BY EMAIL

July 31, 2020

Greenwich Planning and Zoning Commission
c/o Ms. Jacalyn Pruitt, Planner II
Greenwich Planning and Zoning Department
101 Field Point Road
Greenwich, CT 06830

RE: FSP/SP ## PLPZ 2019 00503/504
Greenwich Country Day School – Renovations to Existing Athletic Fields
47 Fairfield Road, Greenwich, CT - RA-1 and Flood Hazard Overlay Zones
Owner/Applicant: Greenwich Country Day School, Inc.
Owner: The Greenwich Skating Club, Incorporated

Dear Chairwoman Alban and Members of the Planning and Zoning Commission:

On July 28, 2020, the Planning and Zoning Commission continued its public hearing on the above-referenced applications for site improvements to Greenwich Country Day School's athletic fields, located at 47 Fairfield Road, in order for the applicant to respond to various questions and requests presented by the Commission and GCDS’s neighbors. This letter is intended to respond to the items outlined during the Commission’s July 28th public hearing:

ISSUES/RECOMMENDATIONS FROM JULY 28, 2020 PZC PUBLIC HEARING

1.) The Commission requested GCDS meet again with its neighbors to try and resolve any outstanding concerns with the proposed project.

Response: The school held an additional neighborhood meeting on July 30, 2020. As a result of that meeting, the school has committed to the following:

- A Cardinal Road Traffic and Parking Monitoring Committee will be established to provide a mechanism to have an ongoing dialogue about traffic and parking conditions on Cardinal Road. The Committee will include the school’s traffic engineer, at least one representative from GCDS, at least one representative from the Greenwich Skating Club, and at least one representative from the residential neighboring property owners.

- The school will implement more rigorous monitoring and enforcement protocols for unauthorized use of the Cardinal Road parking areas and fields. These efforts are discussed in more detail in #2, below.
• Aside from special events hosted by local community organizations, the school will require any third-party users of its Cardinal Road fields to park, drop-off and pick-up at its Old Church Road Campus.

• The school will begin removal of invasive species along Greenwich Creek over the next few months and is willing to expand this effort along the southern reaches of the creek by cutting and removing invasive vines on the eastern (and northern) side of the stream that are cloaking the canopy trees. In addition, the school is willing to work with IWWA and Conservation staff to develop a long term management plan that would be phased over multiple years to ultimately clean up the area over time.

2.) The neighbors requested that the school commit to a more specific enforcement strategy regarding unauthorized use of the Cardinal Road parking lots.

Response: GCDS is exploring multiple ways to exert more control over its Cardinal Road lots. Currently, the school is committed to the following:

• GCDS will have its staff patrol Cardinal Road and its fields on a regular basis.

• Subject to DPW approval, GCDS will install gating mechanisms to prohibit access to its parking lots when the fields are not in use (see Exhibit A for the proposed plan submitted to the Engineering Division earlier this week).

• GCDS will contract a towing company to tow unauthorized cars found illegally parked on Cardinal Road or in the school’s parking lots.

• The school will install signage at key points along Cardinal Road to identify the road as private and alert the public to the threat of towing, etc.

3.) The applicant was required to address outstanding comments from the Department of Public Works’ Engineering Division dated July 21, 2020.

Response: The applicant’s consultants had a conference call with Mr. Marucci on July 29, 2020 to resolve any outstanding questions on the stormwater management plan and further discuss the potential of adding a gate at the end of Cardinal Road. Favorable comments were issued by DPW on July 31, 2020.

4.) The Commission requested that the applicant update its July Event Traffic and Parking Management Plan to clarify ongoing monitoring strategies and potential corrective actions should they be necessary. It was also requested that use of the Cardinal Road baseball fields for overflow parking be eliminated.
Response: The Event Traffic and Parking Management Plan is being updated. As part of this submission, the applicant will submit as soon as possible an updated version with changes “tracked” and a clean version with all changes accepted dated August 2020.

5.) The neighbors requested that the school review the possibility of providing speed control measures (speed hump) on Cardinal Road.

Response: During the July 30, 2020 neighbor meeting it was indicated that installation of speed humps may not be desired by the neighbors. The school is willing to install speed humps should the neighbors request same (and DPW has authorized installation of speed humps should they be desired).

6.) The Commission requested that GCDS examine the possibility of increasing the school’s invasive species management plan along the portion of Greenwich Creek that abuts Fairfield Road.

Response: As noted above, the school will begin removal of invasive species along Greenwich Creek over the next few months and is willing to expand this effort along the southern reaches of the creek by cutting and removing invasive vines on the eastern (and northern) side of the stream that are cloaking the canopy trees. In addition, the school is willing to work with IWWA and Conservation staff to develop a long term management plan that would be phased over multiple years to ultimately clean up the area over time. This approach was outlined in an email to Conservation staff on July 30th.

Please note any new plantings approved by IWWA west of the new fields will not be installed until after the new fields are constructed.

7.) The Commission requested additional information on the use of temporary restroom facilities at the fields.

Response: In addition to the existing restroom facilities located on the site, GCDS will provide a temporary handicap accessible restroom facility at its northern fields during both its spring and fall seasons. A larger temporary facility may be used on a limited basis (i.e. for a weekend) if a larger event is scheduled. The location for temporary restroom(s) is illustrated on EXHIBIT B and will not impact the number of parking spaces provides on-site.

8.) The Bishops (neighbors at 65 Fairfield Road) requested additional screening along the ROW between Cardinal Road and their property.

Response: While no trees are being removed from the ROW adjacent to the Bishops’ property in the current plan, GCDS has agreed to install seven (7) new trees and fifteen (15) new shrubs to provide additional screening between the Bishops’ backyard and
Cardinal Road. The additional landscaping is shown on EXHIBIT C, attached hereto, and has been reviewed and approved by Mr. and Mrs. Bishop.

We believe that the information provided above responds to all of the outstanding questions and recommendations relative to this project. In addition to the exhibits attached herewith, the following document will be submitted as soon as possible under separate cover:

- One (1) Electronic Copy, Event Traffic and Parking Management Plan dated August 2020

We look forward to presenting these applications to the Commission at its August 4, 2020 public hearing. Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me or our firm’s Land Use Analyst, Michele Cronin, by email.

Very truly yours,

Bruce F. Cohen

Enclosures

cc (w/ enc.):  Greenwich Country Day School, Inc.
               Milone & MacBroom, Inc.
               Patriquin Architects
               Kimley-Horn
EXHIBIT A
EXHIBIT B
PROPOSED LOCATION FOR ADA PORTABLE RESTROOMS

TEMPORARY RESTROOM SKETCH

ATHLETIC FIELD RENOVATION
GREENWICH COUNTRY DAY SCHOOL

47 FAIRFIELD ROAD
GREENWICH, CONNECTICUT

DATE: JULY 31, 2020
SCALE: 1"=10'
PROJ. NO.: 6451-01
DESIGNED: DJK
DRAWN: MEW
CHECKED: DJK

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99 REALTY DRIVE
CHESHIRE, CT 06410
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REVISED: ---
PROJECT PHASE: FOR CONSTRUCTION
DRAWING NAME: SKC-01
EXHIBIT C