Location: 7 Meadow Place
Existing Zones: R-12 (12,000 sq.ft. minimum lot size) and COZ
Flood Zone: ZONES AE 13 and VE 16
Parcel Size: 26,400 sq.ft.
Utilities: Public Water Supply and Town Sewer

Existing | Allowable | Requested
--- | --- | ---
Gross Square Feet: Not provided by the applicant | 8,316 sq.ft. | 7,517 sq.ft.
Floor Area Ratio: Not provided by the applicant | 0.315 | 0.285
Green Space: 83.0% | 55% | 65.3%
Volume: Not provided by the applicant | >150,000 cu.ft. special permit is needed | 147,136 cu.ft.

Residential Dwelling

Existing | Allowable | Requested
--- | --- | ---
First Floor Elevation: 10.9’ +/- (Flood Zone Elevation + 1’) | 14.0’ | 17.4’
Dwelling Height: Not provided by the applicant | 35’ | 34'-11”
Dwelling Setbacks (Min. Req./Prop.):
- Front Yard Setback: 80’ | 35’ | 86.4’
- Side Yard Setback: 14.7’ and 13.6’ (sum = 28.3’) | 10’ sum of both not less than 25’ | 10.5’ and 15’ (sum = 25.5’)
- Rear Yard Setback: 103’ +/- | 35’ | 71’ +/-

Accessory Structure (Pergola by Pool)

Existing | Allowable | Requested
--- | --- | ---
Height: N/A | 25’ | Not provided by the applicant
Setbacks (Min. Required/Proposed):
- Side Yard Setback: N/A | 5’ | 5’
- Rear Yard Setback: N/A | 5’ | >5’

Application Summary:
The applicant is requesting Final Coastal Site Plan approval under Sections 6-5, 6-13, 6-111, 6-139.1, and 6-205 of the Town of Greenwich Building Zone Regulations (BZR) to demolish an existing single-family dwelling and to construct a new single-family residence, pool and associated terrace with pergola, proposed seawall improvements and repairs, renovate the property's existing dock and related site improvements on a 26,400 sq. ft. property located at 7 Meadow Place in the R-12 and COZ zones.
ISSUES/RECOMMENDATIONS:

1. DEEP issued comments on 7/23/2020 and asks for updates to Sheet S100, the Pile Layout Plan, to address some previous concerns. DEEP also wants to reach out to FEMA Staff for input on the proposed design. The applicant provided revised structural plans on 7/29/2020 in the pursuit to coordinate with DEEP. DEEP has not yet provided comment on these plans.

2. The Inland Wetlands Agency issued a green sheet sign off dated 3/18/2020 indicating no action is required.

3. Sewer issued comments on 4/28/2020 and has no comment to be addressed during the P&Z phase of the project.

4. The Zoning Enforcement Officer issued comments on 4/27/2020 and notes no issue with the application.

5. Engineering issued comments on 6/24/2020 and requests the applicant resubmit prior to Zoning/Building Permit Approval. The applicant resubmitted on 7/21/2020 and revised comments from DPW are expected.

6. Conservation issued comments on 6/24/2020 and lists out their recommendations in their memorandum including a coastal buffer restoration to help mitigate the expanded impervious surfaces of the proposed design. The applicant provided a revised Planting Plan on 7/30/2020 and updated comments from Conservation are expected if time allows.

7. Terraces and Balconies. It is recommended by Conservation that the terraces and balconies be reduced to avoid permanent consumption of the buffer and that the landscaping plan be improved with additional buffer plantings. The applicant notes in a letter from 7/30/2020 that part of the back terracing is proposed to now be decking. The Commission may request the applicant coordinate this design change on the engineering drawings as well. The Commission may also ask the applicant to quantify the amount of pervious decking they are proposing.

8. Accessory Structure. The height of the pergola is only noted in an email correspondence with staff where the applicant says the structure is 11 feet tall. At 11 feet tall the structure is compliant with Section 6-144 of the BZR. The applicant also notes that the pergola design may be altered moving forward depending on what DEEP ends up approving for the site. The Commission may ask the applicant to confirm the accessory structure stay in compliance with the BZR.

PROPOSAL:
The applicant is requesting Final Coastal Site Plan approval to demolish an existing single-family dwelling, and to then construct a new single-family dwelling, pool and associated terrace with pergola, stormwater quality controls, related site grading and landscaping. Along with that work they are also proposing seawall repairs and additional steps to the seawall, and to renovate the property’s existing dock.

The existing dwelling was constructed in 1976 and does not comply with Section 6-139.1(f)(11) of the BZR that states “[n]ew construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at least one (1) foot above the base flood elevation.” The entire property is within the flood hazard overlay zone.

The property is currently improved with a single-family residence, driveway and walks, landscaping, a concrete seawall that extends along the full waterfront of the property and a dock.

DEPARTMENT COMMENTS:
-ZEO  - see attached memo of 4/27/2020
-ENGINEERING  - see attached memo of 7/24/2020
-CONSERVATION  - see attached memo of 6/24/2020, updated comments are expected
-SEWER  - see attached memo of 4/28/2020
-CT-DEEP  - see attached email from 7/23/2020, updated comments are expected
-IWWA  - see attached greensheet from 3/18/2020
COASTAL RESOURCES AND STRUCTURES: The site is a direct waterfront property on Long Island Sound and is within the Coastal Overlay Zone. This specific area of Long Island Sound is known as Greenwich Cove. The property is subject to all the provisions of Section 6-111 of the BZR. The site is within Flood Zones AE 13 and VE 16. The rear / western yard is supported by a seawall. An existing dock extends into the cove.

DRAINAGE: Proposed site improvements will increase impervious coverage from approximately 5,130 sq.ft. to 9,990 sq.ft (+4,860 sq.ft.). With this increase of impervious coverage, measures are proposed during and after construction to manage stormwater runoff.

The site development plan incorporates Low-Impact Development (LID) Best Management Practices (BMP’s) components that are both structural and non-structural. Simple Disconnection is designed to treat water runoff from impervious area such as the pool, some of the dwelling’s roof, and the front steps. These areas will discharge at grade and sheet flow over the gently sloping lawn areas. Also, a LID permeable pavement system is proposed for a portion of the driveway. This area also accepts runoff from a portion of the roof.

ZONING: The proposed dwelling and accessory structure each satisfy the regulations for height, massing and setbacks per Section 6-205 of the BZR.

CONSERVATION: A vegetated coastal buffer restoration is proposed to help mitigate the expanded impervious surfaces of the proposed design. It is also recommended by Conservation that the terraces and balconies be reduced to avoid permanent consumption of the buffer and that the landscaping plan be improved with additional buffer plantings. The applicant notes in documents given to staff on 7/30/2020 that a portion of the back terracing is proposed to be decking. The Commission may ask the applicant to quantify this amount of pervious decking they are proposing.

The applicant provided a revised Planting Plan on 7/30/2020 and updated comments from Conservation are expected if time allows.

BACKGROUND: One previous application was submitted to P&Z for this property, PLPZ 2013 00546. This application was approved with conditions in 2013 to construct a fixed pier and float, minor repairs and repointing of exiting seawalls and to retro actively approve removal of an in-ground swimming pool, adjustments to grade and extension of seawall.

APPLICABLE ZONING REGULATIONS:
Section 6-5 – Definitions
Section 6-13 – Site Plan Approval Required by Planning and Zoning Commission
Section 6-15 – [Site Plan] Standards
Section 6-111 – Coastal Overlay Zone
Section 6-139.1 – Flood Hazard Overlay Zone
Section 6-144 – Accessory Buildings in Residential and Commercial Zones
Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Bdgs.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-5(11)  Department Project No. PLPZ202000085  Submittal Received Date: 7/22/2020

Submittal Reviewed For: Planning and Zoning  Traffic Review Requested: No  Review Type: Final Site Plan

PLAN SET INFORMATION

Plan Title: Lars R. & Lynne N. Norell  Project Address: 7 Meadow Place

Engineering Firm: Rocco V. D’Andrea, Inc.  Original Plan Date: 3/2/2020  Latest Plan Revision Date: 7/20/2020

DRAINAGE SUMMARY REPORT INFORMATION


Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: Scott Marucci - Senior Civil Engineer  Date: 7/24/20

Digitally signed by Scott Marucci - Senior Civil Engineer
DN: cn=Scott Marucci - Senior Civil Engineer,
o=Engineering Division, ou=DPW,
email=scott.marucci@greenwichct.org, c=US
Date: 2020.07.24 11:29:42 -04'00'

COMMENTS AND CONDITIONS OF APPROVAL:

1. The Drainage Summary Report is acceptable.
2. The proposed upper deck, middle deck, and pool deck are open-joint decks with crushed stone below.
3. The draft Operations and Maintenance Plan Report is acceptable.

Standard Conditions of Approval

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.
2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.
3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.
4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
ZONING ENFORCEMENT

Project No. PLPZ20200085

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Norell

LOCATION: 7 Meadow Place

PLAN DATE:

ZONE: R-12

☐ 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: 4/27/2020

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

TO: Jacalyn Pruitt, Planner II
FROM: Aleksandra Moch, Environmental Analyst
DATE: June 24, 2020
RE: Lars R. and Lynne N. Norell, 7 Meadow Place, PLPZ 2020 0085
     Site plan by Rocco V. D’Andrea, Inc. dated June 8, 2020 and landscape plan by William Kenny

I have reviewed the revised engineering drawings and the new landscape plan. The following comments
are offered for your consideration:

1. The proposed site redevelopment will almost triple the area of impervious surface. This expanded
area will result in removal of three trees, which are the only trees growing at the site. The new site
improvement will also encroach into the coastal buffer significantly more. The revised plans did not
address this concern.

2. As previously described, the existing coastal buffer is primarily manicured lawn, leaving ample
room for environmental improvements. It was recommended the area of terraces and balconies be
reduced to avoid permanent consumption of the buffer. Instead of reducing the extent of
development, the revised plans expanded the upper and middle decks in the back of the residence.

The second step recommended in buffer restoration was a planting plan to mitigate for the expanded
impervious surfaces. The proposed landscape plan still provides no buffer plantings except for a
small section of the area along the northern property line.

Development of properties with coastal buffers needs to be balanced to provide for the other services
land provides, such as:

- Protection against coastal flooding. Deep root systems of native plants anchor the soil and
  encourage more efficient infiltration. Hardscape and lawn areas do not provide this service.
- Shielding the wetland from human disturbance (noise and light pollution).
- Filtering sediment and pollution from storm water before it reaches the tidal area.
- Sustaining viable habitat for wildlife to nest, rest, and feed.
3. Kudos to the site design team for not modifying the grades! Working with the existing terrain will preserve the soil and the existing drainage patterns. It should be noted, the planting plan include a good percentage of native plants which will support the coastal habitat and reduce the lawn area.

cc: Conservation Commission
Date: April 28, 2020

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ2020000845: 7 Meadow Place, 7 Meadow Place LLC

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Demolish existing dwelling and construct a new 7,517 s.f. single family home with pool.

Sewer Division Comments:

Comments to be addressed during P&Z phase:
- None.

Comments to be addressed during Sewer and Building Permit phase:
- The applicant/owner will be required to obtain all necessary Sewer Permits. Please coordinate directly with the Sewer Division for permitting.
- The Sewer Division is in the process of upgrading/rehabilitating the Meadow Pumping Station. Depending upon the applicant’s construction schedule, there may need to be coordination between any proposed construction work on this application and the proposed construction work related to the sewer pumping station. Please have the applicant/owner’s contractor coordinate directly with the Sewer Division.
- The proposed sanitary sewer connection from 7 Meadow Place to the Town sanitary sewer main is required to be made at the same location on the main as the existing sewer lateral. Please coordinate with the Sewer Division for further details.
- The applicant/owner will be required to perform CCTV inspections of all of the sanitary sewer laterals and private mains (if applicable) that serve the existing buildings to confirm there are no issues with the existing sanitary sewer lateral or its connection to the sewer main. Any televising of sanitary sewer laterals must be performed in the presence of the Environmental Asset Engineer. Please coordinate with Sewer Division – Environmental Asset Engineer (203) 622-0963 extension 5. Make a DVD of this inspection. Submit a copy of the DVD to the Wastewater Division Manager. Failure to have the Sewer Division Environmental Asset Engineer present during the TVing will result in the Sewer Division not accepting the DVD. Note: VHS format is not accepted. Only DVDs are accepted. Make a copy of the DVD for your records. The Town will not return DVDs. The Town cannot make copies of DVDs. The DVD should be submitted along with a site plan that identifies each investigation run on the DVD.
- Since the proposed development is in a flood zone and includes flood vents, there shall be NO plumbing fixtures installed below the AE and VE elevations. Please provide written confirmation during the Sewer Permitting process that there will not be any proposed plumbing
fixtures in the flood (AE or VE) zone elevations for the proposed residence. This will be required as part of the Sewer Permitting process.

- Please provide information on the pool backwash system. Due to the pool being in the flood zone, the pool backwash system must be a closed loop system and NO connection to sanitary sewer is permitted. Written confirmation/certification of this will be required as part of the Sewer Permitting.

- Please coordinate directly with the Sewer Division on the placement of the proposed storm drain and storm drain manhole being shown on Meadow Place. Sufficient clearance between both the Town’s gravity sanitary sewer main and the Town’s sanitary sewer force main is required. Plan and profile information showing both the Town’s sanitary sewer main and force main as well as the proposed storm drain and storm drain manhole will be required during Sewer Permitting to confirm sufficient clearance is provided. Please coordinate directly with the Sewer Division.

- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

- Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

- Please note, any portion of sanitary sewer lateral that crosses under drainage areas, permeable paver or pervious pavement areas, or within 10-feet of storm drainage systems (such as cultecs) are required to be encased in concrete to the nearest upstream and downstream joints to inhibit infiltration. Please coordinate with the Sewer Division for details.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.
Hi Jill,

Thank you for submitting sheet 1 of 5 of the plan set which was revised on 7/20/20. Were there any revisions to the Pile Layout Plan (Sheet S100) as well? I had raised concerns (see attached plan) regarding what appeared to be various walls and fill proposed between the pool area and the dwelling. If any changes have been made, can you send me the revised plan sheet? We would like to seek FEMA Staff’s input on the entirety of the proposed revisions. Thanks, and let me know if you have any questions.

John Gaucher
Environmental Analyst III
Land & Water Resources Division
Bureau of Water Protection and Land Reuse
79 Elm Street
Hartford, CT 06106

Phone 860.424.3660
fax 860.424.4054

From: Jill Pietropaolo <Jill@racecoastal.com>
Sent: Tuesday, July 21, 2020 12:33 PM
To: Ifkovic, Diane <Diane.Ifkovic@ct.gov>; Gaucher, John <John.Gaucher@ct.gov>; molly.kaput@fema.dhs.gov
Cc: John Heagney <jheagney@hls248.com>; Azure Dee Sleicher <AzureDee@racecoastal.com>
Subject: RE: 7 Meadow Place, Greenwich (Norell CSPR)

Good afternoon Diane -
Thank you for your feedback. The attach plan has been revised to lower profile of the pool per your comments below. We anticipate that this is acceptable. Please let us know if you concur or require any additional information/modeling in order to complete your review. Please note that this project is scheduled to be on the agenda on 7/28, so a positive response by the end of this week would be much appreciated.

Best,

Jill

Jill Pietropaolo, PE
Senior Coastal Engineer
RACE Coastal Engineering

From: Ifkovic, Diane <Diane.Ifkovic@ct.gov>
Sent: Tuesday, July 7, 2020 10:05 AM
To: Jill Pietropaolo <Jill@racecoastal.com>; Gaucher, John <John.Gaucher@ct.gov>; molly.kaput@fema.dhs.gov
Cc: John Heagney <jheagney@hls248.com>; Azure Dee Sleicher <AzureDee@racecoastal.com>
Subject: Re: 7 Meadow Place, Greenwich (Norell CSPR)

Hi Jill,

Thanks for the clarification on what is being proposed. Our initial comments and concerns remain the same.

The pool and terrace are one unified feature that is in very close proximity to the new residential structure. As required by Technical Bulletin 5 (TB-5), Free of Obstruction requirements (Section 7.9 Swimming Pools and Spas, pg. 44), we appreciate that the pool/terrace is structurally independent of the proposed dwelling, the pool is being anchored into the ground with piles so there is no movement, and RACE is certifying that there will be no negative effects to adjacent structures.

As you stated, much of the in-ground pool is below ground, however a significant portion of the pool and corresponding surrounding terrace is above ground, which also requires additional fill and a retaining wall in the VE zone. In TB-5, FEMA advises that minimal fill be used in VE zones for landscaping and site drainage and low-profile patios should be 12" high or less. We felt there is an opportunity here to lower the profile of the pool/terrace in the VE zone so it is more flush with existing grade. It is always our advise to minimize obstructions in the VE zone when it is practicable.

diane

Diane S. Ifkovic
State of Connecticut
Department of Energy & Environmental Protection
79 Elm Street
Land & Water Resources Division, 3rd floor
Hartford, CT 06106
Phone: (860) 424-3537
Email: diane.ifkovic@ct.gov

From: Jill Pietropaolo <Jill@racecoastal.com>
Sent: Thursday, July 2, 2020 12:30 PM
To: Ifkovic, Diane <Diane.Ifkovic@ct.gov>; Gaucher, John <John.Gaucher@ct.gov>; molly.kaput@fema.dhs.gov
<molly.kaput@fema.dhs.gov>
Cc: John Heagney <jheagney@hls248.com>; Azure Dee Sleicher <AzureDee@racecoastal.com>
Subject: RE: 7 Meadow Place, Greenwich (Norell CSPR)

Thanks for getting back to me Diane -

While a portion of the pool extends above grade, the majority of the pool is in ground, below grade. Section 5 on Sheet S302 from the drawing set titled “P&Z Submission,” and prepared by DeStefano & Chamberlain, Inc. does a good job of showing what is going on there. Please let us know if you need us to send a copy of these plans over. There are piles located beneath the pool (subgrade) but the purpose of these piles is for anchorage, not elevation. The function of these piles is to anchor the pool such that it will remain in the ground during the design storm event in accordance with the requirements ASCE 24-14 Section 9.6.2 Pools in Coastal High Hazard Areas. Additionally, as stated below, RACE Costal Engineering has performed detailed coastal analysis to show that the portion of the pool above grade will:

1. Not increase wave crest elevations on the site or adjacent properties.
2. Not increase wave runup elevations on the site or adjacent properties.
3. Not increase wave crest elevations on the site or adjacent properties due to reflected waves.
4. Not obstruct flow that could cause damage on the site or adjacent properties.

The terrace will be built around the pool. It will be structurally independent from the main dwelling in accordance with Section 6.2 of TB5. As such, and as documented in our letter, it is the professional opinion of RACE that the proposed pool and other structures are consistent with the requirements of ASCE 24-14 which are reiterated in the recommendations outlined in FEMA’s NFIP Technical Bulletin 5 (March, 2020). Please let us know if you concur with the above or require any additional information/modeling in order to complete your review.

Jill

Jill Pietropaolo, PE
Senior Coastal Engineer
RACE Coastal Engineering

From: Ifkovic, Diane <Diane.Ifkovic@ct.gov>
Sent: Wednesday, July 1, 2020 10:24 AM
To: Jill Pietropaolo <Jill@racecoastal.com>; Gaucher, John <John.Gaucher@ct.gov>; molly.kaput@fema.dhs.gov
Cc: John Heagney <jheagney@hls248.com>; Azure Dee Sleicher <AzureDee@racecoastal.com>
Subject: Re: 7 Meadow Place, Greenwich (Norell CSPR)

Hi Jill,

John is having computer troubles the last few days and wanted me to email you.

We apologize if there was confusion as to what is being proposed, so I am going back to square one.

The submitted topographic survey shows the ground elevation averaging about 6.5 ft +/- in the location of the pool. The top of the pool is shown on the plans at 9.6ft. That translates to a 3.0 feet high terrace (wall) containing the pool. This is not at pool located at grade. We would give you some leeway with this but 3 feet is quite significant. This was John's initial issue with the pool. Then we were told, and maybe we misunderstood, that the pool was being built on an elevated terrace on piles. This also seemed to be what was portrayed on a cross-section recently submitted to us.

So please confirm what exactly is being proposed here. Again we apologize for any confusion. With all of us working from home it is often difficult to read site plans on small monitors.
Dear John, Diane and Molly –

Your email to Bianca Dygert at the Town regarding 7 Meadow Place, Greenwich (Norell CSPR) was forwarded to our attention. As Molly points out in her email, the pool is required to be designed in accordance with ASCE 24-14. ASCE 24-14 Section 9.6.2 Pools in Coastal High Hazard Areas, Coastal A Zones and Other Flood Hazard Areas Requires pools to be (1) elevated, (2) designed to break away without producing damaging debris, or (3) designed to remain in the ground without obstructing flow that could cause damage. Pools must be structurally independent of buildings and structures unless located in or on elevated floors or roofs that are above the DFE.

Upon reading Molly and Diane’s email, there appears to be some confusion that the pool is an “above grade pool.” Please note, that the proposed pool is an in-ground pool with a raised edge. It has been structurally designed to remain in the ground under flood loads. Further, RACE Coastal Engineering has performed detailed coastal analysis to show that the raised edge will:
1. Not increase wave crest elevations on the site or adjacent properties.
2. Not increase wave runup elevations on the site or adjacent properties.
3. Not increase wave crest elevations on the site or adjacent properties due to reflected waves.
4. Not obstruct flow that could cause damage on the site or adjacent properties.

As such, it is the professional opinion of RACE that the proposed pool and other structures are consistent with the requirements of ASCE 24-14 which are reiterated in the recommendations outlined in FEMA’s NFIP Technical Bulletin 5 (March, 2020). A description of RACE’s methodology and professional certification of above are outlined in our June 10th letter, attached for your reference. Please let us know if you concur with the above or require any additional information/modeling in order to complete your concurrence.

Thank you,

Jill

Jill Pietropaolo, PE
Senior Coastal Engineer
RACE Coastal Engineering
Hi All,
DEEP issued the below comments on the project that we need to address before returning to the Commission. They have issues with the elevation and materials of the pool and pool patio. Please let us know if you have any questions.
Thanks,
John

Bianca,

Please find below comments from Diane Ifkovic, the Department's National Flood Insurance Program coordinator and Molly Kaput with FEMA Region 1.

I add that there appears to be an area landward of the pool that is enclosed by concrete walls and fill, a portion of which lies within the VE zone. This area can be seen on sheet S100. The walls and fill represent additional obstructions to flow.

I hope these additional comments help clarify the NFIP compliance issues that appear to remain in this latest plan revision.

Please let me know if you have any questions or if you need any additional information.

John Gaucher
Department of Energy & Environmental Protection
79 Elm Street
Land & Water Resources Division
Hartford, CT 06106
Phone: (860) 424-3660
Hi John,

Below are comments from FEMA Region I. John Grace was not available, but Molly Kaput is a specialist in the floodplain and insurance division and former CT liaison.

I also reviewed the cross-section provided by the attorney, which is very helpful to see what is being proposed.

Based on FEMA's comments, the pool/terrace combination is too low based on the BFE. The lowest point on the pool/terrace (excluding posts) has to be at or above BFE, and I believe it would have to be BFE+1 ft in Greenwich and also to satisfy the state building code. This is reiterated in Technical Bulletin 5, Free of Obstruction Requirements, Section 7.9 Swimming Pools and Spas, page 44:

Pools and spas adjacent to coastal buildings are allowed only if they will not act as obstructions that could lead to damage to nearby buildings. This effectively means that most pools and spas must be installed in-ground (either frangible or immovable) or completely elevated above the BFE. Swimming pools, spas, and related equipment are not covered by NFIP flood insurance.

So I see two options here:

1. Raise up the pool and terrace so the lowest horizontal structural member at or above BFE+1 ft. (17ft)
2. Locate the pool and terrace at grade (as close to existing grade as possible) and make sure it can resist flood forces in this location.

The applicant's team is relying on the language from Technical Bulletin 6, Section 6.2 Decks, Porches and Patios, page 18, stating that detached decks, porches and patios can be located below BFE. However, when developing this language, FEMA is referencing a "standard deck", meaning a wooden structure and a standard at grade patio. The proposed project is a very large, stone superstructure with an inset pool that has the potential to adversely affect the adjacent structure. It is beyond the scope of the guidance provided.

diane

Diane S. Ifkovic
State of Connecticut
Department of Energy & Environmental Protection
79 Elm Street
Land & Water Resources Division, 3rd floor
Hartford, CT 06106
Phone: (860) 424-3537
Email: diane.ifkovic@ct.gov
From: Kaput, Molly <Molly.Kaput@fema.dhs.gov>
Sent: Wednesday, June 24, 2020 8:55 AM
To: Sweeney, Daisy <Daisy.Sweeney@fema.dhs.gov>
Subject: RE: 7 Meadow Place, Greenwich (Norell CSPR)

I do not think the above ground pool is compliant unless they can show it will breakaway because it will divert the flow. Please see references from TB 5 below. (https://www.fema.gov/media-library-data/1585014651398-51e87b018df989c582615db14752736f/FEMA_TB5_508_rev03132020.pdf)

Thank you,
Molly

TB 5 Page 12
2018 IBC Section 3109.1 General.
Requires, within Coastal High Hazard Areas (Zone V) and Coastal A Zones, that the design and construction of swimming pools, spas, and hot tubs comply with the ISPSC, which requires pools to be designed in accordance with ASCE 24.

Change from 2015 to 2018 IBC: No change
Change from 2012 to 2015 IBC: Replaces specific requirements with reference to the ISPSC.

ASCE 24-14 Section 9.6.2 Pools in Coastal High Hazard Areas, Coastal A Zones and Other Flood Hazard Areas. Requires pools to be (1) elevated, (2) designed to break away without producing damaging debris, or (3) designed to remain in the ground without obstructing flow that could cause damage. Pools must be structurally independent of buildings and structures unless located in or on elevated floors or roofs that are above the DFE.
Change from ASCE 24-05: Clarifies pool requirements for pools within Coastal High Hazard Areas, Coastal A Zones, and other flood hazard zones.

TB 5 Page 44 Call Out Box:
SWIMMING POOLS AND SPAS
Pools and spas adjacent to coastal buildings are allowed only if they will not act as obstructions that could lead to damage to nearby buildings. This effectively means that most pools and spas must be installed in-ground (either frangible or immovable) or completely elevated above the BFE.

TB 5 Pages 44-45
Three options, also recognized by ASCE 24-14, Section 9.6.2, satisfy this requirement:
• The pool can be elevated so the bottom of the lowest horizontal structural member supporting the pool (and the pool itself) is at or above the required flood elevation,
• The pool can be designed and constructed to break away without producing debris capable of damaging nearby buildings, or
• The pool can be designed and constructed to remain in the ground and not divert flow or waves that can damage nearby buildings.

Molly Lucia Kaput
GiS Specialist | COVID-19 RRCC Planning Section | FEMA Region I
Office: (617) 832-4717 | Mobile: (267) 234-4087
molly.kaput@fema.dhs.gov

Federal Emergency Management Agency
fema.gov
Hi Jackie,
11’ for the pergola.
John

John Heagney
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830
203-661-8400
Jheagney@HLS248.com
Hi Jackie and Aleks,

Attached is an updated planting plan for 7 Meadow Place and two site photos for context.

Aleks,

Katie and Bill are available to discuss the latest plan with you if you would like to speak to them.

Below is a description of how the plan addresses the latest conservation comments:

1. The owner does not intend to remove all the trees from the site; there are 2 existing shade trees proposed to remain.
2. As shown in the attached site photos, one of the trees proposed to be removed is almost, if not entirely dead.
3. In replacement of the trees to be removed, 2 native shade trees as well as 55 arborvitae are proposed to be planted on the site.
4. Lastly, to reduce impervious coverage, part of the back terracing is proposed to be decking.

Please let us know if there is anything else we can do.

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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July 20, 2020

Scott Marucci  
DPW – Engineering Division  
c/o Planning & Zoning  
101 Field Point Road  
Greenwich CT 06830

Re:  7 Meadow Place - Lars and Lynne Norell  
CAM Application

Dear Mr. Marucci,

In response to your comments dated June 24, 2020, regarding the referenced application, we are providing the following:

- Coastal Site Plan Construction Set, revised to July 20, 2020;
- Drainage Summary Report, revised to July 20, 2020;
- Operations and Maintenance Plan Report, revised to July 20, 2020; and,

The following responses are enumerated to your comments:

1. A revised SC-100 form is included.
2. A revised SC-107 form is included.
3. The Drainage Summary Report Appendix C (calculations) was revised for TSS removal and conveyance computations, and included under a new cover.
4. The rear hardscaping shall be open-joint decking as specified on the site plans.
5. A new junction box is proposed to house the backflow preventer onsite. The details sheet was revised as necessary.
6. The Storm Drain Manhole detail was revised to list the correct frame and cover.
7. The Operations and Maintenance Plan Report was revised to include an item for stormwater control structures.

Thank you for your continued review.

Sincerely,

ROCCO V. D’ANDREA, INC.

Adam Cerini, EIT

LCD:adm  
Enclosures  
19MQ Trans Eng 3  
cc: SBP Homes
Engineer of Record Certification

Project Name: Single-Family Dwelling
Project Address: 7 Meadow Place, Old Greenwich
Engineer's Name: Leonard D'Andrea
Engineering Firm's Name: Rocco V. D'Andrea, Inc.
Street Address: 6 Neil Lane City: Riverside State: CT Zip: 06878
Phone: 203-637-1779 Fax: 203-637-1770 Email: ldc@rvdi.com

The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:

♦ Coastal Site Plan Review Set
♦ Drainage Summary Report

Stormwater Management Report Last Revision Date: 7-20-20
Number of Plan Sheets: 5 Last Revision Date: 7-20-20


Engineer's Signature: Date: 7-20-2020

Engineer's Seal
**DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION**

**PRE-CONSTRUCTION**

Property Address: 7 Meadow Place, Old Greenwich  
Tax Account No.: 06-1921/S

Building Permit No.: __________________________

**PLANS & DRAINAGE SUMMARY REPORT INFORMATION**

Engineering Firm: Rocco V. D'Andrea, Inc.

Design Plans Date: 7/20/20  
Drainage Report Date: 7/20/20

**PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)**

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<th>Total Property Area (SF)¹</th>
<th>Total Proposed Site Disturbance Area (SF)²</th>
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<th>Total Disconnected Impervious Area Under Proposed Conditions (SF)⁴</th>
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<tr>
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¹ The entire property area (i.e. parcel/lot area) based on property address and tax account number.

² The entire area being disturbed for the proposed construction activity (foundations, buildings, houses, stormwater systems, septic systems, pools, patios, accessory structures, vegetative soil cover modifications, etc.). The project disturbance area (delineated with construction/silt fence) shall be depicted on the design, construction, and mitigation plans, and shall be installed on-site prior to commencing land disturbance activities.

³ Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

⁴ All impervious surfaces that are directed to stormwater BMPs that meet the water quality volume (WQV) standard will be considered disconnected impervious cover. Acceptable stormwater BMPs are Bioretention (infiltrating/filtering), Constructed Stormwater Wetlands, Extended Dry Detention Basins (infiltration required), Gravel Wetlands, Constructed Wet Stormwater Ponds, Sand/Organic Filters (sand filters, tree filters, stormwater planters, etc.), Infiltration Systems (drywells, Cultecs, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, and Disconnected Impervious Area (must meet all the standards under Simple Disconnection on page 44 and 45 of the Drainage Manual).

⁵ Subtract the Total Disconnected Impervious Area Under Proposed Conditions (SF) from the Total Impervious Area Under Proposed Conditions (SF).

---

Engineer’s Signature: __________________________  
Date: 7-20-20

Engineer’s Seal

Form SC-107  
June 2019
DRAINAGE SUMMARY REPORT

For

Proposed Dwelling

At

7 Meadow Place
Old Greenwich, Connecticut

Prepared For

Lars R. Norell, Lynne N. Norell

REVISED
July 20, 2020

Original
March 2, 2020

Leonard C. D’Andrea, PE
CT License No. 14869

19MQ_dsr_3
# Table of Contents

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- Watershed Analysis 2
- Existing Conditions 2
- Proposed Conditions 2
- BMPs and LID 3
- Conclusion 3

## Exhibits
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- Watershed Map – Proposed Conditions Exhibit B
- USDA Soil Delineation Map Exhibit C
- FEMA Flood Insurance Rate Map (FIRM) Exhibit D

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- Credits for LID BMPs Appendix B
- Stormwater Design Calculations Appendix C
- HydroCAD Analysis – Existing Conditions Appendix D
- HydroCAD Analysis – Proposed Conditions Appendix E
- Soil Results Appendix F
Project Summary

The owner is proposing to remove the existing single-family dwelling and construct a new dwelling at 7 Meadow Place in Old Greenwich, Greenwich, CT. This property is located along Greenwich Cove and on the west side of Meadow Place. It lies within an R-12 single-family residential zone, within flood hazard zones AE (13’) and VE (16’), and covers 26,400 square feet more or less. In addition to the new dwelling, other construction includes a driveway, pool, site grading, landscaping, utility connections, and a drainage system.

The proposed development will increase the amount of impervious cover of the site from 5,130 to 9,990 square feet (+4,860 or 94.7%). The proposed drainage system is designed to provide water quality treatment and peak flow reduction per Town requirements, using Low Impact Development (LID) structures and techniques where feasible.

For a depiction of the site and the proposed development, refer to a set of plans prepared by Rocco V. D’Andrea, Inc. entitled “Coastal Site Plan Construction Set” revised July 20, 2020.

Watershed Analysis

Drainage patterns for the site were analyzed using HydroCAD version 10, with runoff data generated for the 1, 2, 5, 10, 25, 50 and 100-year storm frequency events.

In this analysis, the site and any offsite contributing area were divided into various drainage areas discharging to two points of concern (POCs). Referring to the watershed maps in Exhibits A & B, POC A is Greenwich Cove and POC B is Meadow Place.

According to the USDA soil delineation map included in Exhibit C, the property lies within a mapped area of HSG-A and HSG-B soils. However, on site soil testing as presented on the plans and appendix F show the presence of approximately two feet of fill over organics and clay. This model assumes the soils to be HSG-B.

Existing Conditions

Under existing conditions, the site contains a single-family dwelling, driveway, front walk, and rear patio. The grading is very flat and only a few feet above mean high water. The rear yard is supported by a seawall. A dock extends into the cove. The site is served by electric, water, gas, and sewer utilities. Onsite drainage infrastructure is limited to roof drains and one small pipe outfall near the northwest corner of the site. A catch basin and large drainage outfall are located nearby in the right of way. No adjacent property contributes runoff to the site. Existing condition drainage areas are depicted on the Watershed Map in Exhibit A. Refer to Appendix D for inputs and results of the HydroCAD model.

Proposed Conditions

Under proposed conditions, the existing development will be demolished and a new single-family dwelling constructed. Other new development includes a driveway, pool, site grading, landscaping, utility connections, and a drainage system. In addition, the seawall will be repaired.
Proposed condition drainage areas are depicted on the Watershed Map in Exhibit B. Refer to Appendix E for inputs and results of the HydroCAD model.

BMPs and LID

The rear hardscaping will be open-jointed decks with crushed stone below. In the model they are considered pervious area and no further stormwater treatment is required. Stone terraces were considered but rejected because there was no suitable treatment mechanism for discharge to a critical area (coastline).

The LID technique of Simple Disconnection will be used to treat runoff from impervious area such as the pool, some of the dwelling roof, and the front steps. These areas will discharge at grade and sheet flow over very gently sloping lawn areas which meet the Town requirements for Simple Disconnection flow paths. Refer to the LID Plan for a depiction of Simple Disconnection.

The LID permeable pavement system is proposed for a portion of the driveway. This area also accepts runoff from a portion of the roof. Gravel storage is provided below the pavement for treatment and detention of runoff. Due to soil conditions, the bottom of the system is only several inches above the clay layer and groundwater seep depth. Therefore, infiltration is not feasible and we are equipping the system with an underdrain that discharges to the Town drainage system in Meadow Place.

Conclusion

The following tables compare the peak flow rates and volumes to each POC for all modeled storm events. Peak flow reduction, existing to proposed, is met for POC B for the 10-year storm and larger. For the 2- and 5-year storms, the increase is 0.02 and 0.01 cfs respectively. This miniscule increase should be considered acceptable because it will have a negligible effect on the small section of street drainage between this property and the outfall at the end of the street. We request exemption for the peak flow reduction requirement for POC A since this represents a tidally influenced water body.

Satisfaction of water quality (WQV) and TSS removal requirements are shown in Appendix C. Runoff from approximately 34% of impervious area will be treated by a LID BMP. The remaining 66% will be treated by simple disconnection. Due to soil conditions, infiltration is not feasible anywhere onsite. Therefore we request exemption from the groundwater recharge (GRV) and runoff reduction (RRV) requirements.

During a storm event, there is a possibility of a storm surge that inundates land area and the BMPs. Therefore, this drainage model may not be accurate for large storm events.

Since the proposed development of the site will reduce the peak rate of runoff flowing off-site to each point of concern to the maximum extent practicable, and measures are proposed to provide treatment of runoff from new impervious surfaces, the design will not cause any adverse impacts to the site or surrounding area.
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<th>Peak Flow Rate (cfs)</th>
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OPERATIONS AND MAINTENANCE
PLAN REPORT

For

7 Meadow Place
Old Greenwich, CT

Prepared For

Lars R. Norell, Lynne N. Norell

REVISED
July 20, 2020

Original
March 2, 2020
Stormwater Management Practices
Maintenance Declaration
Stormwater Management Practices Maintenance Declaration

THIS DECLARATION is made this date, ____________, 20____, by and between the Town of Greenwich, a municipal corporation with principal offices located at 101 Field Point Road, Greenwich, CT 06830 and

[Owner(s) Name]

[Address]

hereinafter referred to as “Owner(s)” of the “Property” as more fully described in a deed recorded in Book _______ at Page _______ of the Greenwich Land Records. In accordance with the Town of Greenwich Drainage Manual as Amended, the “Owner(s)” agree to install and maintain stormwater management practice(s) on the subject Property in accordance with approved plans and conditions. The Owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended function in perpetuity. This Declaration includes the following exhibits located in the project files of one or all of the following Town of Greenwich Departments:

- Building Division – Permit # ____________________________
- Inland Wetlands and Watercourses Agency – Application # ____________________________
- Planning and Zoning – Application # ____________________________

Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. Approved Maintenance Plan dated ____________________________.

Exhibit B: Improvement Location Survey depicting “As-Built” conditions and showing an accurate location of each stormwater management practice affected by this Declaration. Approved Improvement Location Survey dated ____________________________.

Note: After construction has been verified and accepted by the Town of Greenwich for the stormwater management practices, this declaration shall be recorded by the Owner on the Greenwich Land Records and copies of the recorded document shall be submitted to all of the following Town of Greenwich Departments involved in the approval:

- Building Division
- Inland Wetlands and Watercourses Agency
- Planning and Zoning

Through this Declaration, the Owner(s) hereby subjects the Property to the following covenants, conditions, and restrictions:

1. The Owner(s), at its expense, shall secure from any affected owners of land all easements and releases of rights-of-way necessary for utilization of the stormwater practices identified in Exhibit B and shall record them with the Town Clerk. These easements and releases of rights-of-way shall
not be altered, amended, vacated, released or abandoned without prior written approval of the Town of Greenwich.

2. The Owner(s) shall be solely responsible for the installation, maintenance and repair of the stormwater management practices, drainage easements and associated landscaping identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

3. No alterations or changes to the stormwater management practice(s) identified in Exhibit B shall be permitted unless they are deemed to comply with this Declaration and are approved in writing by the Town of Greenwich.

4. The Owner(s) shall retain the services of a qualified inspector (as described in Exhibit A) to operate and ensure the maintenance of the stormwater management practice(s) identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

5. The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times. Inspection Documentation must be maintained as frequently as required in Exhibit A.

6. The Town of Greenwich or its designee is authorized to access the property as necessary to conduct inspections of the stormwater management practices or drainage easements to ascertain compliance with the intent of this Declaration and the activities prescribed in Exhibit A. Upon written notification by the Town of Greenwich or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the Town of Greenwich. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

7. If the Owner(s) does not keep the stormwater management practice(s) in reasonable order and condition, or complete maintenance activities in accordance with the Operation and Maintenance Plan contained in Exhibit A, or the required maintenance or repairs under 6 above within the specified time frames, the Town of Greenwich is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the practice(s) and prevent the practice(s) from becoming a threat to public health, safety, general welfare or the environment. In the case of an emergency, as determined by the Town of Greenwich, no notice shall be required prior to the Town of Greenwich performing emergency maintenance or repairs. The Town of Greenwich may levy the costs and expenses of such inspections, maintenance, repairs and appropriate fees against the Owner(s). The Town of Greenwich at the time of entering upon said stormwater management practice for the purpose of maintenance or repair may file a notice of lien upon the property affected by the lien. If said costs and expenses are not paid by the Owner(s), the Town of Greenwich may pursue the collection of same through appropriate court actions.

8. The Owner(s) hereby conveys to the Town of Greenwich an easement over, on and in the Property for the purpose of access to the stormwater management practice(s) for the inspection, maintenance and repair thereof, should the Owner(s) fail to properly inspect, maintain and repair the practice(s). The Town of Greenwich's execution of any repair or maintenance does not alter the Owner(s) responsibility to maintain in future.
9. The Owner(s) agrees that this Declaration shall be recorded and that the land described in a deed recorded in Book _______ at Page _______ of the Greenwich Land Records shall be subject to the covenants and obligations contained herein, and this Declaration shall bind all current and future owners of the property.

10. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the stormwater management practice(s). The information shall accompany the first deed transfer and include Exhibits A and B and this Declaration. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

11. The Owner(s) agree that the rights, obligations and responsibilities hereunder shall commence upon execution of the Declaration.

12. The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this declaration and bind the respective parties hereto.

13. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the Town of Greenwich harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter “Claims”, fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit “A” hereto, appurtenances, connections and attachments thereto which are the subject of this Declaration. The Proprietor, its agents, representatives, successors and assigns shall not be required to indemnify the Town, its officers, agents, servants, or employees, against any such damages occasioned solely by acts or omissions of the Town, its officers, agents, servants or employees, other than supervisory acts or omissions of the Town, its officers, agents; servants, or employees, in connection with such Claims or the enforcement of this Declaration.
IN WITNESS WHEREOF, the “Owner(s)” have executed this Declaration on this _____ day of ______________________, 20____.

By: ____________________________________________________________

[Owner(s)]

By: ____________________________________________________________

[Owner(s)]

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

) ss: Greenwich

The foregoing instrument was acknowledged before me on this_______ day of  
____________________, 20____, by ____________________________________________, the  
[Owner(s)]

“Owner(s)” of _____________________________.

[Address]

________________________________________

Notary Public

My Commission Expires On:

WHEN RECORDED RETURN COPY TO:
[All of the following departments involved in approval:  
Building Division, Inland Wetlands & Watercourses Agency, and Planning & Zoning]
Exhibit “A”

Operation and Maintenance Plan with Log
Exhibit A
Operations and Maintenance Plan
7 Meadow Place, Old Greenwich
July 20, 2020

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 7 Meadow Place are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:
   a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
   b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
   c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
   f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
   g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:
a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

3. Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:
   a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
b. For the first year, outfalls shall be inspected on a quarterly basis.
c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris shall be removed and repairs made as required.
f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

4. Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.):
   a. Changing the porous pavement surface to an impervious surface requires the review and approval of the Town of Greenwich DPW Engineering Division.
b. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
c. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall has ended, cleaning of porous pavement is recommended.
d. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
e. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
f. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
g. Power washing can be an effective tool for cleaning clogged areas. See manufacturer’s specifications.
h. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
i. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
j. Any additional maintenance required per the manufacturer’s specifications shall also be completed.
5. **Roof Gutters:**
   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

6. **Gravel below deck:**
   a. Changing the gravel surface to an impervious surface requires the review and approval of the Town of Greenwich DPW Engineering Division.
   b. Clean upon the completion of construction.
   c. The gravel shall be graded, debris shall be removed, and additional gravel added as needed during spring and fall cleanup.
   d. Check for standing water on the surface of the gravel after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, repair to the gravel surface is recommended.
   e. In the event that the gravel surface becomes clogged an engineer must be retained to determine how to restore the gravel pavement surface to its original condition.
   f. Any additional maintenance required shall also be completed.

7. **Stormwater Control Structures:**
   a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
   b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
   c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris shall be removed and repairs made as required.
   f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

**Disposal of Debris and Sediment:**

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

**Maintenance Records:**

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
June 10, 2020

Bianca Dygert  
Planning and Zoning Department  
Greenwich Town Hall  
101 Field Point Road  
Greenwich, CT 06830

Reference: Flood Zone Compliance Review  
7 Meadow Place, Norell CSPR  
RACE Project No. 2020006

Dear Ms. Dygert:

RACE COASTAL ENGINEERING (“RACE”) has been working with the Applicant and his design team on the proposed site improvement project at 7 Meadow Place. RACE’s scope of work included review of the proposed site improvements relative to flood zone compliance. Specifically, RACE reviewed the project elements for flood zone compliance with respect to FEMA guidelines and requirements, analyzed the proposed structures to determine flood loads for proper design, as well as, reviewed that the proposed work would not result in an increase in the Base Flood Elevation (BFE) at the site or on adjacent properties, in compliance with the Town of Greenwich Section 6-139.1. The proposed improvements include a new dwelling and ancillary structures including pool, lower level terrace with retaining wall adjacent to the pool, and upper level terraces adjacent to the dwelling. These improvements are outlined on the following project plans:


RACE’s original review was conducted in February 2020 but we have since revisited our analysis to also address Mr. John Gaucher’s comments in his May 27, 2020 email to you in regards to the proposed terrace and pool.

The site, as well as the adjacent properties, are located in the Special Flood Hazard Area (SFHA) on FEMA Flood Insurance Rate Map (FIRM) No. 09001C0514G effective July 8th, 2013. The flood zone designations on the existing site include Zone VE with a BFE of +16 feet (NAVD 88) and Zone AE with a BFE of +13 feet (NAVD 88). The Zone VE designation represents a Coastal High Hazard Area. The proposed pool, pool area terrace with retaining wall, and a portion of the upper terrace are to be located in the Zone VE. Based on drawings A-102 and S100B, the elevated terrace is supported on columns such that it really is a “deck”. The portion located in the Zone VE is to be constructed with breakaway walls below the BFE. Additionally, the structures located in the VE Zone will be structurally independent of the residential dwelling such that the dwelling will be located in the Zone AE.
It is the professional opinion of RACE that the design of the terrace is consistent with FEMA requirements. FEMA Technical Bulletin 5, Free of Obstruction Section 6.2 states the following in regards to decks, porches and patios:

*In Coastal High Hazard Areas, decks and porches outside the building footprint must meet one of the following conditions:*

- *If structurally attached to a structure, the bottom of the lowest horizontal structural member of the deck or porch must be at or above the BFE. Deck and porch supports that extend below the BFE (e.g., pilings, bracing) must comply with Zone V design and construction requirements, and the structure must be designed to accommodate any increased loads resulting from the attached deck or porch.*
- *If an attached deck or porch is located above the BFE but relies on support elements (posts, columns, braces) that extend below the BFE, the supports must comply with Zone V design and construction requirements.*
- *If a deck, porch, or patio (not counting its supports) lies in whole or in part below the BFE, it must be structurally independent from the structure and its foundation system.*

Since the terrace will be structurally independent from the dwelling and its foundation system, it fulfills this third requirement.

In regards to the proposed pool, ASCE 24-14 Section 9.6 and FEMA Technical Bulletin 5, Free of Obstruction Section 7.9, states the following:

- *The pool can be elevated so the bottom of the lowest horizontal structural member supporting the pool (and the pool itself) is at or above the required flood elevation, or*
- *The pool can be designed and constructed to break away without producing debris capable of damaging nearby buildings, or*
- *The pool can be designed and constructed to remain in the ground and not divert flow or waves that can damage nearby buildings.*

RACE has computed wave loads along the proposed pool wall. These loads were provided to the design team such that the proposed pool could be designed to remain in the ground during the base flood event in accordance with the above requirements. As such, it is the professional opinion of RACE that the proposed pool is consistent with FEMA guidelines for pools in the VE Zone.

In addition to being designed to accommodate the flood loads, RACE has performed the following analyses of the potential impacts to/from flooding of these structures for further compliance with FEMA and Town of Greenwich requirements:

1. A wave crest analysis of existing and proposed site conditions.
2. A wave runup analysis of existing and proposed site conditions.
3. A wave reflection analysis of existing and proposed site conditions.

RACE employed the USACE’s Automated Coastal Engineering System’s (ACES) *Windspeed Adjustment and Wave Growth* application to calculate the wave heights on site. Equations in FEMA’s *Coastal Construction Manual* (2011) were used to determine the maximum wave crest at the site. The analysis showed the proposed work does not increase the wave crest elevation on the site or adjacent properties.

Wave runup along the proposed pool and terrace wall was analyzed for the existing and proposed conditions as well using ACES’s *Irregular Wave Runup on Beaches* and *Wave Runup and Overtopping on*
Impermeable Structures application. The analysis demonstrated that there would be no increase in wave runup elevations on the site or adjacent properties.

The ACES Combined Reflection and Diffraction by a Vertical Wedge application was used to analyze wave reflection. An incident wave traveling perpendicular to the proposed walls was analyzed. The reflection analysis showed the BFE will not be increased at the site or adjacent sites due to reflected waves.

Based on our review, it is RACE’s professional opinion that the proposed site improvements will not create adverse impacts with respect to flooding at the site or adjacent properties. RACE’s analyses demonstrate that the proposed work to the structures in the Zone VE will:

1. Not increase wave crest elevations on the site or adjacent properties.
2. Not increase wave runup elevations on the site or adjacent properties.
3. Not increase wave crest elevations on the site or adjacent properties due to reflected waves.

As such, RACE certifies that there will not be an increase in the BFE site due to the proposed work.

Should you have any questions, please contact the undersigned at 203-377-0663.

Very truly yours,

RACE COASTAL ENGINEERING

Jill Pietropaolo, PE
Project Manager/Senior Coastal Engineer
NOTES:
1. The site is composed of Hinckley–Urban land complex (HSG–A) and Udorthents–Urban land complex (HSG–B). The model assumes HSG–B throughout.

2. Areas with no flowpath shown assumed to have Tc = 5 minutes.
NOTES:
1. The site is composed of Hinckley–Urban land complex (HSG–A) and Udorthents–Urban land complex (HSG–B). The model assumes HSG–B throughout.

2. Areas with no flowpath shown assumed to have \( T_c = 5 \) minutes.

PROPOSED CONNECTION TO EXISTING DRAIN
PROPERTY LINE IS MODEL BOUNDARY
FLAT ROOF AREA ROUTED TO REAR, REFER TO ARCHITECTURALS
AREA B2 TO PAVERS; PERMEABLE PAVER SYSTEM TO POC B

MEAN HIGH WATER IS MODEL BOUNDARY
AREA A1 TO POC A
FLOWPATH (TYP.)
AREA B1 TO POC B
Date       June 8, 2020

Lars Norell
12 Eggleston Lane
Greenwich, CT 06870

SUBJECT:  DEEP License #: 202003829-COP
7 Meadow place, Greenwich

Dear Mr. Norell:

Please find attached a copy of your subject license and relevant enclosures which are being issued pursuant to your application of March 11, 2020. Your attention is directed to the conditions of the license. All work must conform to that which is specifically authorized.

Any work in regulated areas of the State which has not been authorized by a valid license is a violation of state law and subject to enforcement action by the Department of Energy & Environmental Protection and the Office of the Attorney General.

Your initiation of authorized activities will be relied upon as your agreement to comply with the terms and conditions of the license.

If you have not already done so, you should contact your local Planning and Zoning Office and the U. S. Army Corps of Engineers to determine local and federal permit requirements on your project, if any. Write the Corps' New England District, Regulatory Branch, 696 Virginia Road, Concord, MA 01742-2751; http://www.nae.usace.army.mil/ or call 1-800-343-4789.

If you should have any questions or concerns, please contact me at (860) 424-3660, or john.gaucher@ct.gov.

Sincerely,

John Gaucher, Environmental Analyst III
Land & Water Resources Division
Bureau of Water Protection & Land Reuse

Enc(s): License # 202003829-COP ; LWRD General Conditions ; Site Plan Set ; Land Record Filing ; Work Commencement Form ; Compliance Certification Form, NDDB Determination 202002209 dated February 19, 2020

cc:  File 202003829-COP
cc (via email):  Lars Norell, lars.norell@altuspower.com
                 Karen Michaels, Karen.michaels@ct.gov
                 Jill Pietropaolo, jull@racecoastal.com
First Selectman Camillo, fred.camillo@greenwichct.org
Harbor Master, imacmillan@mindspring.com
Harbor Management Commission, moorings@greenwichct.org
Shellfish Commission, roger@c2trans.com
USACE, diane.m.ray@usace.army.mil
Connecticut Department of Energy and Environmental Protection License*

Certificate of Permission

Licensee(s): Lars Norell

Licensee Address(s): 12 Eggleston Lane
Old Greenwich, CT 06870

License Number(s): 202003829-COP

Municipality: Greenwich

Project Description: Minor modification and repair to existing stone seawall

Project Address/Location: 7 Meadow Place

Waters: Greenwich Harbor

Authorizing CT Statute(s) and/or Federal Law: CGS Section 22a-28 to 35; CGS Section 22a-359 to 363g; CGS Section 22a-90 to 112

Applicable Regulations of CT State Agencies: 22a-30-1 to 17

Agency Contact: Land & Water Resources Division, Bureau of Water Protection & Land Reuse, 860-424-3019

License Expiration: Five (5) years from the date of issuance of this license.


License Enclosures: LWRD General Conditions, Site Plan Set, Land Record Filing, NDDB Determination #202002209 Dated February 19, 2020, Work Commencement Form, Compliance Certification Form

*Connecticut’s Uniform Administrative Procedure Act defines License to include, “the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law.”
**Authorized Activities:**

The Licensee is hereby authorized to conduct the following work as described in application #202003829-COP and as depicted on any site plan sheets / sets cited herein:

1. Maintain an approximately 340’ long stone wall by:
   a. resetting loose stones with mortar;
   b. installing 12 (6”) weep holes approximately 20’ apart; and
   c. installing a 1’ wide gravel-filled trench wrapped with filter fabric landward of the existing wall.
2. Construct a set of stone steps inset into the existing stone wall.

*Failure to comply with the terms and conditions of this license shall subject the Licensee and/or the Licensee’s contractor(s) to enforcement actions and penalties as provided by law.*

**This license is subject to the following Terms and Conditions:**

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.

2. **Turtle Best Management Practices.** The Licensee shall comply with best management practices as outlined in the February 19, 2019 NDDB Determination No.202002209, attached hereto, to protect the northern diamondback terrapin (*Malaclemys t. terrapin*).

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

June 8, 2020

Date

Brian P. Thompson
Division Director
Land & Water Resources Division
General Conditions for Land & Water Resources Division Licenses

1. Land Record Filing (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only). The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.

2. Contractor Notification. The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee’s contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.

3. Work Commencement1. Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to the Commissioner, on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.

   - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.

   - For emergency activities authorized pursuant Connecticut General Statutes Section 22a-6k, the Licensee shall notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.

4. For Coastal Licenses Only - License Notice. The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.

5. Unauthorized Activities. Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be

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1 The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.
deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means “wetland” as defined by section 22a-29 and “freshwater wetlands and watercourses” means “wetlands” and “watercourses” as defined by section 22a-38.

6. **Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:

   - Unconfined instream work is limited to the period June 1 through September 30.

   - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.

   - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.

   - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.

7. **For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee’s Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee’s responsibility to obtain such warnings when flooding is anticipated.

8. **Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control*, the *2004 Connecticut Stormwater Quality Manual*, or the *Department of Transportation’s ConnDOT Drainage Manual*, as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.

9. **Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and managed in a manner which prevents additional impacts to wetlands and watercourses.

10. **Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing
or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, “pollution” means “pollution” as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the Connecticut Guidelines for Soil Erosion and Sediment Control as revised, 2004 Connecticut Stormwater Quality Manual, Department of Transportation’s ConnDOT Drainage Manual as revised, and the Department of Transportation Standard Specifications as revised.

11. Work Site Restoration. Upon completion of any authorized work, the Licensee shall restore all areas impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.

12. Inspection. The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.

13. Change of Use. (Applies only if a use is specified within the License “Project Description”)

a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.

b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.

14. De Minimis Alteration. The Licensee shall not deviate from the authorized activity without prior written approval from the Commissioner. The Licensee may request a de minimis change to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

15. Extension Request. The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to the Commissioner at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. It shall be the Commissioner’s sole discretion to grant or deny such request.
16. Compliance Certification. Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to the Commissioner the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may require the Licensee to submit as-built plans as a condition of this license.

17. Maintenance. The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.

18. No Work After License Expiration. Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.

19. License Transfer. The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee’s obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.

20. Document Submission. Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

   Regulatory Section
   Land & Water Resources Division
   Department of Energy and Environmental Protection
   79 Elm Street
   Hartford, Connecticut 06106-5127
   860-424-3019

21. Date of Document Submission. The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word “day” as used in the license means calendar day. Any document or action which is required by the license to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.

22. Certification of Documents. Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under the license shall be signed by the Licensee and by the individual or individuals responsible for actually preparing such
document, each of whom shall certify in writing as follows: “I have personally examined and
am familiar with the information submitted in this document and all attachments and certify
that based on reasonable investigation, including my inquiry of those individuals responsible
for obtaining the information, the submitted information is true, accurate and complete to the
best of my knowledge and belief, and I understand that any false statement made in this
document or its attachments may be punishable as a criminal offense.”

23. **Accuracy of Documentation.** In evaluating the application for the license, the Commissioner
has relied on information and data provided by the Licensee and on the Licensee’s
representations concerning site conditions, design specifications and the proposed work,
including but not limited to representations concerning the commercial, public or private nature
of the work or structures, the water-dependency of said work or structures, its availability for
access by the general public, and the ownership of regulated structures or filled areas. If such
information proves to be false, deceptive, incomplete or inaccurate, the license may be
modified, suspended or revoked, and any unauthorized activities may be subject to
enforcement action.

24. **Limits of Liability.** In granting the license, the Commissioner has relied on all representations
of the Licensee, including information and data provided in support of the Licensee’s
application. Neither the Licensee’s representations nor the issuance of the license shall
constitute an assurance by the Commissioner as to the structural integrity, the engineering
feasibility or the efficacy of such design.

25. **Reporting of Violations.** In the event that the Licensee becomes aware that they did not or
may not comply, or did not or may not comply on time, with any provision of this license or
of any document incorporated into the license, the Licensee shall immediately notify the
agency contact specified within the license and shall take all reasonable steps to ensure that
any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent
possible. In so notifying the agency contact, the Licensee shall provide, for the agency’s review
and written approval, a report including the following information:

a. the provision(s) of the license that has been violated;

b. the date and time the violation(s) was first observed and by whom;

c. the cause of the violation(s), if known;

d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and
times(s) it was corrected;

e. if the violation(s) has not ceased, the anticipated date when it will be corrected;

f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the
date(s) such steps were implemented or will be implemented; and

g. the signatures of the Licensee and of the individual(s) responsible for actually preparing
such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the
Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333.
The Licensee shall comply with any dates which may be approved in writing by the
26. Revocation/Suspension/Modification. The license may be revoked, suspended, or modified in accordance with applicable law.

27. Other Required Approvals. License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.

28. Rights. The license is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.

29. Condition Conflicts. In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee’s responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.
Ms. Jill Pietropaolo  
RACE Coastal Engineering  
611 Access Road  
Stratford, CT 06615  
jill@racecoastal.com

Project: Seawall repairs and dock extension at 7 Meadow Place in Old Greenwich, Connecticut  
NDDB Determination No.: 202002209

Dear Jill Pietropaolo,

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map provided for the proposed retention and maintenance of an existing seawall and pier extension at 7 Meadow Place in Old Greenwich, Connecticut. According to our information there are records of State Special Concern Northern diamondback terrapin (Malaclemys t. terrapin) nesting on neighboring properties.

**Diamondback Terrapin:** The northern diamondback terrapin is the only species of turtle in North America that spends its life in brackish water (water that is less salty than sea water). Diamondback terrapins are most abundant in tidal estuaries west of the Connecticut River. They are tolerant of some pollution and are known to congregate at warm water discharge outputs of power stations along the Connecticut shoreline. Habitat destruction, degradation or alteration and fragmentation of saltmarsh and sandy coastal shores all threaten diamondback terrapin populations. Turtles are also particularly vulnerable to any activity that consistently reduces adult survivorship. Disturbances to saltmarshes and sandy borders of coastal marshes, dunes and sandy beaches are all potentially detrimental activities for the diamondback terrapin. The greatest concern during projects occurring in diamondback terrapin habitat are turtles being run over and crushed by mechanized equipment. Reducing the frequency of habitat altering machinery would be beneficial in minimizing direct mortality of adults.

These best management practices are recommended for these turtles include:

- Completing the proposed construction activity between the months of December and April to minimize the potential for disturbance to the terrapin.

- In the event that construction cannot be completed during the winter months then the work may be performed between May and November in accordance with the protection measures and Best Management Practices below:

1. Daily inspections should be conducted during the construction period to monitor for any malaclemys t. terrapin. All construction workers should be advised and educated about these turtles and protection strategies.

2. Silt Fencing should be installed around the work area prior to commencement of construction. Said erosion control should not be embedded with any netting and should be inspected daily.
3. A visual inspection should be conducted once silt fencing is in-place and prior to start of any work activity to locate any potential turtles.

4. All work personnel will be notified to be alert for the potential presence of the turtles and will be provided with a description of the species. Any turtle that may be discovered will be carefully moved, without harm, to a location outside the work area, and positioned in the same orientation that it had been moving.

5. No vehicles or machinery should be parked in any identified turtle habitat.

6. Special care to avoid harm to basking or foraging individuals should be taken for any work conducted in the early morning and evening hours.

7. Report any observations of these turtles to our DEEP-NDDB Program at deep.nddbrequest@ct.gov as soon as possible.

If these protection strategies are followed then the proposed activities will lessen the impact on these turtles. I have attached a fact sheet so you may educate workers about this turtle.

This determination is good for two years. Please re-submit an NDDB Request for Review if the scope of work changes or if work has not begun on this project by February 19, 2022.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection’s Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits.

Please contact me if you have further questions at (860) 424-3592, or dawn.mckay@ct.gov. Thank you for consulting the Natural Diversity Data Base.

Sincerely,

Dawn M. McKay
Environmental Analyst 3
Background: The Northern diamondback terrapin is the only species of turtle in North America, including Connecticut, that spends its life in brackish water (water that is less salty than sea water). Diamondback terrapins are most abundant in tidal estuaries west of the Connecticut River. They are tolerant of some pollution and are known to congregate at warm water discharge outputs of power stations along the Connecticut shoreline.

In the early 1900s, diamondbacks were a popular gourmet food. Their numbers declined due to unregulated harvesting and habitat loss through coastal development. Motorboat propellers have been responsible for inflicting serious wounds to terrapins, usually causing death. Terrapins also become trapped and then drown in submerged crab and lobster pots. During the nesting season, many females are killed as they attempt to cross coastal roads in search of nesting areas.

The diamondback terrapin is currently protected by Connecticut Regulation 26-66-14a which states that there is no open season for taking terrapins in any development stage. Therefore, diamondback terrapins can no longer be collected or possessed in Connecticut.

Range: The northern subspecies of the diamondback terrapin occurs along the Atlantic coast from Cape Cod, Massachusetts, to Cape Hatteras, North Carolina. Other subspecies are found from Cape Hatteras south to the Florida Keys and west along the Gulf Coast and the Texas coastline.

Description: Diamondback terrapins have a gray, light brown, or black top shell (carapace) that is broad and patterned with concentric rings or ridges. The carapace is also wedge-shaped, and when viewed from above, the widest part is in the rear. The under shell (plastron) can range from yellowish to greenish gray, with or without bold, dark markings. The large feet are webbed, and the head and limbs may be spotted. Male terrapins are smaller than the female, weighing an average of 0.5 pounds and measuring 4-5.5 inches in length. Females weigh an average of 1.5 pounds and measure 6-9 inches long.

Habitat and Diet: Diamondback terrapins live in the brackish water of salt marshes, estuaries, and tidal creeks. They feed on fish, marine snails, crabs, marine and tidal mollusks, carrion, clams, and worms.

Life History: Adult terrapins nest on sandy borders of coastal salt marshes or in dunes from June to July. Maximum egg-laying activity usually occurs at high tide, ensuring that the eggs will be laid above the high water level. The females dig cavities 4 to 8 inches deep, depositing 4 to 18 pinkish white eggs (average 9), which are about 1.5 inches long, leather-like, and thin-shelled, with a blunt end. The eggs hatch in 9 to 15 weeks. The 1 to 1.25-inch hatchlings are patterned similar to the adults, but brighter. Occasionally after hatching, the young may remain in the nest for the first winter, emerging in April and May to head for brackish waters. Multiple nestings during one season have not been documented in Connecticut; however, studies in New York indicate that females lay at least two clutches per nesting season. Females reach sexual maturity in about 7 years; males mature earlier.

Interesting Facts: The diamondback terrapin is the only marine species of turtle that regularly occurs in Connecticut. The turtles hibernate during winter submerged in the mud of tidal creeks.

During the early 1930s, when terrapin numbers decreased, the popularity of this turtle as a food item faded. Terrapin populations have since rebounded with the lack of harvesting pressure.

Adult terrapins are often seen basking on mud flats.

The excess salt that terrapins consume in their diet is excreted through special glands at the eye.
Research indicates that diamondback terrapins have temperature-dependent sex determination. Artificial incubation of eggs at low temperatures has produced all male hatchlings, while incubation at higher temperatures has produced all females.

Diamondback terrapin nests are depredated by skunks, raccoons, and foxes. Upon emerging from the nest, young hatchlings are often eaten by gulls, crows, and black-crowned night-herons. Although the hatchlings are less vulnerable to predation when in water, they can still be preyed on by herons and predatory fish.

Terrapins have a long lifespan of about 25 to 40 years.

How You Can Help: You can help conserve Connecticut's diamondback terrapin population by supporting the protection, conservation, and restoration of Connecticut’s salt marsh habitats.

If you are a boater, navigate carefully in tidal creeks and estuaries where large numbers of terrapins may gather in late spring to mate at the water’s surface. Boaters are also reminded that it is a violation of the Federal Pollution Control Act to pump or discharge any kind of oil into navigable waters. Oil spills have the potential to devastate many coastal wildlife populations, including terrapins.

All turtles should stay in the wild. Not only is collecting a diamondback terrapin illegal in Connecticut, but it can hurt the population. A terrapin taken from the wild often becomes sick and dies. When a captive turtle is released, it is often killed by predators or run over by vehicles as it tries to return to its original home from unfamiliar surroundings.

While driving on coastal roads in June and July, be aware of any turtles that may be crossing the road to nest. If you see a turtle crossing the road, move it to the side that it is headed, if it is safe for you to do so. Do not take the turtle to a "safer" place. Remember, turtles have a home area that they are familiar with and they will try to return there.

(rev. 9/2008)
**GENERAL NOTES**

1. THE PURPOSE OF THESE DRAWINGS ARE FOR REGULATORY REVIEW ONLY.

2. VICINITY MAP TAKEN FROM USGS CONNECTICUT-FAIRFIELD COUNTY, STAMFORD QUADRANGLE 7.5 MINUTE SERIES.

3. ELEVATIONS REFERENCE NAVD88, UNLESS NOTED OTHERWISE.

4. THIS SITE INFORMATION HAS BEEN TAKEN FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY DEPICTING 7 MEADOW PLACE IN GREENWICH, CONNECTICUT", PREPARED FOR NICOLE AND CHRISTOPHER LUST, BY ROCCO V. D'ANDREA, INC., DATED 03-26-2013, AND REVISED ON 12-14-2014.

5. SUPPLEMENTARY INFORMATION OBTAINED BY RACE COASTAL ENGINEERING, LLC ON 01-30-2020 AND ONLY REPRESENT THE SITE CONDITIONS AT THAT TIME.

6. TIDAL ELEVATION DATA HAS BEEN TAKEN FROM BENCH MARK SHEET FOR STAMFORD, CT 8469198 FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION TIDES AND CURRENTS WEBSITE.

### DRAWING LIST

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<tbody>
<tr>
<td>1</td>
<td>TITLE SHEET &amp; GENERAL NOTES</td>
</tr>
<tr>
<td>2</td>
<td>VICINITY MAP</td>
</tr>
<tr>
<td>3</td>
<td>TAX ASSESSOR'S MAP</td>
</tr>
<tr>
<td>4</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>5</td>
<td>EXISTING PARTIAL PLAN</td>
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<tr>
<td>6</td>
<td>PROPOSED PARTIAL PLAN</td>
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<td>7</td>
<td>EXISTING AND PROPOSED SECTIONS A-A</td>
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<td>EXISTING AND PROPOSED SECTIONS B-B</td>
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### PROJECT TIDAL ELEVATIONS:

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<th>MLW (FT)</th>
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VICINITY MAP

Prepared For:
LARS NORELL
12 EGGLESTON LANE
OLD GREENWICH, CT 06870

Project:
7 MEADOW PLACE SEAWALL
7 MEADOW PLACE
OLD GREENWICH, CT 06870

Datum:
NAVD88

Scale:
1"=1000'

Date:
02-25-2020

Drawn By:
SLB

Checked By:
JAP

Rev.:

Project No.:
2020006

Drawing No.:
2 of 8
STONE RIPRAP TOE PROTECTION
 TIMBER PILE (TYP)
 TIMBER PILE (TYP)
 STONE MAVORY SEAWALL
 STONE MAVORY SEAWALL
 HOLE IN WATERWARD FACE OF WALL (TYP)
 HOLE IN WATERWARD FACE OF WALL (TYP)
 WOODEN PIER 4.5' X 5.1'
 WOODEN PIER 4.5' X 5.1'
 GAPS AND UNDERMINING IN WATERWARD FACE OF WALL
 UNDERMINING AND WASHOUT BELOW WALL
 SINKHOLE (TYP)
 SINKHOLE (TYP)
 UNDERMINING AND WASHOUT BELOW WALL
 STONE RIPRAP TOE PROTECTION
 STONE RIPRAP TOE PROTECTION
 TIDAL WETLANDS
 TIDAL WETLANDS
 MHW EL. 3.4' & CJL EL. 5.5' ALONG FACE OF WALL
 EXISTING PARTIAL PLAN
NOTE:
1. ANY WETLANDS WHICH MAY BE DISTURBED WILL BE TEMPORARILY RELOCATED AND REPLANTED UPON COMPLETION OF REPAIRS.
NOTE:
1. MLW EL. -3.8 OUTSIDE THE SCOPE OF DRAWING
2. ANY WETLANDS WHICH MAY BE DISTURBED WILL BE TEMPORARILY RELOCATED AND REPLANTED UPON COMPLETION OF REPAIRS.
NOTE:
1. MLW EL. -3.8 OUTSIDE THE SCOPE OF DRAWING

PROPOSED SECTION B-B

EXISTING SECTION B-B

STAIRS WITHIN EXISTING WALL FOOTPRINT (BEYOND)

TOP OF WALL EL. 7.4'

UPLAND GRADING BY OTHERS

FILTER FABRIC

CRUSHED STONE

LANDING EL. 3.35'

CHINK AND RESET STONE AS REQUIRED

GRADE VARIES

Void in Existing Wall

MHW EL. +3.4'

CJL EL. +5.5'

HTL EL. +4.8'

GRADE VARIES

TOP OF WALL EL. 7.4'

1"=4'

1-21”.2"
Land Record Filing*

To: Clerk

Signature and

NOTE: Due to the electronic delivery of this license and the legal requirement to have a live signature on this document, the “Land Record Filing” as detailed in General Condition #1 will be sent to you via U.S. Mail.

Date:

Subject: License #

If you have any questions pertaining to this matter, please contact the Land & Water Resources Division at 860-424-3019.

Return to:

Land & Water Resources Division
State of Connecticut
Department of Energy & Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

*The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance.
Work Commencement Form

To: Regulatory Section
   Department of Energy and Environmental Protection
   Land & Water Resources Division
   79 Elm Street
   Hartford, CT 06106-5127

Licensee Name: Lars Norell
Municipality in which the project is occurring: Greenwich
DEEP License No(s): 202003829-COP

CONTRACTOR(s):

# 1 Name: __________________________________________
   Address: __________________________________________
   Telephone: _________________________________________
   E-mail: ___________________________________________

# 2 Name: __________________________________________
   Address: __________________________________________
   Telephone: _________________________________________
   E-mail: ___________________________________________

# 3 Name: __________________________________________
   Address: __________________________________________
   Telephone: _________________________________________
   E-mail: ___________________________________________

Date Contractor(s) received a copy of the license and approved plans: _____________

EXPECTED DATE OF COMMENCEMENT OF WORK: _____________
EXPECTED DATE OF COMPLETION OF WORK: ________________

LICENSEE: ____________________________________________________ (Signature)
                                                     ______________________________ (Date)
Compliance Certification Form

The following certification must be signed by the licensee working in consultation with a Connecticut-licensed design professional and must be submitted to the address indicated at the end of this form within ninety (90) days of completion of the authorized work.

1. Licensee Name: Lars Norell
   DEEP License Number(s): 202003829-COP
   Municipality in which project is occurring: Greenwich

2. Check one:
   (a)  □ “I certify that the final site conditions and / or structures are in general conformance with the approved site plans”. Identify and describe any deviations and attach to this form.
   (b)  □ “The final site conditions and / or structures are not in general conformance with the approved site plans. The enclosed “as-built” plans note the modifications”.

3. “I understand that any false statement in this certification is punishable as a criminal offence under section 53a-157b of the General Statutes and under any other applicable law.”

   Signature of Licensee
   Name of Licensee (print or type)
   Date

   Signature of CT-Licensed Design Professional
   Name of CT-Licensed Design Professional (print or type)
   Date

   Professional License Number (if applicable)

   Affix Stamp Here

- As-built plans shall include: elevations or tidal datums, as applicable, and structures, including any proposed elevation views and cross sections included in the approved license plans. Such as-built plans shall be the original ones and be signed and sealed by an engineer, surveyor or architect, as applicable, who is licensed in the State of Connecticut.

- The Licensee will be notified by staff of the Land and Water Resources Division (LWRD) if further compliance review is necessary. Lack of response by LWRD staff does not imply compliance.

Submit this completed form to:
Regulatory Section
Department of Energy and Environmental Protection
Land & Water Resources Division
79 Elm Street
Hartford, CT 06106-5127
SITE PLAN APPLICATION

☐ PRELIMINARY  □ FINAL

Project Name: 7 Meadow Place
Project Address: 7 Meadow Place, Old Greenwich, CT 06870
Property Owner(s): 7 Meadow Place, LLC
Tax Account Number(s): 06-3802/S Zone(s): R-12 Lot Area: 26,400 sf

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: Thomas J. Heagney  Firm name: Heagney, Lennon & Slane, LLP
Street Address: 248 Greenwich Avenue  City: Greenwich  St: CT  Zip: 06830
Phone: (203) 661-8400  Email: THeagney@HLS248.com
Signature: Date: 3/14/2020

PROPERTY OWNER(S) AUTHORIZATION

Name: 7 Meadow Place LLC
Street Address: ____________________________  City: ____________________________ ST:  Zip:
Phone: ____________________________  Email: ____________________________
Signature: *See Authorization Letter  Date: ____________________________

To be completed by P&Z staff only:
Check # 44839  Check Amount: $1070.00
Application # PZ20200000245  PZ Site Plan App 2018
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<td>83.0%</td>
<td>65.3%</td>
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<td><strong>AGE OF STRUCTURE</strong></td>
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This Site Plan Involves:

- ☐ ADDITIONS
- ☐ ALTERATIONS
- □ DEMOLITION
- ☐ RE-CONSTRUCTION
March 16, 2020

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

RE: 7 Meadow Place  
Old Greenwich, CT 06870

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.

7 MEADOW PLACE LLC

[Signature]
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant's Name: Lars R. Norell, Lynne N. Norell

Date: March 2, 2020

Address:_______________________________________________

Project Address or Locations: 7 Meadow Place, Old Greenwich

The following information must be supplied by the applicant and submitted in addition to, and along with, any application, plans and data required for approval of the proposed project under the zoning and/or subdivision regulation of the municipality. Attach additional sheets if more space is required.

1. PLANS

A. Project Plan(s)
This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures, and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

B. Costal Resources
This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 22a-93(7) of the Connecticut Coastal Management Act) on and contiguous to the site.

2. WRITTEN INFORMATION

A. Description of the Proposed Project
Describe the entire project including types of buildings and structures, uses, methods and timing of construction, type and extent of development adjacent to the site. This information should supplement and/or clarify plans in 1(A) above.

The existing single-family dwelling will be demolished. A new dwelling will be constructed. Other improvements include a pool, driveway, landscaping, utility connections, and a stormwater system.

RECEIVED
MAR 19 2020
PLANNING & ZONING COMMISSION

1 PZReviewCoastalSitePlan
B. Description of Coastal Resources

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in 1(B) above.

The site is located within the flood hazard zone. The adjacent areas consist of modified escarpments, intertidal flats, and regulated tidal wetlands.

C. Assessment of the Suitability of the Project for the Proposed Site and the Capability of the Resources to Accommodate the Proposed Use.

(1) Identify any and all coastal use policies (in Section 22a-92(10)(b)(1) of Connecticut Coastal Management Act) applicable to the proposed project.

General development within coastal boundary

(2) Identify and all coastal resource policies (in Section 22a-92(10)(b)(2) of Connecticut Coastal Management Act) applicable to the proposed project.

Managing coastal hazard areas

(3) Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy, the project should be modified to reduce or eliminate the conflict).

The project conforms to all applicable Town of Greenwich regulations with respect to development in the coastal overlay zone.

D. Evaluation of the Potential Beneficial and Adverse Impacts of the Project and Description of Proposed Methods to Mitigate Adverse Effects.

(1) Identify and describe the potential adverse impacts (as defined in Section 22a-93(15) of Connecticut Coastal Management Act and potential beneficial impacts of the project on coastal resources.

Potential adverse impacts include degrading existing drainage patterns and causing soil erosion during construction.

FOR WATERFRONT PROPERTY ONLY:

(2) Is the project a water dependent use as defined in Section 22a-93(16) OF THE CONNECTICUT Coastal management Act? If, so, explain why.

This site is a waterfront property, but is not a water dependent use. The proposed residential use is designated by Planning & Zoning.

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MAR 19 2020
FOR WATERFRONT PROPERTY ONLY:

(3) Describe the impacts of effects (either positive or negative) that the project will have on future water dependent uses or development on and adjacent to this site as defined in Section 22a-93(17).

This project does not restrict the possibility of future redevelopment of this property for a water dependent use.

(4) Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in D(1) and, if applicable, on future water dependent development opportunities described in D(3).

The proposed drainage system treats stormwater runoff. The proposed sedimentation and erosion controls protect water quality and soils during construction.

E. Demonstration of the Acceptability of Remaining or Unmitigated Adverse Impacts on Coastal Resources and Future Water Dependent Uses and Development.

(1) Describe any adverse impacts that remain after employing all reasonable mitigation measures.

No adverse impacts remain.

(2) Explain why these remaining adverse impacts were not mitigated.

n/a

(3) Explain why the commission reviewing this application should find these remaining adverse impacts to acceptable.

n/a

RECEIVED
MAR 19 2020
PLANNING & ZONING COMMISSION
Mr. Peter Mangs
Applications Coordinator
Planning and Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Coastal Site Plan Application - 7 Meadow Place, Old Greenwich, CT 06870

Dear Peter:

Enclosed in support of the above referenced Coastal Site Plan Application, please find the following:

1. Site Plan Application Checklist;
2. Site Plan Application, 8 copies;
3. Application for Review of Coastal Site Plan, 8 copies;
4. Narrative, 8 copies;
5. Affidavit of Notice to abutting property owners and certificate of mailing;
6. Aerial and Topographic GIS Maps;
7. Assessor’s Field Card;
8. Authorization Letter;
9. Architectural Plans, 8 full-size and 8 reduced copies;
10. Floor Area Worksheets, 3 full-size and 8 reduced copies;
11. Site Plan, 15 full-size and 10 reduced copies;
12. Zoning Location Survey, 15 full-size and 10 reduced copies;
13. Grade Plane Plan, 3 copies;
14. DCIA Certification Pre-Construction Form SC-107, 5 copies;
15. Operations and Maintenance Plan Report, 5 copies;
16. Drainage Summary Report, 5 copies;
17. IWWA Greensheet;
18. CD of Engineering Materials; and
19. Check representing the filing fee for Coastal Site Plan Application and State fee.

Please schedule this item for the next available agenda. Thank you for your assistance in this matter.

Very truly yours,

Thomas J. Heagney

RECEIVED
MAR 19 2020
PLANNING & ZONING COMMISSION
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Inland Wetlands & Watercourse Agency - 203-622-7736 - Fax: 203-622-7764

PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 7 Meadow Place, Old Greenwich, CT 06870

Property Owner: 7 Meadow Place LLC
Address: 7 Meadow Place, Old Greenwich CT 06870

Contact Information – Email or Cell Phone: (203) 661-8400

Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich CT 06830

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

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

Appl. # __________________________

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

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

FEE: $85 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 3/16/20

IWWA Questionnaire Revised 3/4/2020
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 Mangs, who can be reached by (email) Peter.Mangs@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.
NARRATIVE

Applicant, 7 Meadow Place, LLC, proposes to demolish the existing single-family dwelling and construct a new 7,517sf new dwelling and new pool.

Final coastal site plan review is requested for the proposed construction at a property on Greenwich Cove; as well as proposed seawall repair, proposed steps, renovated dock and associated improvements to be approved by the State Department of Energy and Environmental Protection. A landscaping plan will be submitted to demonstrate the project is in keeping with the goals of the Plan of Conservation and Development. The proposed construction will not materially obstruct significant waterfront views since the property was previously developed with a single-family dwelling. The development does not unreasonably adversely affect storm drainage. The project will remain consistent with the Coastal Management Act by not having an adverse impact on coastal resources nor an adverse impact on future water-dependent development opportunities.

The new dwelling will be located in the AE flood zone and will comply with the flood zone construction standards with smart vents on the lower level and water sensors in the elevator shaft to raise the elevator to the first floor in the event of flooding. All of the electrical, plumbing, and mechanical lines and connections will be located one foot above the base flood elevation. The pool terrace will be structurally separate from the proposed dwelling. In accordance with BZR §6-139.1(c)(22.1), the flood zone grade plane applies to the proposed dwelling rather than average grade; and the lower floor has been excluded from floor area calculation and story count. The proposed structure comes in below the special permit threshold for volume at 147,136cf, inclusive of the lower floor.
The project will comply with all of the zoning criteria for the R-12 zone, including stories, height, FAR, green area, and setback. The proposed pool will meet the setback criteria for accessory structures in the rear yard.

The proposed garage and drive will provide sufficient parking for the premises on site.

An administrative green sheet approval has been requested from the Inland Wetlands and Watercourses Agency staff.

The new dwelling will reconnect to the sewer connection for the existing dwelling. Water and gas utilities will connect to existing service in Meadow Place. Electrical and telecommunication lines will be placed underground.

Applicant requests final coastal site plan approval to construct a new dwelling, pool and associated site improvements.

Respectfully submitted,
John J. Heagney
Dated: March 17, 2020
06-3802/S  7 MEADOW PLACE LLC

ADMINISTRATIVE INFORMATION
PARCEL NUMBER 06-3802/8
Parent Parcel Number
Property Address MEADOW PLACE 0007
Neighborhood 160006 DISTRICT 6 WATERFRONT (1)

OWNERSHIP
7 MEADOW PLACE LLC
C/O ALTUS POWER
102 GREENWICH AVENUE
GREENWICH, CT 06830
LOT NO 57-58-1 MEADOW PLACE W 7

RESIDENTIAL

TRANSFER OF OWNERSHIP
Date
01/01/2020 LIMIT NICOLE & CHRISTOPHER M W/S $6185000
05/04/2012 LIMIT CHRISTOPHER M $0
05/04/2012 BARTON NANCY E EST $4800000
11/09/2011 BARTON NANCY E $0
04/20/1992 BARTON NANCY E $1100000

VALUATION RECORD
Assessment Year 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019
VALUATION L 4979300 4979300 4979300 4979300 4979300 4979300
Market B 4207000 4207000 4207000 4207000 4207000 4207000
T 5400000 5400000 5400000 5400000 5400000 5400000
VALUATION L 3485510 3485510 3485510 3485510 3485510 3485510
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Supplemental Cards
TRUST TAX VALUE 5558800

Supplemental Cards
TOTAL LAND VALUE 5558800

15GL: REMOD 2012 MLS
BA12: Change total value to $4,000,000 by override.
BA15: Decrease total value by $579,500
BA16: Sustain
BA18: Sustain
CRCP: 1152
HWF: Water Frontage: 241 FF

RECEIVED
MAR 19 2020
PLANNING & ZONING COMMISSION
**IMPROVEMENT DATA**

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TOWN OF GREENWICH

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

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD ) ss: Greenwich

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on March 16, 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 March 16, 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 to demolish the existing dwelling and construct a new single-family dwelling on the property located at 7 Meadow Place, Old Greenwich, Connecticut has been filed with the Town of Greenwich Planning & Zoning Commission.

[Signature]
THOMAS J. HEAGNEY

Subscribed and sworn to before me
This 16th day of March 2020

[Signature]
EMMA A. MUTINO
NOTARY PUBLIC
State of Connecticut
My Commission Expires April 30, 2020

RECEIVED
MAR 19 2020
PLANNING & ZONING COMMISSION
EXHIBIT A

Abutting property owners of 7 Meadow Place, Old Greenwich, Connecticut:

David Lipschitz & Leora Rajak
2 Meadow Place
Old Greenwich, CT 06870
06-1808/S

9 Meadow Place LLC
9 Meadow Place
Old Greenwich, CT 06870
06-1921/S

Town of Greenwich
c/o Finance Department
101 Field Point Road
Greenwich, CT 06830
06-4525/S
06-4702

Joel P. & Alanna Berger
53 Keofferam Road
Old Greenwich, CT 06870
06-3013/S

Dept. of Energy & Environmental Protection
State of Connecticut
79 Elm Street
Hartford, CT 06106
EXHIBIT B

March 16, 2020

To Whom It May Concern:

Notice is hereby given that 7 Meadow Place LLC has filed an application for coastal site plan approval with the Town of Greenwich Planning and Zoning Commission to demolish the existing dwelling and construct a new single-family dwelling on the property located at 7 Meadow Place, Old 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.

Thomas J. Heagney

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

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Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06830
Tel: 203-622-7894
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**Total Number of Pieces:** 5  
**Postmaster, Per (Name of receiving employee):**
# COASTAL SITE PLAN CONSTRUCTION SET

"RESIDENTIAL DEVELOPMENT"

LOCATION

7 MEADOW PLACE
GREENWICH, CONNECTICUT

PREPARED FOR
LARS R. NORELLE
LYNNE N. NORELLE

## SHEET INDEX

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# Project Description

NEW ELEVATED FEMA COMPLIANT 2 STORY SINGLE FAMILY HOME

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7 Meadow Place LLC
LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"

FLOOR OPENING CALCULATIONS

Foundation area below: 4,277 sq. ft.
Floor opening, including 3 sq. ft. per 1 sq. ft. = 4,277 sq. ft.
Floor load equal to 4,277 sq. ft. = 254,000 lb.
Reduction factor 0.95 = 241,950 lb.

Floor area: 1,500 sq. ft.

Model: 1500-150

Type: Realistic

Opening: 15 x 15

Installation instructions: PEP 2900

Description:

One 1500-150 roof curtain (200 sq. ft.) as installation is floor unit 15 x 15, to withstand:

241,950 lb. reduction factor 0.95

The curtain shall be pre-assembled and pre-tested in the factory. The curtain shall be designed and constructed in accordance with the following:

A. All connections must be pre-assembled in the factory.

B. All connections must be pre-tested in the factory.