td>Zone:</td>
<td>RA-2 (2-acre minimum lot)</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>4.6817 acres (sq. ft)</td>
</tr>
<tr>
<td>Utilities:</td>
<td>Septic, Public Water</td>
</tr>
</tbody>
</table>

| Gross Floor Area: | Not provided | N/A | 18,354 sq. Ft. |
| Floor Area Ratio: | Not provided | N/A | .09 |
| No. of Stories:   | Not provided | N/A | 3 ½ |
| Height:           | Not provided | N/A | 47 ½' |
| Green Area:       | Not provided | N/A | 78% |

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>EXISTING*</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>77.6’*</td>
<td>N/A</td>
<td>75’</td>
</tr>
<tr>
<td>Side</td>
<td>118.2’*</td>
<td>58+* (to wetlands area)</td>
<td>35’</td>
</tr>
<tr>
<td>Rear</td>
<td>58+*</td>
<td>75’</td>
<td></td>
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</tbody>
</table>

*Previously approved under PLPZ 201600515, 516

**UPDATE:**

The applicant submitted an amendment to the application dated 7/9/20. The applicant offered a list of conditions for the Commission to review. This was also sent to the neighbors. As of 7/9/20, the owner and neighbors have not come to a consensus and agreement to restrictions of use for the baseball field.

**APPLICATION SUMMARY:**

The applicant is requesting approval for a Final Site Plan and Special Permit to maintain a baseball field as a recreational area on a residential property requiring a special permit per Section 6-94(a)(2) of the Town of Greenwich Building Zone Regulations on a 4.6817-acre property located at 56 Clapboard Ridge Road in the RA-2 zone.

**ISSUES/RECOMMENDATIONS:**

1. **ZEO** – Zoning Enforcement issued a notice of violation to the owner on 6/6/19. The applicant has submitted this application in response to the violation. ZEO issued comments dated 5/27/20 indicating endorsement for zoning permit sign off.

2. **IWWA** – issued a green sheet signoff on 4/20/20 noting that the 100-foot upland review area from the baseball field, but it includes only exposed dirt and a wheel-out backstop. Wetlands staff also inspected the property and found landscaping debris in the wetland area. This appears to have been addressed by the applicant and cleaned up on 5/28/20.

4. **Landscaping/Screening** - The application includes a proposed planting plan. The property boundaries are not clear on the plan. The applicant has indicated that this would be addressed. The Commission should determine if screening would be required per Sec 6-177 of the BZR.

5. **Special Permit** – As per sec 6-94(a)(2) a special permit is required for recreational areas not open to the general public and not operated for commercial profit.

6. The applicant has indicated that the baseball field is currently used only by the property owner’s family and not open to the general public and not operated for commercial profit. The applicant has submitted an email dated 7/10/20 indicating the details of use for 2019 which include 10-12 players with practices 4-5 times per week for 2-3 hours at a time, 4-6pm during the school year and anywhere from 10am to 6pm during the summer. The applicant also indicated that no more than 8-10 cars would come and go for practice dropoff and pickup.

7. **Neighbor Complaints** – Staff received a complaint from a neighbor indicating issues with traffic from excessive cars going in and out of the property, lack of screening along the property boundary, team practices and games with coaches and umpires, and early morning weekend practices that have been conducted since 2018. There is also concern of the impact on wetlands and the use of pesticide and fertilizer on the field. Additionally, a collective group of neighbors has submitted a letter and documentation in opposition of the proposal.

**DEPARTMENT COMMENTS:**
- Zoning Enforcement – Received – Dated 5/27/20
- Conservation – Received – Dated 5/27/20

**APPLICATION DETAILS:**

**Proposal:**
The applicant is requesting approval to maintain an existing baseball field as a recreational area on a residential property. A notice of violation was issued by Zoning Enforcement on 6/6/19 to the owner of the property. The applicant has submitted a request for final site plan and special permit approval to permit the existing baseball field per sec 6-94(a)(2) to address this violation.

The existing baseball field includes a moveable backstop, moveable bleachers, a 4-foot high mesh outfield fence and exposed earth for the bases and pitchers mound. The applicant has indicated that the field is only used by the owner’s family and not for commercial use or profit.

**Existing Conditions:**
The subject parcel is currently developed with a single-family dwelling, detached garage, barn/pool house, pool, driveway, and other site improvements. The parcel fronts on Clapboard Ridge Road and is bound by residential properties on all sides. There are wetlands and a pond present on the west side of the property. The parcel gradually slopes to the west then features lawn steps on the western part of the property next to a wetland area.

The existing baseball field is located on the western side of the parcel and consists of a movable backstop, moveable bleachers, a 4-foot high mesh outfield fence, and exposed earth for each of the bases and the pitchers mound.
Zoning:
The parcel is 4.6817-acres in the RA-2 zone and has conforming lot area, shape and frontage.

Zoning Enforcement issued a notice of violation on 6/6/19 which indicated that the baseball field violates Sec 6-94 of the BZR. Zoning Enforcement staff communicated with the owner on 4/11/19 and informed the owner they would need to file a special permit. The applicant responded with a letter dated 10/4/19 indicating they would prepare an application to submit to address the violation.

The 4-foot high mesh fence would comply with the 6 ½-foot limit for fences.

The proposed use would be considered a recreational area in a residential zone per Sec 6-94(a)(2). The Commission should determine whether the use of the baseball field would require screening per Sec 6-177 of the BZR as noted below:

Sec. 6-177. USES REQUIRING SCREENING.
(a) Screening in accordance with the Schedule set forth in Section 6-180 shall be required for the following uses:
   (1) Business uses in business zones adjacent to residential zones.
   (2) Non-residential uses in residential zones by reason of a variance granted by the Board of Appeals.
   (3) Special exception uses granted by the Board of Appeals or original applications or as additions or alterations to such existing uses.
   (4) Any non-residential use in a residential zone as a requisite for continuation of a legally non-conforming use status.
   (5) Residential uses in business zones.
   (6) Any parking area accommodating more than ten (10) cars.
   (7) Resident Medical Professional Office in residential zones authorized by the Planning and Zoning Commission by Special Permit. (2/8/94)

Drainage:
The engineer has indicated that there is no discernable change to stormwater runoff and the existing/original drainage patterns have not changed.

Wetlands:
The IWWA issued a green sheet signoff on 4/20/20 noting that the 100-foot upland review area from the baseball field, but it includes only exposed dirt and a wheel-out backstop. Wetlands staff also inspected the property on 5/27/20 and found landscaping debris in the wetland area. This appears to have been addressed by the applicant and cleaned up on 5/28/20.

The wetland area to the west of the baseball field is separated by a retaining wall that was constructed and the area upland was maintained as lawn from the previous approval in 2017.

Neighbor Issues:
A neighbor has contacted staff to oppose the proposal. Additionally, a collective letter and photos were submitted by neighbors indicating opposition to the baseball field.

Approval History:
PLPZ 2016 00515, 516 – Final Site Plan and Special Permit approval for a single family dwelling, pool house, pool, driveway and site improvements with a volume in excess of 150,000 cubic feet was approved at the P&Z meeting on 11/1/16.

APPLICABLE ZONING REGULATIONS:
§6-5. Definitions
§6-13. Site Plan approval required.
§6-14. Site Plan procedure
§6-15. Site Plan Standards.
§6-17. Special Permit
§6-94. Residential Zones – Permitted uses by Special Permit
§6-101. Special Permit for Business and Residential Zones
§6-177. Uses Requiring Screening
§6-205. Schedule of required open spaces, limiting height and bulk of buildings.
Hi Bianca,

In 2019, the baseball field was used by the Bartoszek’s son’s team for 4-5 days a week during the baseball season. Practices during the school year typically ran two hours from 4 – 6p. In the summer, practices ran three hours during the day anytime between 10a – 6p.

10-12 players attended any given practice. Since the children were between the ages 9-11, parents would drop them off and pick them up. With carpooling, approximately 8-10 cars would come and go for any practice.

The Cal Ripken League has no affiliation with the field or property. The League only serves children between the ages of 4 and 12.

Please let me know if you have any questions.

Thanks,
John

John Heagney
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830
O: 203-661-8400
F: 203-661-7496
jheagney@HLS248.com

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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.
Re: 56 Clapboard Ridge Road

Victoria Melly <vbmelly@optonline.net>
Wed 7/8/2020 3:21 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>

[EXTERNAL]

Hi Bianca,

Here is the message that was sent to the applicant today: Please pass this email onto Katie.Deluca@greenwichct.org

On Jul 8, 2020, at 10:36 AM, John Coe <johnjcoe@gmail.com> wrote:

Ray:

Although we feel organized sports don’t belong in this neighborhood, we had replied to your original proposal with certain conditions, which would allow you to hold practices at your home. We are sorry you are not amenable to our offer. Without a 2021 expiration of a special permit, we feel there is no need to further discuss this issue. As you suggested to me, possibly it’s best to let P&Z “arbitrate” your application.

Respectfully,

JT Coe, on behalf of the neighborhood

NEXT WEEKS MEETING:

The neighborhood group would like the opportunity to speak at next Tuesdays meeting. While we will all be on the call John Coe will be speaking on all our behalf.

Thanks,

Victoria

On Jul 8, 2020, at 1:02 PM, Dygert, Bianca <bianca.dygert@greenwichct.org> wrote:

Thank you for the update. This is on the agenda for July 14th and we hope to hear back from the client today in order to prepare for the meeting next week.

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) 861-5113
Bianca.Dygert@greenwichct.org

From: Victoria Melly <vbmelly@optonline.net>
Sent: Wednesday, July 8, 2020 1:00 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: [EXTERNAL]

Hi Bianca,

Thanks for checking in...John Coe went and Met with the applicant last Saturday morning, July 4th to discuss our counter proposal in person at the applicants request to meet in person.

The neighborhood group had another meeting yesterday and yet another one this morning to discuss the applicants response to our counter proposal.

We are emailing an updated response to the applicant today and will update you as that occurs.

Best,

Victoria
On Jul 7, 2020, at 5:02 PM, Dygert, Bianca <bianca.dygert@greenwichct.org> wrote:

Hi Victoria,

Just following up on this one since 56 Clapboard Ridge Road is scheduled to be on the July 14th meeting. Have you heard anything?

Thanks,

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: Dygert, Bianca
Sent: Monday, June 29, 2020 8:59 AM
To: Victoria Melly <vdmelly@optonline.net>
Subject: RE: Online Form Submittal: Contact Us

Thank you, Victoria. Thank you for the update. We are speaking with the attorney who is representing the owner this morning so I will inform him that this seems to be making progress.

Thanks,

Bianca Dygert
Planner II

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Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org
www.greenwichct.gov

From: Victoria Melly <mailto:vdmelly@optonline.net>
Sent: Sunday, June 28, 2020 5:10 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Re: Online Form Submittal: Contact Us

[EXTERNAL]

Hi Bianca,

Well the neighborhood group has reached a consensus and the final document has been sent onto one more set of eyes to double check our language in the document.

So I don’t think it will be ready to send to the applicant tomorrow, but I am pushing hard for it to be delivered by the middle of the week. I know you wanted to speak with Ray about it tomorrow, so will let you know the minute we send it off.

Best,

Victoria

On Jun 26, 2020, at 11:31 AM, Dygert, Bianca <bianca.dygert@greenwichct.org> wrote:

You’re welcome. Thank you for your efforts in this whole thing.

Bianca Dygert
Planner II
From: Victoria Melly [mailto:vbmelly@optonline.net]
Sent: Friday, June 26, 2020 11:24 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Re: Online Form Submittal: Contact Us

[EXTERNAL]
Thanks for your informative update Bianca!
I am really encouraging the group to get the counter proposal to the applicant today!

On Jun 26, 2020, at 11:04 AM, Dygert, Bianca <bianca.dygert@greenwichct.org> wrote:

Thank you for the update. This project will not be heard on June 30th since we did not receive any updated information last week. We would need any additional documents at least 1.5-2 weeks prior to scheduling it on a future meeting. We hope to place this one tentatively on the July 14th meeting. So we would need all new information by next Wednesday to place this on the July 14th meeting. Since we are off next Friday, it makes things a little tricky and we will have to determine our tentative agenda by Thursday July 2.
It is understandable that this would be something to take time to discuss and figure out. This is a very important and impactful decision for you and your neighbors. If you could let me know how you make out with Ray, I would greatly appreciate it. I will be discussing with the applicant on Monday about this project to determine whether this could be on the July 14th meeting. The applicant would need your counter proposal in order to submit supplemental information for the Commission to review, so hopefully if the owner receives your proposal today, that will give them enough time to prepare for the July 14th meeting.
Please keep me updated on your progress.

Thank you and have a great weekend!

Bianca Dygert
Planner II

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Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov

From: Victoria Melly [mailto:vbmelly@optonline.net]
Sent: Friday, June 26, 2020 10:44 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Re: Online Form Submittal: Contact Us

[EXTERNAL]
Hi Bianca,

Funny you must have been reading my mind, as I was going to send you an update today! I realize that there is another P & Z meeting next Tuesday June 30th.

Within hours of last Month's P & Z meeting, Ray emailed his proposal. It has taken our neighborhood group a while to reach a consensus on our counter proposal. One of our neighbors had to have surgery recently. We are very very close to having an agreement ready. Hope to be able to send it to Ray by the end of today.

Your thoughts?
Thanks!
On Jun 26, 2020, at 9:22 AM, Dygert, Bianca <bianca.dygert@greenwichct.org> wrote:

Hi Victoria,

I just wanted to follow up and see if the collective group of neighbors has made any progress with the owner of 56 Clapboard Ridge Road?

Please let me know. Thanks,

Bianca Dygert
Planner II

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Bianca.Dygert@greenwichct.org

www.greenwichct.gov

From: Dygert, Bianca
Sent: Tuesday, June 16, 2020 11:39 AM
To: Victoria Melly <vjmelly@protonline.net>
Subject: Re: Online Form Submittal: Contact Us

Hello Victoria,

The special permit would include conditions that the Commission would determine in their decision if one is made. The nature of a special permit allows the Commission to restrict the property or use in whatever ways they see fit to follow the regulations. The special permit would be tied to the property itself and usually continues unless a future application changes the conditions, but again, the Commission can put restrictions on this.

Hope this clarifies.

Bianca Dygert
Planner II

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Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

From: Victoria Melly <vjmelly@protonline.net>
Sent: Monday, June 15, 2020 10:33 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Re: Online Form Submittal: Contact Us

[EXTERNAL]
Good morning Bianca,

Thanks for your reply about setbacks.

We are unclear what the duration of this special permit would be for…is it just the 2 years until his son ages out of little league?

Is it for the duration of his ownership of the house? Does the permit apply to the next owner of the property?
On Jun 10, 2020, at 5:33 PM, Dygert, Bianca <bianca.dygert@greenwichct.org> wrote:

Hi Victoria,

I consulted with my director and for the field itself, it would not have to meet any setback requirements unless determined by the Commission.

For fences above 6'6" or any other structure such as buildings, pools, enclosures, etc. these would have to meet setbacks.

Bianca Dygert
Planner II
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Direct Fax: (203) 861-6113
Bianca.Dygert@greenwichct.org

From: Victoria Melly <ubmelly@octonline.net>
Sent: Wednesday, June 10, 2020 3:28 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Re: Online Form Submittal: Contact Us

[EXTERNAL]
Thanks for your quick answer...

Is there any rule about how close a ball field can be to the property line? I guess another way to put it, is the Bartoszk ball field the within a regulation distance from it southern neighbor’s property line? I think 1st base to 2nd base runs along the BLOODS property line... she thinks that portion is not within a regulated setback from her property line.

Your thoughts?

Sorry to be such a pest, but this group of neighbors is trying to get a plan to the Bartozaks by the weekend.

Thanks again!
Victoria

On Jun 10, 2020, at 3:14 PM, Dygert, Bianca <bianca.dygert@greenwichct.org> wrote:

They have received a C.O. for the property which included the poolhouse/barn. They would need to acquire a permit to make changes to the structure, but they are allowed to do that. Since the volume was over the 150,000 cubic feet, any increase in that would require a return to P&Z for approval.
Hope this answers your question.

Bianca Dygert
Planner II

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Bianca.Dygert@greenwichct.org

From: Victoria Melly <vwmelly@optonline.net>
Sent: Wednesday, June 10, 2020 3:06 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Re: Online Form Submittal: Contact Us

[EXTERNAL]
Hi Bianca,
no worries...just wanted to be certain...

Another questions have popped up from the neighbors...

Did the Bartozaks receive a CO already for the barn/poolhouse structure? If they have received a CO for it, Would they be able to make changes to that structure down the road, ?

Thanks,
Victoria

On Jun 10, 2020, at 8:17 AM, Dygert, Bianca<br/>&lt;bianca.dygert@greenwichct.org&gt; wrote:

Hi Victoria,

Yes, I apologize. I meant 6-94(a)(2).

Bianca Dygert
Planner II

Town of Greenwich
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Bianca.Dygert@greenwichct.org

From: Victoria Melly <vwmelly@optonline.net>
Sent: Tuesday, June 9, 2020 12:53 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Re: Online Form Submittal: Contact Us

[EXTERNAL]
Thanks Bianca,...

Just confirming that you meant 6-94 not 8-94

Yes, the original application was submitted under 6-94 (a)(2) but the narrative of the application indicated that the owner proposed to only use the field for personal and family use.
On Jun 9, 2020, at 11:15 AM, Dygert, Bianca
<bianca.dygert@greenwichct.org> wrote:

Hi Victoria,

Yes, the original application was submitted under 6-84 (a)(2) but the narrative of the application indicated that the owner proposed to only use the field for personal and family use.

The only club definition we have is the following:

(43.3) Service and Social Club shall mean a non-profit club or association of members organized for the purpose of providing services to the community, and engaging in charitable activities, and providing a meeting place for social interaction of its members, provided that no part of the net earnings of such club or association inures to the benefit of any private individual.

I'm not sure whether this definition would apply to this application.

And yes, if the ball field was only to be used for personal use, it would not necessarily need a special permit unless the intensity and type of use was to increase, as is such with this case.

If you have any further questions, please let me know.

Thank you,

Bianca Dygert
Planner II

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Direct Fax. (203) 861-6113
bianca.dygert@greenwichct.org

From: Victoria Melly <vmbelly@bostononline.net>
Sent: Tuesday, June 9, 2020 10:29 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Fwd: Online Form Submittal: Contact Us

[EXTERNAL]

Thanks Bianca!

I just want to confirm that the original application for Special Use Permit was submitted under regulation #6-84-A2?

If we wanted better understand what the word CLUB means is there a regulation you can refer to clarify the meaning?

Also, I want to confirm, that if the applicant only wants to use the ball field for his family and friends, he does not need this special permit?

i.e....the existence of a ball field is not the issue....it is the USE of the ball field that is in question and needs a special permit?

Thanks,
Begin forwarded message:

From: "Dygert, Bianca"
<bianca.dygert@greenwichct.org>
Subject: RE: Online Form Submittal:
Contact Us
Date: June 8, 2020 at 2:24:42 PM EDT
To: Victoria Melly <vemelly@optonline.net>

Hi Victoria,

Please see attached copy of the regulations section 6-5 which defines recreational facility.

Thank you,

Bianca Dygert
Planner II

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Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.org

From: Victoria Melly
<mailto:vemelly@optonline.net>
Sent: Monday, June 8, 2020 12:55 PM
To: Dygert, Bianca
<bianca.dygert@greenwichct.org>
Subject: Re: Online Form Submittal:
Contact Us

EXTERNAL

Hi Bianca,

Thanks so much for getting back to me so quickly!
Is there a time between now and 3 that would work to talk?

Thanks,
Victoria
On Jun 8, 2020, at 11:16 AM, Dygert, Bianca
<b>bianca.dygert@greenwichct.org</b> wrote:

Hi Victoria,

I am the planner on this project and can take any preliminary questions you have regarding this application.

If you wish to speak to Katie directly, she would be happy to schedule a call with you.

Please let me know. Thank you,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
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Bianca.Dygert@greenwichct.org

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From: norongly@vicinols.com [mailto:norongly@vicinols.com]
Sent: Sunday, June 7, 2020 1:56 PM
To: DeLuca, Katie
<b>Katie.DeLuca@greenwichct.org</b>
LaRow, Patrick
<b>Patrick.LaRow@greenwichct.org</b>
Anastasio, Marisa
<b>Marisa.Anastasio@greenwichct.org</b>
Prult, Jacalyn
<b>Jacalyn.Prult@greenwichct.org</b>
Dygert, Bianca
<b>bianca.dygert@greenwichct.org</b>
Becker, Shanice
<b>shanice.becker@greenwichct.org</b>
Mangs, Peter
<b>Peter.Mangs@greenwichct.org</b>
Subject: Online Form
Submit: Contact Us

<table>
<thead>
<tr>
<th>Contact Us</th>
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<tbody>
<tr>
<td><strong>First Name</strong></td>
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<tr>
<td><strong>Last Name</strong></td>
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<tr>
<td><strong>Email Address</strong></td>
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<tr>
<td><strong>Subject</strong></td>
</tr>
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| **Message** | Hi Katie,

I am Victoria Melly and live with my husband Tom across the pond from the applicant who is applying for a special use permit for his baseball field at 56 Clapboard Ridge Rd.

I listened in on your P & Z meeting on Monday June 1 and spoke up at the P & Z Meeting on Tuesday. |
As discussed at the P & Z meeting last Tuesday night June 2nd, the neighbors of this applicant agreed to gather again to discuss how we might come to some agreement with the applicant on usage of his baseball diamond by guests other than his family.

We meet on Friday June 5th by zoom and have a few questions to ask you in order to make a more informed and fair proposal to the applicant.

Would you have time to speak with me anytime this week. I will clear my calendar to work with your busy schedule.

Thank you,
Victoria "Brooks" Melly

203-912-7220
An offer to compromise

Ray Bartoszek <ray@rlb-holdings.com>

Wed 6/3/2020 11:28 AM

To: John Coe <johnjtc@gmail.com>; Gay Coe <gaycoe@gmail.com>; Paul Ghaliffari <paul@capitolinellc.com>; Carol Blood <carolbillingsblood@gmail.com>; Victoria Melly <vbmelly@optonline.net>; Belinda Brito <belinda@britohome.com>; Carla Kidd <ckidd@kiddcompany.com>; Kirsten and Mark Dzialga <kdzialga@gmail.com>; Marco Schnabl <Schnabl@me.com>; Arthur Sanders <artsanders@mac.com>; Tom Melly <tomasmelnly@gmail.com>
Cc: Lydia <lydia.bartoszek@gmail.com>; Ray Bartoszek <ray@rlb-holdings.com>

Dear Neighbors,

Thank you for participating in tonight’s hearing. It was good to hear your point of view. My distribution list is almost certainly incomplete - please pass this note on as you feel is appropriate.

In the spirit of cooperation, I'd like to explore and listen to changes to last years baseball field use that would make you more comfortable with the situation going forward. If we can agree on terms and guidelines, I will include them in my recreational area permit (form 694) submittal to the P & Z commission.

I’m not including any lawyers in my first try at this - just me. I’ll start with a list of ways that I’d like to address your complaints:

1- zero commercial use - no paid coaches! No games. No umps. No more than one team ever at the field. (This has all always been the case and will continue).

2- ZERO tolerance for cars parked or dropping off/ picking up outside of my property fences. This will eliminate the dire concern expressed for the safety of vehicular traffic, pedestrians and cyclists on our road. This is achievable because we have spent a lot of money in the spring of 2020 to improve the field entrance, driveway and parking area adjacent to the field.

3- no aluminum bats during baseball practice. This will eliminate the annoying “ping” sound that echoes across the pond and will limit noise to children playing which everyone agreed is something they can tolerate. I’ll have the kids use wood bats.

4- ZERO tolerance for fertilizer run-off into the pond. Let’s just all agree that everyone on the pond will agree to the same standards.

5- maximum of 4 practices per week for my kids. It sounds like I’ve been overdoing it! The practices will be two hours each.

6- remove signage of our Cal Ripken // CT State 10-u Championship - I believe it was written that this was considered to be an eye sore and/or gave some the impression that this was a commercial operation.

7- if all terms are agreed, complete the screening between the field and the Blood house.

I suggest we have a healthy dialogue via e-mail or by phone for starters and then either have a Zoom video chat or preferably a face to face meeting at the baseball field. I’d love for those that have only
taken pictures from a distance to get a closer look and for the rest who have never seen it to get a first hand tour. It really is my field of dreams.

I look forward to meeting you all, most for the first time, and working this all out in the spirit of being good neighbors.

Sincerely,

Ray Bartoszek
203-912-8565
ZONING ENFORCEMENT

Project No. PLPZ202000100 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Meadowlark Manor, LLC.

LOCATION: 56 Clapboard Ridge Rd.

PLAN DATE:

ZONE: RA-2

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ 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.

Reviewed by: Jodi Couture

Date: 5/27/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
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
November 15, 2016

Mr. Anthony D'Andrea, PE
Rocco V. D'Andrea, Inc.
PO Box 549
Riverside, CT 06878

RE: Meadowlark Manor LLC; applications PLPZ 2016 00515 and PLPZ 2016 00516, for a final site plan and special permit, to construct a single family residence, pool, new septic system, and modifications to the driveway the result of which would be over the 150,000 cubic feet building volume threshold on property located at 56 Clapboard Ridge Road in the RA-2 zone.

Dear Mr. D'Andrea:

At a regular meeting held on November 1, 2016 the Planning and Zoning Commission considered the above referenced application and took the following action:

Upon a motion to approve the final site plan and special permit made by Ms. Alban and seconded by Mr. Fox, the following resolution was unanimously adopted. (Voting in favor of this item: Maitland, Alban, Levy, Fox, and Macri (for Ramer)).

WHEREAS the Commission held a public hearing on November 1st, 2016 and took all testimony required by law; and

WHEREAS final site plan and special permit applications were submitted to construct a single-family residence, pool, new septic system, and modifications to the driveway the result of which would be over the 150,000 cubic feet building volume threshold on property located at 56 Clapboard Ridge Road in the RA-2 zone; and

WHEREAS the Commission finds that these final site plan and special permit applications are subject to Sections 6-13, 6-14, 6-15, 6-17, 6-93, 6-101, and 6-205 of the Town of Greenwich Building Zone Regulations; and
WHEREAS the property is a fronting lot containing 4.6817 ac in the RA-2 zone with conforming lot area, shape and frontage on Clapboard Ridge Road; and

WHEREAS the proposal includes demolishing the existing dwelling and constructing a new single-family dwelling, driveway, parking court, pool, pool house, detached garage, porches, mechanical equipment, septic system, drainage system, grading and other associated improvements; and

WHEREAS the existing barn and horse paddock will remain; and

WHEREAS the new dwelling consists of 2 ½ stories, 10, 620.4 SF, includes an attached garage and a basement, and is measured 39.45 ft tall; and

WHEREAS an existing garage structure will be removed and replaced with a storage structure measuring 8.22 ft tall, which will have a flat green roof; and

WHEREAS a new 211.5 SF pool house cabana measuring 16 ft tall is proposed; and

WHEREAS the Commission notes that the site development will result in an overall decrease of 334 SF and a Stormwater Management Standards – Drainage Report Exemption Form SE-100 was submitted. requesting a residential “teardown” exemption; and

WHEREAS the Commission notes that the IWWA issued a wetlands permit (PLIW #2016-111) for the proposal on 9/26/16; and

WHEREAS planting plans for wetlands restoration and general site landscaping was submitted; and

WHEREAS the Commission notes the Greenwich Health Department issued comments dated 11/1/16 stating that the septic system design for a 8-bedroom dwelling is approved, and the State DPH approved a centralized system to accommodate the main dwelling and the pool cabana; and

WHEREAS the proposed cubic volume for all structures is 216,759 cu ft; and

WHEREAS the Commission received a staff report as well as department comments from the Health Department, the Conservation Dept, and the Zoning Enforcement Officer; and

THEREFORE be it resolved the applications of Anthony L. D’Andrea, PE, LS of Rocco V. D’Andrea, Inc., authorized agent, for Meadowlark Manor LLC; record owners, for a final site plan and special permit, PLPZ 2016 00515 and PLPZ 2016 00516, to construct a single family residence, pool, new septic system, and modifications to the driveway the result of which would be over the 150,000 cubic feet building volume threshold per Sections 6-13 through 6-15, 6-17, 6-93, 6-101, and 6-205 of the Town of Greenwich Building Zone Regulations on property located at 56 Clapboard Ridge Road in the RA-2 zone as shown on a site plan prepared by Rocco
V. D'Andrea, Inc., dated 09/14/16 and architectural plans prepared by SBP Design LLC, dated 09/19/16 are hereby approved with modifications.

Prior to the issuance of any zoning permit, the applicant shall make an appointment with Planning and Zoning staff to submit three sets of final revised engineering plans and three sets of architectural plans consisting of a foundation plan, floor plans, building elevations, building sections and floor area worksheets for review and signoff prior to any activity on site or permit issuance. The plans shall address the following issues:

1. The dwelling shall have only one kitchen.
2. No retaining wall shall exceed 5 ft tall.
3. The planting plan shall be reviewed by the Conservation Department.
4. Attic floor plans should be submitted.

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 years, the Planning & Zoning Commission may grant one or more extensions of time to complete all work not to exceed ten years from the initial approval date.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on November 1, 2016.

Sincerely,

Marek Kozikowski, AICP
Senior Planner
PLANNING AND ZONING - LAND USE DEPARTMENT

MEMORANDUM

TO: Jodi Couture, Zoning Enforcement Officer
    Bill Marr, Building Official

FROM: Patrick LaRow, Deputy Director/Assistant Town Planner
      Jacalyn Pruitt, Planner II

DATE: March 4, 2019

RE: Ok for Certificate of Occupancy Purposes (CO)
    PLPZ 201600515, 516
    56 Clapboard Ridge Road
    Final Site Plan (FSP) & Special Permit (SP)
    Zone: RA-2

PROJECT: Construction of a single family residence (over 150,000 cubic feet), pool, pool house, patios, septic system, modification of the driveway with only one curb cut, and excluding the garage on the west side of the property with an associated green roof.

The survey titled “Improvement Location Survey ‘As-Built’” prepared by Rocco V. D’Andrea, Inc., last revised 12/4/18, is hereby approved for Certificate of Occupancy (CO) purposes:

Supporting documentation includes; an as-built survey; Long Term Maintenance Plan; Site Inspection Certification Sign-Off; Field Inspection Record; and Stormwater Management Practices Maintenance Declaration (Volume 7463, Pages 41-44).

ZEO to confirm compliance with all relevant Sections of the Building Zone Regulations.
**ZONING COMPLAINT REPORT**

**REPORTED BY:**

**PHONE#**

**DATE:** 4/11/19

**LOCATION:** 56 CLAPBOARD RIDGE

**DESCRIPTION of COMPLAINT:**

- Installed recreational area (Baseball Field)

**OFFICE USE ONLY:**

**OWNER:** Ray Bartosek

**ADDRESS:** 56 CLAPBOARD RIDGE

**Phone#:** 203-912-8565

**Work Class:**

- [ ] Illegal Apartment
- [ ] Illegal Use
- [ ] Miscellaneous Zoning Violation

**REVIEWS BY:**

**BUILDING USE:** Single Family

**COMMENTS / ACTION TAKEN:**

Illegally installation of Baseball Field (recreational area).

Spoke to owner and told him that he would have to file for special permit. Owner contacted Town office.

Heavens asked. Spoke to lawyer and said they were getting things together. Another call came in regard to complaint of ball field. No response from owner. Sent notice of violation 4-6-19.
October 4, 2019

Mr. Stephen Formica  
Zoning Inspector  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: 56 Clapboard Ridge Road

Dear Steve:

As I mentioned today, we have been retained by the owner of 56 Clapboard Ridge Road to prepare an application regarding the baseball field on the property.

We are in the process of obtaining the necessary site plan in order to submit an application. We will keep you informed as to our progress.

Very truly yours,

[Signature]

Thomas J. Heagney

TJH/mm
NOTICE OF VIOLATION

June 6, 2019

Ray Bartosek
56 Clapboard Ridge Rd.
Greenwich, CT 06830

RE: 56 Clapboard Ridge Rd.
NOTICE OF VIOLATION

Our office has received a complaint indicating an illegal use of your property at the above noted address. The complaint specifies a Baseball Field (recreational area).

This is a violation of the Building Zone Regulations section 6-94.

Please contact our office within 15 days of receipt of this notice to discuss the validity of the information and to set up a mutually agreeable time and date for inspection.

Sincerely,

Stephen Formica
Zoning Inspector
(203) 861-3159
sformica@greenwichct.org

*Please note, failure to comply the Town’s Building Zone Regulations is enforceable by Connecticut General Statute, Section 8-12, and is prosecuted as a criminal violation.*
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%7C0b5c882cba04a59b4b61e638df7814%7C1%7C0%7C637263555138577169&amp;sd=data%3AEELjju1yvnmqi%2FVJs3PwH%2BzhFgFH2aLAh80yVaRHs%3D&amp;reserved=0

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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
July 19, 2019

Greenwich Cal 10’s Having a Summer Full of Memories

by Paul Silverfarb | Sports

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.”
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[Image: https://www.greenwichsentinel.com/images/five.png](https://www.greenwichsentinel.com/images/five.png)
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

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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
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.
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=&CID=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.
From: John Heagney <jheagney@hls248.com>
Sent: Thursday, May 28, 2020 8:16 AM
To: Urena, Jennifer <Jennifer.Urena@greenwichct.org>
Subject: RE: 56 Clapboard Ridge Road-baseball field

Hi Jenn,
The property owners will have the pile of fill removed. They believe it is landscaping debris that was accidentally left there. You should be receiving pictures today or tomorrow. If they come to me, I will forward them.

The owner Ray Bartoszek can be reached at: ray@rlb-holdings.com

Please let me know if there is anything else we can do.
Thanks,
John

From: Urena, Jennifer <Jennifer.Urena@greenwichct.org>
Sent: Wednesday, May 27, 2020 3:01 PM
To: John Heagney <jheagney@hls248.com>
Cc: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: Re: 56 Clapboard Ridge Road-baseball field

Thank you for the quick reply back.

Best,
Jenn Urena

Get Outlook for iOS

From: John Heagney <jheagney@hls248.com>
Sent: Wednesday, May 27, 2020 2:59:54 PM
To: Urena, Jennifer <Jennifer.Urena@greenwichct.org>
Cc: Dygert, Bianca <bianca.dygert@greenwichct.org>
Subject: RE: 56 Clapboard Ridge Road-baseball field

[EXTERNAL]
Thanks very much Jenn,
I’ll send over an email contact shortly and have the property owner’s team address the site issues.
John
Good afternoon,

The IWWA department signed off on a greensheet you submitted for 56 Clapboard Ridge Road for activities within the baseball field (dated 4/20/2020) confirming no IWWA permit would be required. After inspecting the site this afternoon it appears along the stone wall, on the side closest to the wetland, there is a small pile of fill. Please see photo attachments. We would require this be cleaned up promptly. You can email photos once the maintenance is done to verify compliance or I can re-inspect in the near future. If you have an email address for the homeowner please provide this as well so that I may contact them directly.

Best,

Jenn Urena

Assistant Wetlands Compliance Officer
Inland Wetlands and Watercourses Agency
Town of Greenwich
101 Field Point Road
Greenwich, CT  06830
Jennifer.Urena@greenwichct.org
(203) 622-7736
Fax (203) 622-7764
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
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
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.
SITE PLAN APPLICATION

☐ PRELIMINARY

☐ FINAL

Project Name: 56 Clapboard Ridge Road
Project Address: 56 Clapboard Ridge Road, Greenwich, CT 06830
Property Owner(s): Meadowlark Manor LLC
Tax Account Number(s): 11-1257 Zone(s): RA-2 Lot Area: 4.6817 ac

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: John Heagney
Street Address: 248 Greenwich Avenue
Phone: (203) 661-3400
Signature: ____________________________

Firm name: Heagney, Lennon & Slane, LLP
City: Greenwich St: CT Zip: 06830
Email: JHeagney@LHS248.com
Date: 4/9/2020

PROPERTY OWNER(S) AUTHORIZATION

Name: Meadowlark Manor LLC
Street Address: 343 Greenwich Avenue, Ste 200
City: Greenwich ST: CT Zip: 06830
Email: ____________________________
Date: ____________________________

Signature: *See Authorization Letter

To be completed by P&Z staff only:
Check # __________ Check Amount: $ __________

Application #: ____________________________

PZ Site Plan App 2018
# SITE PLAN ZONING STATISTICS

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This Site Plan Involves:

- [ ] ADDITIONS
- [x] ALTERATIONS
- [ ] DEMOLITION
- [ ] RE-CONSTRUCTION
SPECIAL PERMIT APPLICATION

Project Name: 56 Clapboard Ridge Road
Project Address: 56 Clapboard Ridge Road, Greenwich, CT 06830
Property Owner(s): Meadowlark Manor LLC
Tax Account Numbers (s): 11-1257 Zone(s): RA-2 Lot Area: 4.6817

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☒ Section 6-94(a)(2) - Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident 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
NARRATIVE

Applicant, Meadowlark Manor, LLC, proposes to maintain a baseball field on their property at 56 Clapboard Ridge Road.

A baseball field is a permitted use in the RA-2 zone pursuant to a special permit application for a recreational area. This application would resolve a notice of violation issued by Zoning Enforcement for the existing baseball field. The existing field consists of a movable backstop, movable bleachers, a 4’ high mesh outfield fence, and exposed earth for each of the bases and pitchers mound. In accordance with the terms of BZR Section 6-94, the existing baseball field is not open to the general public and not operated for commercial profit.

The property will continue to remain compliant with the remaining zoning criteria for the RA-2 zone. The movable structures are outside of the required yards; and the fencing is under the 6’6” threshold.

The property shall maintain sufficient garage space and outdoor parking spaces to accommodate the passenger cars used by the Applicant.

An administrative green sheet sign off has been requested from the Inland Wetlands and Watercourses Agency staff. While a portion of the field is located within 100’ of the flagged wetlands, the area is beyond an existing low stone retaining wall and the area was previously maintained as a yard.

The property was previously developed under application PLPZ 2016 00515 & 00516. A new drainage summary statement has been provided to confirm that there is no change to the stormwater drainage patterns.

Applicant requests site plan and special permit approval to maintain the existing baseball field at 56 Clapboard Ridge Road.

Respectfully Submitted,
John J. Heagney
Dated: April 17, 2020
SITE PLAN CHECKLIST

APPLICATION NAME: 56 Clapboard Ridge Road

All applications for preliminary and final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 6-14)

CHECK ITEMS SUBMITTED

☐ 1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
  ☐ a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
  ☐ b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
  ☐ c. The location of all existing watercourses, intermittent streams, wetlands as required by IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
  ☐ d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
  ☐ e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
  ☐ f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
  ☐ g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
  ☐ h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

☐ 2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
  ☐ a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
  ☐ b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
  ☐ c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
  ☐ d. Note specifying source of water supply and method of sewage disposal.
  ☐ e. Existing and proposed contours at units of no more than a two foot interval unless waived by the Commission’s staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
  ☐ f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
  ☐ g. Any other similar information determined by the Commission staff in order to provide for the proper enforcement of the Building Zone Regulations.
  ☐ h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.
  ☐ i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.
  ☐ j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

☐ 3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.
4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

5. Three copies of "building coverage" computation sheets.

6. Three copies of "area devoted to surface parking, building, and drives" worksheets.

7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

8. Three copies of Volume calculations per 6-101.

9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

10. Ten copies of completed application form signed by applicant or authorized agent, owners and contract purchasers, as applicable.

11. Ten copies of completed Special Permit form, if required by Building Zone Regulations.

12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1" to 400' needs to be provided for affected areas(s).

13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a) (5), signed by C.A.W.C.

15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

17. A separate schematic plan at a scale no larger than 1"-.100" indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IWWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

20. All applications for final site plans shall be in the form of a survey prepared by a registered Connecticut land surveyor having metes and bounds, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown thereon are the same as the approved architectural plans. Architectural and drainage plans are to be references by title, date(s) and sheet numbers.

21. Required fee submitted at time of application (see fee schedule).

22. "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office."

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Manges, who can be reached by (email) Peter_Manges@greenwichct.org or (phone) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
MEADOWLARK MANOR LLC

OWNERSHIP
MEADOWLARK MANOR LLC
343 GREENWICH AVE UN 200
GREENWICH, CT 06830
LOT NO 1 CLAPBOARD RIDGE RD S5

CLAPBOARD RIDGE ROAD 0056
Tax ID 238/012

TRANSFER OF OWNERSHIP
Printed 04/16/2019 Card No. 1 of 2

RESIDENTIAL

VALUATION RECORD

Assessment Year 10/01/2005 10/01/2010 10/01/2015 10/01/2016 10/01/2017 10/01/2018
VALUATION L 4524800 3844400 2328000 2328000 2328000 2386200 2386200
Market B 2716400 4244300 5430100 5430100 5430100 2106500 6885500
T 7241200 8088700 7758100 7758100 7758100 4492700 9271700
 VALUATION L 3167360 2691080 1629600 1629600 1629600 1670340 1670340
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LAND DATA AND CALCULATIONS

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15GL: REMOD 2014 MLS
BP16: 15-3842 Int Renovations No Start
BP17: 15-3842 Int renovation Cancelled
15-4225 Demo Single Family CO issued 12/23/16
16-2795 Demo Garage No start
16-3889 Demo Pool CO issued 12/23/16
17-0151 New Single Family 30% Complete
BP18: 16-2795 Demo Garage 100% complete
17-0151 Single family 100% complete
18-1638 Revocate Accessory structure 70% complete
18-1817 Pool/Hot Tub 100% complete
CRMP: 751
UC: 2018
WET: 1/5/17 VOL 7183 PG 164

Supplemental Cards

TRUE TAX VALUE 2386200

1500000 1500000 711700 711700 174500 174500

Supplemental Cards

TOTAL LAND VALUE 2386200

Permit Number Filing Date Est. Cost Field Visit Est. Sq Ft
IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS
Style: Apt Over garage
Occupancy: Single family
Story Height: 2.0
Finished Area: 1064
Attic: None
Basement: None

ROOFING
Material: Wood shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING
Sub and joists: 2.0
Base Allowance: 2.0

EXTERIOR COVER
Wood Siding: 2.0

INTERIOR FINISH
Normal for Class: 2.0

ACCOMMODATIONS
Finished Rooms: 5
Bedrooms: 2
Formal Dining Rooms: 1

HEATING AND AIR CONDITIONING
Primary Heat: Hot water - gas
Lower Pull Part: 1
Upper Pull Part: 0

PLUMBING
3 Piph. Baths: 1
Kit Sink: 1
TOTAL: 4

REMODELING AND MODERNIZATION
Amount: Date
Bath Facilities: 1/01/2018

Exercise studio

SPECIAL FEATURES
Description Value
D : B C A S I C 7420
01 : F INISH 17

SUMMARY OF IMPROVEMENTS
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Data Collector/Date
GS 09/04/2018

Appraiser/Date
TOG 10/01/2015

Neighborhood
Supplemental Cards
TOTAL IMPROVEMENT VALUE

120500
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF SITE PLAN
AND SPECIAL PERMIT APPLICATION
TO THE PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT )
) ss: Greenwich
COUNTY OF FAIRFIELD )

I, JOHN HEAGNEY, being first duly sworn, do hereby certify that on
April 9, 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 April 9, 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 site plan and special permit approval for 56 Clapboard Ridge Road,
Greenwich, Connecticut has been filed with the Town of Greenwich Planning & Zoning
Commission.

John Heagney

Subscribed and sworn to before me
This 9th day of April 2020

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

Abutting property owners of 56 Clapboard Ridge Road, Greenwich, Connecticut:

Arthur D. Sanders  
62 Clapboard Ridge Road  
Greenwich, CT 06830  
11-1182

Carla G. Kidd  
51 Clapboard Ridge Road  
Greenwich, CT 06830  
11-1608

Donald J. Casturo & Tiffany Burnette  
65 Clapboard Ridge Road  
Greenwich, CT 06830  
11-1508

Aprazivel LLC  
Two Logan Square  
100 N 18th Street Ste 170  
Philadelphia, PA 19103  
11-1767

Thomas L. Melly TR  
25 Meadowcroft Lane  
Greenwich, CT 06830  
11-1536

John Taylor Coe & Gay Larkin  
57 Clapboard Ridge Road  
Greenwich, CT 06830  
11-1934

Daniel W. & Carol B. Blood  
48 Clapboard Ridge Road  
Greenwich, CT 06830  
11-1540

Paul B. & Lauren W. Ghaffari  
61 Clapboard Ridge Road  
Greenwich, CT 06830  
11-3214

Meadowcroft Lane Association Inc.  
17 Meadowcroft Lane  
Greenwich, CT 06830  
11-9045
EXHIBIT B

April 9, 2020

To Whom It May Concern:

Notice is hereby given that Meadowlark Manor LLC has filed an application for site plan and special permit approval with the Town of Greenwich Planning and Zoning Commission to maintain a recreational area not open to the general public and not operated for profit on its property located at 56 Clapboard Ridge Road in Greenwich, Connecticut.

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.

John Hcagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06830
Tel: 203-622-7894
April 9, 2020

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Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06830
Tel: 203-622-7894
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 56 Clapboard Ridge Road
Tax ID: 11-1257

Property Owner: Meadowlark Manor, LLC
Address: 343 Greenwich Avenue, Unit 200, Greenwich, CT

Contact Information – Email or Cell Phone: jheagney@HLS248.com

Authorized Agent: John Heagney
Address: 248 Greenwich Avenue, Greenwich, CT

Has there ever been an IWWA application for this site? YES NO

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Generator Tennis Court Pool Site Work/Landscaping Septic Other (specify) Baseball Field

Will this activity require an addition to the septic system or a B100a? YES NO

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

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

Signature: ___________________________ Date: 4/17/2020

STAFF NOTES

Office Rev Date 04/20/20 Field Inv Date ______/______/______ WET/WC? YES NO TIDAL □
Action Required? YES □ NO If yes, DR AA AR SIA Staff Jenn Urena

Soils Report Date ______/______/______ Author ______________________ Soils ______________________

Comments: Within 100' URA however simply wheel out backstop & dirt exposed for base path; minor

Baseball field already present; closest 89.9' from WL

IWWA Questionnaire Revised 3/4/2020
April 16, 2020

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

RE: 56 Clapboard Ridge Road, Greenwich, CT

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

Meadowlark Manor LLC

[Signature]
April 15, 2020

Meadowlark Manor
56 Clapboard Ridge Road
Greenwich, Connecticut

PLAYING FIELD DRAINAGE SUMMARY STATEMENT

Refer to a survey entitled “Improvement Location Survey “As-Built”... 56 Clapboard Ridge Road.. prepared for Meadowlark Manor LLC .. “ dated April 2, 2020 and prepared by this office. This survey depicts a playing field in the southern area of the property with five exposed dirt areas in a lawn. Stone paver runners with grass joints and a stone paver walk with grass joints, lead down to the five exposed dirt areas. A movable backstop and movable bleachers as well as a few baseball sculptures are also depicted on the survey in proximity to the exposed dirt areas.

There is no discernible change to stormwater runoff from the dirt areas, stone pavers, and movable backstop and bleachers within the lawn area. The existing/original drainage patterns have not changed and there is no increase either in the volume or peak flow rate of stormwater runoff as compared to existing/original conditions. Therefore, the playing field does not have any adverse impacts on local drainage patterns or adjacent properties.

Richard Regan, PE
CT License No. 13247
PLANTING SCHEDULE

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<td>Picea abies</td>
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<td>Thuja plicata 'Green Giant'</td>
<td>Green Giant Arborvitae</td>
<td>8-10&quot;</td>
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</table>

Y O S T
DESIGN
LANDSCAPE
ARCHITECTURE

SCREENING

APRIL 15, 2020

SCALE: 1" = 20'