

<p>Site Plan and Special Permit PLPZ202000105</p> <p>(see also Municipal Improvement PLPZ 202000104)</p>	<p>New home team bleachers, press box, handicapped accessibility and parking, public rest rooms, team rooms, and concession area. Update to field lighting in compliance with the Court Order.</p>
<p>Location:</p>	<p>Stadium at Greenwich High School 10 Hillside Road</p>
<p>Zone:</p>	<p>RA-1 – 38.9 acres R-20 – 16 acres</p>
<p>Lot size:</p>	<p>54.87 acres</p>
<p>Number of Stadium Seats:</p>	<p>Home: 2,060 existing; 2,020 proposed Visitor: approx.. 1,060 seats</p>
<p>Height of bleachers:</p>	<p>Existing: top row of the bleachers is approx.. 23 feet and the top of the press box is 33 feet</p> <p>Proposed: top row of the bleachers is proposed at 30 feet, pressbox 38.9’ and elevator tower 48.5’ (37.5’ permitted)</p>
<p>Setbacks of bleachers from East Putnam Avenue:</p>	<p>13’-9” existing 37’-0” proposed</p>
<p>Floor Area:</p>	<p>457,879 square feet – existing * 385,418 square feet floor area - permitted*</p> <p>463,385 square feet proposed comprising existing floor area and the following additional floor area: 5,321 sq. ft. for team rooms 185 sq. ft. for kiosk</p>
<p>Handicapped accessible parking space:</p>	<p>17 existing and proposed</p>
<p>Parking:</p>	<p>663 parking spaces on site and 72 off-site parking spaces – approved *</p> <p>74 new parking spaces in Phase 2 parking lot; total of 785 spaces **</p> <p>652 existing on-site parking spaces, and 59 on-street parking spaces – Existing **</p>

*source: MISA decision letter dated December 28, 2010

**source: Traffic Impact Study prepared by Fuss and O’Neill dated April 24, 2020

UPDATE TWO:

The Zoning Board of Appeals granted a variance of FAR to permit the construction of new bleachers with press box. The Board of Education has split up Phase 1 of the project whereby Phase 1A would comprise the bleachers and the ability to drive food trucks to the bleachers.

The Sewer Department comments (attached) note in part, “If P&Z wants to approve of the project, the Sewer Division will not prevent that from happening. We just want everyone to be aware of the situation and what is being proposed is not something that the Sewer Division would recommend.” Post that memo, the applicant provided a letter from a structural engineer noting that the bleachers will not impact the line (attached).

ARC issued a “Do Not Return”

ZBA granted a height variance.

While the testing requested by DPW-Engineering is being procured the applicant has provided a drainage exemption, which will limit the site development work to not add any new impervious surface during Phase 1A.

UPDATE:

This application was heard at the 5/19/20 Public Hearing where it was left open to address comments from DPW-Engineering and DPW-Sewer, obtain a variance of height for the press box/bleachers, and present the project to the Architectural Review Committee. The applicant withdrew their request for a variance of floor area and has submitted a re-zoning application for the Commission’s consideration.

The Board of Education has a purchase order for the bleachers ready to go once the MI is approved and they want to start construction as soon as they can. To that end, they would like to split up Phase 1 of the project whereby Phase 1A would comprise the bleachers and the ability to drive food trucks to the bleachers. The second part of Phase 1 would be the handicapped parking area and the ticket kiosk.

The ZBA voted in favor of the height variance and the ARC issued a “Do not return” for the bleachers, which is now the work being called Phase 1A. The ZBA approved the elevator height with the flat roof (Section drawing is attached). The applicant will be returning to the ARC to address the ticket kiosk and provide further details with the Phase 1B work (Minutes attached).

While the testing requested by DPW-Engineering is being procured the applicant has provided a drainage exemption, which will limit the site development work to not add any new impervious surface during Phase 1A. Comments are expected from DPW-Engineering.

The applicant’s cover letter states: With regard to the comments related to constructing the bleachers and a corner of the building above the sanitary sewer line we offer the following:

- We have obtained a letter from the project structural engineer (attached) with their opinion that due to the depth of the line (+/-12 feet) that it will not be impacted by these new loads above.
- We will videotape the line and provide a full report prior to construction. If minor modifications or repairs are needed we will modify the plans to include the necessary work.
- Any significant repair or replacement of this line would also disrupt the track and field which if not necessary should be avoided. If at some point in the future this is necessary then there is ample room at the site to locate it a few feet away where it will not be below the buildings or bleachers. Ideally this work would be best implemented when major upgrades to the track and field are necessary.

The applicant is working to obtain sign-off from the DPW Engineering and Sewer with the hopes that the Commission will approve the site plan and special permit, MI, and associated re-zoning application (PLPZ2020 00127) so that the bleachers can be ordered and installed in time for the Fall sports.

ORIGINAL REPORT:

APPLICATION SUMMARY:

This application is requesting a site plan special permit, Municipal Improvement (MI), and a variance for allowable FAR and height of the elevator and press box, for Phase 1 only to include:

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

Phase 2 (Not included in this application; shown for informational purposes only) – Replacement of the visitor's side bleachers, a new building for a visitor's team room, public toilets and storage, relocation of the tennis courts, extension of the driveway to connect with the High School parking lots via a bridge, additional parking, a practice field area, related wetlands mitigation and landscaping.

ISSUES TO BE RESOLVED/RECOMMENDATIONS:

- 1) **Variance:** The application should remain "open" until at least a variance for FAR and height is obtained. The application for a variance notes that the height variance is needed to provide handicap access to the pressbox as required by the Americans with Disabilities Act and the additional square footage will provide amenities without adding further activities to the school campus. ZEO comments note that the project is acceptable if the variance is granted by the Zoning Board of Appeals.
- 2) **Traffic and access:** Further, although there is no proposed increase in number of seats over the existing, there has been considerable discussion about parking and traffic at the

High School that has increased post the construction of MISA. DPW-Engineering is supportive of replacing the bleachers that have been shored up but also know there is a significant amount of work that has been identified and they feel there needs to be continued review and action taken to address the many traffic related comments about creating a second access point to the high school property.

A meeting between CTDOT, Town and design team has been requested to discuss the long-term plan for the design. DPW believes it is possible to install an entrance equal to Overlook that would not require the size retaining wall that has been discussed. A marked-up plan will be provided from DPW within the next two weeks offering a potential solution to that end.

The applicant offered the following response: While it is theoretically desirable and technically feasible to align the driveway on the Post Road opposite Overlook so that the entry/exit is at an existing traffic light., it would involve constructing a 15 foot high retaining wall within close proximity to both the new bleachers and directly above the walkway to the stadium. Vehicular access to the bleachers would then need to be along the pedestrian pathway or via an underpass below the entrance drive. Not only would this be a very costly and unattractive configuration, similar to a highway entry / exit ramp, it would pose safety issues to stadium occupants and pedestrians. All involved do not think this is advisable and as a result it was not pursued any further.

The Commission may want to consider separating out discussion and action of the bleachers from that of new access point but should keep in mind that approval and installation of the bleachers may hinder future plans for a revised access point and roadway as proposed under the various phases of this project. These options should be explored.

- 3) Sewer: Sewer comments are a “must re-submit prior to final site plan approval”. They note in part that based on our review of the proposed construction plans, it does not appear that sufficient consideration has been given to the existing sanitary sewer line that runs across the football field and directly within the proposed bleachers and team rooms, bathrooms, etc. area. It appears that one column support for the proposed bleachers is directly centered above the sanitary sewer main and the corner of the proposed building foundation will be partially over the sewer line. This sewer line serves as the High School’s sanitary sewer lateral. How does the design team propose not only protecting this sewer line during construction, but also planning to be able to replace this line in the future? At some point this sewer line will need to either be repaired and/or replaced. The building cannot have its foundation and a corner of the structure over the line or within a certain distance from the sewer line, as excavation will be required to replace the line. This could mean the foundation may be exposed during that excavation and need to be fully self-supporting. In addition, column supports and associated concrete footings to support the columns cannot be placed directly over the sewer line. Please have the design team consider this, provide a response and the design may need to be revised to make adjustments for the existing sewer line.

- 4) Lighting: The Commission should note the Stipulation and Order of Judgement and ensure that the proposed lighting upgrade is in compliance with the order. See below for the list of restrictions placed on the use of the field/lights under the approval for the field lighting and also MISA (coordination of events).
- 5) Drainage: DPW comments are a “must re-submit prior to final site plan approval”.
- 6) Handicapped Parking: There are 13 handicapped parking spaces at the current High School which seems to be compliant. The stadium Committee did not want to use these as part of the count for the Stadium due to their poor proximity to the field even though they are on the site. The goal with the handicapped parking in Phase one is to provide all of the handicapped parking for the new bleachers. Per Greenwich code the calculation is $(2020/2.5) \times .02 = 16.16$ – so 17 hdcp. spaces are proposed to be provided. Additional handicapped parking is provided in phase II with the installation of accessible visitor side bleachers.
- 7) Soil remediation: DPW indicated that to the best of our knowledge and testing, there are no issues with impacted soils up in the Cardinal Stadium area – other than those minor spots that are to be addressed through their work this summer (and those were not PCB related). The area of the bridge proposed under Phase 2 is a different matter, particularly the north side of the brook in the school’s western parking lot.

Permission and notice to the regulators is standard – this site is operating under the state’s voluntary remediation program and as a result, DPW informs the regulators of maintenance projects as they come up. The state and the EPA want to be in the loop on what is being done and what measures are in place to make sure all is done in accordance with their rules and requirements. Just what sign-off/approval might be needed from the regulators is dependent upon what is being done. For example, new bleachers would probably require the town to inform the regulators but not require anything special in terms of approvals/plans etc. Building a bridge across the brook will be a different matter.

As DPW has have noted on many occasions – the environmental matters can be dealt with – it’s a matter of time and funding, and coordination.

The relevance is that the ability to construct the road proposed under Phase 2 is in question given the possible feasibility and environmental issues that would need approval from wetlands, the DOT, and the EPA.

SITE DEVELOPMENT DETAILS:

The expansion will consist of increasing the number of seats for the home team as well as constructing a new driveway, built over the current service driveway, providing access to Cardinal Stadium. The new driveway and associated parking will require the current tennis courts to be relocated to the east.

The existing site consists of a 457,879 square feet high school, four tennis courts, a baseball field, Cardinal stadium (the school's football field), the MISA auditorium, 652 existing on-site parking spaces, and 59 on-street parking spaces.

There are five main access driveways to the site along Hillside Road. The existing stadium consists of 2,250 seats with a service entrance that provides access from Route 1 that is limited to access for emergency vehicles only. It has been used recently for food trucks but there has been no approval granted for that expanded access. There is minimal parking here and all of the existing parking is unmarked dirt spaces.

Proposed new access point from East Putnam Avenue:

Pursuant to the Traffic Impact Study prepared by Fuss and O'Neill dated April 24, 2020, the proposed primary site access will be provided via one unsignalized right in right out driveway, which will operate as full access during larger events with police control. The driveway will tie into Route 1 (East Putnam Avenue) about 150 feet from the intersection of Overlook Drive and Route 1. The driveway will then allow access into the existing high school parking lot to the north providing direct access to Route 1 from the west high school parking lot.

The expansion will encompass the current tennis courts requiring them to be relocated when construction begins. The site will be accessed through the existing unsignalized full access driveway that will be reconfigured to operate as a right in, right out during normal operations and full access during major events with police control.

This newly expanded road will connect to the existing parking lot to the north providing additional access to Route 1 and allowing parents to access the drop off point from Route 1 rather than Hillside Road.

Site access will be provided via a new site driveway constructed at the existing driveway. This driveway will act as a right in right out during daily operations and will be full access during larger events, such as a football game. The new driveway will utilize an officer during the larger events to allow for safe and efficient flow and will be stop controlled during daily operations. Parking will be located to the west of the newly relocated tennis courts. The new driveway and parking lot connection will also contain a turnaround allowing for parents and buses to drop students off at events or the school.

Since the seating capacity is not changing, the major impact on traffic conditions will be a result of the new connection to the high school parking lot leading directly to Route 1. This connection will redistribute traffic that would normally enter Route 1 through the Hillside at Route 1 intersection.

The new site driveway at Cardinal Stadium will primarily be receiving trips by diverting drivers leaving the high school and traveling south on Hillside Road and traveling west on Route 1. The new site driveway will also receive trips by diverting drivers entering the high school via the right turn at the intersection of Route 1 at Hillside Road. About 60 percent of these trips will

travel out of the new site driveway in an attempt to avoid the queue on Hillside Road. It is expected that a portion of the Route 1 (East Putnam Avenue) trips will be diverted, about 20 percent, to the new site driveway to avoid the queue at the Main Driveway.

The Board of Education has decided to restrict use of the handicapped parking lot to only those times when the stadium is in use until Phase II is completed. The submitted plans show a gate that will facilitate the selective opening of this parking area. Currently the handicapped accessible parking is a great distance from the stadium at the Science Wing. Golf carts are used to help transport people in need.

Conclusions and Recommendations of the Traffic Impact Study:

All intersections within the study area operate at LOS D or better during the morning and afternoon peak hours, under background and combined conditions with the exception of the eastbound approach at the intersection of Hillside Road at Main Driveway which operates poorly at LOS E under background conditions and combined conditions during the morning peak hour. Queue lengths for all intersections within the study area intersections are expected to remain constant with background conditions except for the eastbound approach for the intersection of Hillside Road at Main Driveway, which will experience a decrease in queue length of at least two vehicles, and southbound approach at the intersection of Route 1 (East Putnam Avenue) at Cardinal Stadium Drive, which will experience a queue length increase of two vehicles or less. A review of crash data provided by the University of Connecticut Crash Data Repository indicated that there were no abnormal crash frequencies and crash patterns in the study area given the volume of traffic, signalized arterial roadways, and large amount of curb cuts on Hill Side Road. There was one fatality and two minor/serious injuries reported in the study area for pedestrians. At the intersection of Cardinal Stadium Drive and Route 1, adequate intersection sight distance is provided for buses looking left (east) and right (west). However, this intersection is expected to operate as a right in right out, to provide a safe and efficient intersection, when there is no police present to direct traffic.

Recommendation:

Police control of the intersection of Route 1 (East Putnam Avenue) at Cardinal Stadium Drive to allow for full access use during large school events.

VARIANCE:

The height of the elevator shaft as well as the press box exceeds the permissible height in this residential zone. Building sections (A301) and a site section (A302) show this condition on the submitted documents.

RA-1 Zone = 38.9 acres, which has FAR of 0.135 allowable per 6-205 of the zoning regulations
R-20 zone = 16 acres, which has FAR of 0.225 allowable per 6-205 of the zoning regulations

The allowable FAR on site is:

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

The High School is already over the FAR allowance by 79,901 square feet.

DRAINAGE:

There are two systems proposed; one to address the bleacher area and the other for the handicapped parking lot. Neither system involves any construction in the wetland buffer. The system for the handicapped parking lot will be extended and modified when Phase II is constructed. DPW has requested considerably more information.

FIELD LIGHTING:

This application also includes the replacement of the sports performance lighting on the current poles. Catalog cuts of the light fixtures as well as a plan showing the light levels is also included in the submission. The applicant is aware of the court settlement regarding lighting and there are no plans to deviate from these restrictions (FSP #2278 pp. 5-6).

Guidelines for controlling lighting at Cardinal Stadium from FSP#2278 as referenced in the Order of Judgement include:

- 1) No more than a total of 10 lighted athletic events, i.e. $\frac{3}{4}$ boys football, 1 boys and 1 girls soccer, 2 girls lacrosse, 1 boys lacrosse and 1 girls track event, limited to regularly scheduled Greenwich High School athletic events (Board of Appeals condition).
- 2) This limit includes any state playoff games (Board of Appeals condition).
- 3) Games to begin no later than 7:30 PM (Board of Appeals condition).
- 4) Practices would be in addition to the games; for a total of 6 night practices permitted per year, will begin no later than 7:00 PM and not last more than 1 hour. (Board of Appeals condition).
- 5) The use of the stadium lights for other events outside the purview of the GHS Athletic Department would not be permitted.
- 6) All illumination supported by the subject poles to be extinguished as reasonably soon as safety standards permit following the completion of the athletic event, (Board of Appeals condition).
- 7) Additionally, the Board of Education has included an explanation of accountability and responsibility for implementation and procedures for the Headmistress/master of the High School and Superintendent of Schools for enforcement of these guidelines.
- 8) The language of the contract for maintenance of these lights, the insurance and bonding requirements be reviewed and approved by the Law Department.
- 9) The conditions and guidelines are proposed to be written into any site plan for permit issuance to guarantee their enforceability.
- 10) The Chief of Police has stated that the Police Department will work with the High School to handle crowd control, traffic, noise, parking and the Board of Education has committed to providing shuttle service to and from Central Middle School for peak events, where up to 130 parking spaces are available for these events.
- 11) Any lights installed on these 4 poles be removed during the non-playing seasons (Board of Appeals condition)

SOIL REMEDIATION ISSUES:

The following is noted on the Board of Education website: In July 2011, during the course of excavation work for the Greenwich High School building project, unexpected soil conditions were discovered in the fields. Comprehensive air, water and soil sampling was conducted, revealing levels of contaminants in the soil above acceptable limits. Interim remediation strategies were implemented and the fields were cleared as safe for use. The Greenwich Public Schools/Board of Education and the Town of Greenwich are working in collaboration to address the environmental concerns of the GHS fields. Licensed environmental professionals have been contracted to plan for and implement a comprehensive Remedial Action Plan (RAP). The Town of Greenwich and State Departments of Health and Environmental Protection and the Federal EPA are also involved in consultation on the testing and remediation plans.

CONDITIONS FROM MISA THAT IMPACT THE STADIUM/TRAFFIC:

The following were conditions placed on the MISA project that should be considered as part of this project:

- 1) For the school year, the Student Activities Coordinator determines the schedule and then seeks approval from Assistant Headmaster and Headmaster. After that is set, requests are considered from outside groups such as Greenwich Symphony and other non-profits, which is also at the ultimate discretion of the Headmaster. Unforeseen scheduling such as FCIAC play-off games that are not determined by GHS are at the discretion of the Superintendent of Schools. For the Summer months, an Advisory Committee comprised of 7 people including two residents from the GHS neighborhood, two RTM members chosen by the Moderator, two members chosen by the First Selectman, and the BOE Managing Director of Operations who acts as Chair. The plan of operation for events, parking and traffic provided by the applicant is as follows:
 - a) A single event coordinator would be designated to coordinate the scheduling of after school events at the High School. Criteria would be developed to help identify high traffic or problem events that may require limiting or excluding the use of the Campus by other groups. Issues such as overlap of events and combined total of participants/spectators would also be part of that consideration;
 - b) The School shall provide offsite parking for the large events that students must use to free up parking on site;
 - c) The School has agreed to not schedule athletics events simultaneous with Auditorium events except by express approval of the Superintendent of Schools;
 - d) The use of the auditorium by outside groups would be reviewed with awareness as to attendance, traffic and parking issues. The School has expressed that they have no issue with limited the occupancy of events to help mitigate such issues; and

e) The School will keep records on participation, traffic and parking problems to evaluate past events to evaluate the effectiveness of established practices and identify best practices or potential changes to avoid repeating past failures. The Traffic Consultant must evaluate all information and submit the following reports annually for a minimum of three years.

i. Monitoring the implementation of on-site student pick up and elimination of illegal parking.

ii. The Traffic Impact Studies from Frederick P. Clark Associates, Inc. shall be updated.

iii. Evaluation of the Monitoring Parking and Traffic at Greenwich High School Report.

The school shall adopt centrally located appropriate software which would allow more efficient monitoring of events and potential conflicts.

DEPT COMMENTS:

Conservation – None provided

DPW Engineering – See attached

DPW Sewer – See attached

ZEO – See attached

BETA traffic consultant – see attached

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 7/22/20**

Pursuant to the provisions of Public Act 362 effective October 1, 1953, notice is hereby given that the decisions of the Planning Zoning Board of Appeals of the Town of Greenwich on Appeals No. PLZE202000028 through Appeal No. PLZE202000028 described below heard July 22, 2020 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is August 3, 2020.

No. 1 PLZE202000028 **10 HILLSIDE ROAD, GREENWICH**. Appeal of The Town of Greenwich for a variance of floor area ratio to permit the construction of new bleachers with press box on a Town property located in the R-20 zone was granted.

Dated: August 3, 2020

Lee Farm Corporate Park
83 Wooster Heights Road
Suite 200
Danbury, CT 06810
Tel: (203) 490-4140
www.tdeg.com



June 10, 2020

Russell A. Davidson
Kaeyer, Garment + Davidson Architects
285 Main Street
Mount Kisco, NY 10549

Email: rdavidson@kgdarchitects.com

Re: Greenwich High School – Cardinal Stadium
Greenwich, CT
TDEG Project No. 18144.00

Dear Russ:

The Di Salvo Engineering Group was asked to investigate the loading conditions that will be applied to an existing sanitary line, resulting from constructing the proposed bleacher system and team building.

Upon completion of our analysis, we have determined that the change of loads applied to the sanitary line will be insignificant. The existing sanitary line passes beneath the northwest corner of the proposed team building, at a depth of approximately 12 feet below current grade, and approximately 9 feet below bottom of the proposed building footings. The sanitary line has already proven itself capable of withstanding the existing applied soil loading of approximately 1,320 pounds per square foot acting upon it. Due to the difference in elevation between the new footings and the existing line, the newly applied structural loads will have spread significantly by the time they reach the sanitary line, and their impact will be minimal.

Sincerely,
The Di Salvo Engineering Group

A handwritten signature in black ink, appearing to read "Chris Briggs".

Christian G. Briggs, P.E. / Senior Project Engineer
christian@tdeg.com
(203) 490-4140 ext. 246

Bruce D. Richardson, P.E.
Kenneth D. Jones, P.E.
Trevor B. Hill, P.E.

Good afternoon Katie,

The purpose of our comments were to protect the sanitary sewer lateral that serves the entire school, just like we would any proposed development. It is not good engineering practice to construct buildings and permanent structures over sanitary sewer lines, as future repair and/or replacement is made much more difficult and could be impossible. The statement of the design team about re-routing the line in the future would have to be looked at because it will involve bends which would require cleanouts at a minimum and the slope would have to be looked at, as offsetting the line will make it longer and therefore reduce the slope of the line. We think it would make sense to include replacing at least the portion of the sewer line that is within the area of construction and consider installing it in a sleeve so that future replacement, might be easier, but that is for them to consider and decide. We also had requested flow calculations from their engineer to show that they have sufficient capacity in the existing sewer lateral, as we suspect that flows will increase with the proposed locker rooms, public restrooms, etc. All of this is to try to protect the school's critical infrastructure.

That being said, we understand their desire to construct their stadium seating, etc. If P&Z wants to approve of the project, the Sewer Division will not prevent that from happening. We just want everyone to be aware of the situation and what is being proposed is not something that the Sewer Division would recommend.

We would also like the ability to have a discussion with the school at some point about getting better access to the Town sewer main that is adjacent to the field in the woods behind the fence. This was included in our comments as well.

If you have any questions, please let me know.

Thanks,
Rich

Richard C. Feminella, P.E.
Wastewater Division Manager
Town of Greenwich DPW – Sewer Division
101 Field Point Road
Greenwich, CT 06830
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Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name GHS Cardinal Stadium - Phase 1A Home Bleachers Replacement
Project Address Greenwich High School, 10 Hillside Road, Greenwich, CT 06830
Project Lot Number(s) 20 Hillside Road and East Putnam Avenue W1
Property Owner(s) Town of Greenwich C/O Finance Department
Tax Account Number(s) 07-4511/S Zone(s) R-20 / RA-1 Lot Area 54.75 Acres

1. Check all that apply to the proposed project:

- This is a new development or redevelopment project,
- The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),
- The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:

- Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.
- Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.
- Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.
- Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.
- Customary cemetery management.
- Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.
- Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.
- Repair of an existing septic system.
- Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.
- Repair or replacement of an existing roof of a single-family dwelling.
- Construction of a second (or higher) floor addition on an existing building.
- Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.
- The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.

Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

- The reconstruction or construction of a wood, composite, or plastic deck with the decking boards spaced at least 3/16 of an inch and a pervious surface below the deck. The pervious area below the deck must have the soil tilled 12 to 16 inches and finished with grass seed, sod, or crushed stone. The minimum depth for the crushed stone is 4 inches. A site plan showing the proposed location of the deck and construction details for the deck must be submitted.
- The construction of any fence that will not alter existing terrain or drainage patterns.

If so, the Greenwich Stormwater Management Standards shall not apply, and submittal of a Stormwater Management Report is not required. However, application of the standards is still strongly encouraged.

OWNERS' CERTIFICATION

Owners' Name Sean O'Keefe, Chief Operating Officer, Greenwich School District

Street Address 290 Greenwich Avenue City Greenwich State CT Zip 06830

Phone (203)-625-7400 FAX _____

Owners' Signature  Date 6/12/2020

CONTRACTOR'S CERTIFICATION

Company Name To be determined after approvals & bidding - no contractor selected yet

Street Address _____ City _____ State _____ Zip _____

Phone _____ FAX _____

Contractor's Signature _____ Date _____

Conditional Exemptions Requiring Certification from a Professional Engineer:

3. For projects adding up to 500 square feet of impervious surfaces¹:

The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer.

At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on site watershed and point of concern:

- Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
- A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
- Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
- Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
- Restoring a riparian buffer (may require IWWA permit)

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 3, 5, and 8 of this exemption request form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, Etc.), in lieu of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Company Name Fuss & O'Neill, Inc.

Street Address 56 Quarry Road City Trumbull State CT Zip 06611

Phone (203) 374-3748 x3509 FAX (203) 374-4391

Professional Engineer's Name Joseph E. Lenahan III P.E.

Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

PROFESSIONAL – EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

- 0 to 500 square feet (conditionally exempt with Professional Engineer’s Certification)
- 500 to 1,000 square feet (conditionally exempt with Professional Engineer’s Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

- Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
- A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
- Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
- Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
- Restoring a riparian buffer (may require IWWA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply)

- A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

Professional Engineer’s Signature _____ Date June 11, 2020

Professional Engineer’s Seal

IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces¹ associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

POINT OF CONCERN

	(1) Existing Conditions Impervious Surfaces (sq ft)	(2) Proposed Conditions Impervious Surfaces (sq ft)	(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]
House/Buildings	343 SF (Concession stand & shed)	162 SF (Shed)	-181 SF
Driveways	5,329 SF	2,604 SF	-2,725 SF
Sidewalks/Paths	7,936 SF	5,586 SF	-2,350 SF
Swimming Pool	N/A	N/A	N/A
Patios	N/A	N/A	N/A
Tennis Court/Sport Court	N/A	N/A	N/A
Other	7,295 SF (Metal bleachers)	12,453 SF (Metal bleachers, retaining wall, & generator pad)	5,158 SF
TOTALS:	20,903 SF	20,805 SF	-98 SF (Proposed reduction)

¹ Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”