Site Plan Final
Special Permit

5 Boys LLC

To enclose an existing first floor covered patio, cosmetic renovation of the second floor above the patio and new patios at grade, the results of which would further exceed 150,000 cu.ft. and requires a special permit per Sec. 6-101(a).

| LOCATION: | 6 Meadowcroft Lane |
| EXISTING ZONING: | RA-2 (2-acre minimum lot size) |
| PARCEL SIZE: | 8.073-acres (351,660 sq.ft.) |
| UTILITIES: | Public Water Supply and Town Sewer |

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS SQUARE FEET:</td>
<td>14,765.7 sq.ft.</td>
<td>31,649.4 sq.ft.</td>
</tr>
<tr>
<td>FLOOR AREA RATIO:</td>
<td>0.042</td>
<td>0.09</td>
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<tr>
<td>VOLUME</td>
<td>202,327 cu.ft.</td>
<td>Over 150,000 cu.ft. needs a Special Permit</td>
</tr>
<tr>
<td>GREEN AREA:</td>
<td>unclear</td>
<td>78%</td>
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APPLICATION SUMMARY:
Final Site Plan and Special Permit applications are submitted by the applicant to enclose an existing first floor covered patio, cosmetic renovations of the second floor above the patio, and 441 sq.ft. of new patios at grade. The total existing floor area of the site is 14,765.7 sq.ft., and the application proposes to increase it by 110 sq.ft. to be 14,875.7 sq.ft. The existing volume for the site is 202,327 cubic feet, and the application proposes to add 1,137 cubic feet of volume to then be 203,464 cubic feet, the result of which would further exceed the 150,000 cubic foot threshold of Sec. 6-101(a) which requires special permit approval.

ISSUES/RECOMMENDATIONS:
1. The Inland Wetlands Agency (IWWA) issued a greensheet on 7/20/2020 indicating no further effort is needed with wetlands for this application.
2. Health issued comments on 8/20/2020 and is okay with this proposal.
3. The Zoning Enforcement Officer issued comments on 9/1/2020 and has no concerns at this time.
4. Drainage Exemption. The applicant is proposing a net increase of less than 500 sq.ft. of impervious surface for the site. They therefore qualify for a drainage exemption, and the Engineering Division is not reviewing this application.
5. Conservation issued comments on 9/2/2020 and lists their recommendations for the project in the attached memorandum including a tradeoff the size of the proposed impervious surface area of lawn area to be restored with native plantings.
6. Project Scope. The Planting Plan, sheet LP1, shows an extensive patio design across the western side of the dwelling. The engineering plans, including the Erosion Control Plan,
show a much smaller scope of site work that is concentrated around where the covered patio is proposed to be converted to conditioned space. The Commission may ask the scope of site work be clarified by the applicant. The applicant notes in an email from 9/3/2020 that the landscaping and patio plan refers to future work.

7. **Greenspace Chart.** The Greenscape chart provided by the applicant on the Existing Condition Maps (Sheet 2) and on the Site Plan (Sheet 3) are identical even though 441 sq.ft. of patio space is proposed in the application. The Commission may ask the applicant to clarify both existing and proposed Greenscape numbers.

**PROPOSAL:**
The applicant is requesting Final Site Plan and Special Permit approval to enclose an existing first floor covered patio, cosmetic renovations of the second floor above the patio, and 441 sq.ft. of new patios at grade. The total existing floor area of the site is 14,765.7 sq.ft., and the application proposes to increase it by 110 sq.ft. to be 14,875.7 sq.ft. The existing volume for the site is 202,327 cubic feet, and the application proposes to add 1,137 cubic feet of volume to result in 203,464 cubic feet.

A special permit is required per Section 6-101(a) of the BZR, the total volume of buildings on the property is more than 150,000 cubic feet.

**DEPARTMENT COMMENTS:**
- IWWA: see attached memo of 7/20/2020
- ZEO: see attached memo of 9/1/2020
- CONSERVATION: see attached memo of 9/2/2020
- HEALTH: see attached memo of 8/20/2020

**DRAINAGE:** The applicant submitted a drainage exemption form, stamped by a CT Licensed engineer, to indicate their impervious area is increasing less than 500 sq.ft. The Town’s Engineering does not perform a review of applications that do not increase the impervious surface of the site by less than 1,000 sq.ft.

**CONSERVATION:** Conservation suggests a tradeoff the size of the proposed impervious patio, 441 sq.ft., be restored from lawn area to native plantings somewhere on the property. It is suggested that plantings with native plants including trees, shrubs, and/or herbaceous ground cover be used over a 441 sq.ft. area of existing lawn.

**BACKGROUND:** This is the first application to Planning & Zoning from this property.

**APPLICABLE ZONING REGULATIONS:**
- Section 6-5 – Definitions
- Section 6-13 – Site Plan Approval Required by Planning and Zoning Commission
- Section 6-14 – [Site Plan] Procedure
- Section 6-15 – [Site Plan] Standards
- Section 6-17 – Special Permit Standards and Procedures
Section 6-101(a) – Special Permit for Residential Zones
Section 6-181(b) – Planting Specifications
Section 6-183.2 – Activities Requiring A Certified Erosion and Sediment Control Plan
Section 6-183.4 – Erosion and Sediment Control Plan
Section 6-203 – Open Spaces, Height, and Bulk of Buildings
Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Bdgs.
<table>
<thead>
<tr>
<th>Project No.</th>
<th>PLPZ202000200</th>
<th>Preliminary</th>
<th>Final</th>
<th>X</th>
</tr>
</thead>
</table>

Reviewed for Planning and Zoning Commission.

**TITLE OF PLAN REVIEWED:** 5 Boys LLC.

**LOCATION:** 6 Meadowcroft Lane

**PLAN DATE:**

**ZONE:** RA-2

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

☐ Resubmit the following prior to Site Plan/Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture

Date: 9/1/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
RE: ROUTING - 6 Meadowcroft Lane - PLPZ 2020 00200 - FSP/SP

Long, Michael <Michael.Long@greenwichct.org>
Thu 8/20/2020 1:51 PM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
The health dept is ok with this proposal – 100% replacement areas have been designated for the existing septic systems

Michael Long
Greenwich Health Department

From: Dygert, Bianca
Sent: Thursday, August 20, 2020 12:56 PM
To: Long, Michael <Michael.Long@greenwichct.org>
Subject: ROUTING - 6 Meadowcroft Lane - PLPZ 2020 00200 - FSP/SP

Hi Michael,

Please see attached routing sheet and documents at the link below for 6 Meadowcroft Lane.
https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/EmiAd_WURThBo_d8ZI3PKYsBZcfLypUWdbnBNUkm4zf_Fw?e=iG311b

Please let me know if you have comments on this application.

Thank you,

Bianca Dygert
Planner II

Town of Greenwich
Land Use - Planning & Zoning
101 Field Point Road
Greenwich, CT 06830-6463
Ph. (203) 622-7894
Office Fax. (203) 622-3795
Direct Fax. (203) 861-6113
Bianca.Dygert@greenwichct.org

www.greenwichct.gov
MEMORANDUM

To: Jacalyn Pruitt, Planner II

From: Aleksandra Moch, Environmental Analyst

Date: September 2, 2020

Re: Site plan by S.E. Minor & Co., Inc., dated June 29, 2020

I have reviewed the above-referenced plans and visited the site. The following comments are offered for your consideration:

1. The proposed enclosure of the first story porch should not have any impacts to the natural environment since it uses the existing foundation and there will be no increase in impervious surface.

2. The existing area of impervious surface at the site consist of 48,510 sq. ft. A new patio area of approximately 441 sq. ft. will increase this number resulting in paving over the soil and replacement of a currently vegetated area. This pavement will prevent storm water from infiltrating into the ground, and exclude this area from its environmental functions such as wildlife support, plant support, storm water absorption, aquifer replenishment, air and storm water purification, etc. This hard surface will add to the already existing 48,510 sq. ft. of impervious surface existing at the site.

The proposed patio improvement will benefit the residents but impact the natural functions of this area. To mitigate the impacts, equal in size area of the existing lawn should be planted with native plants including trees, shrubs, and/or herbaceous ground cover. A tree usually covers 100 sq. ft., a shrub 25 sq. ft., and an herbaceous plant 1 sq. ft. when fully grown. Using this guide, it would be easier to calculate how many plants are needed to cover the restoration area of 441 sq. ft.

Replacing lawn with native plants in any location at the property will increase the biologically active surface of the area (taller plants), cut down on the use of irrigation, synthetic pesticides and fertilizers and it will help with storm water filtration, air purification, habitat support and increase plant diversity.

cc: Conservation Commission
PERMIT NEED DETERMINATION QUESTIONNAIRE

[This form is NOT an IWWA Application]

PROJECT: Street Address G Meadowcroft

PARCEL ID. # Has there ever been an IWWA application for this site? YES No

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court Generator Site Work/Landscaping Septic Other (please specify) ENCLOSURE EXISTING SCREEN PORCH

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

FEE: $30 for in-office review, $65 for reviews requiring a site visit or further in office analysis

Owner's full name [please print] 5 Boys LLC
Phone ()

Mailing address 6 Meadowcroft Lane Town Greenwich Zip 06831

Authorized Agent's name [please print] Larry Liebman Phone (203) 869-0136

Mailing address 33 West Elm Street Town Greenwich Zip 06830

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.
Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

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

Signature ____________________________ Date ______________

If mailing, return completed form and a $30 check (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency.

If a site visit is required, you will be notified and asked to remit an additional $35. The site visit will not take place until this additional fee is received.

STAFF NOTES

Office Rev Date 7/10/2020 Field Inv Date 7/10/2020 WET/WCT YES NO TIDAL

Action Required? YES NO If yes, DR AA AR SIA Staff

Soils Report Date / / Author Soils

Comments: Project is fully outside 100' URA

Fee Received: YES NO Comment: N/A

IWWA Questionnaire Revised 9/10/15
-----Original Message-----
From: Larry Liebman <larry.liebman@seminor.com>
Sent: Thursday, September 3, 2020 4:37 PM
To: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>
Subject: Re: 6 Meadow Croft

[EXTERNAL]

the landscaping and patio plan was for the future included it to respond to conservation comments Sorry if it has become confusing i can label it future work, patios do not effect the volume or FAR

On 9/3/2020 4:29 PM, Pruitt, Jacalyn wrote:
> Hi Larry - The landscaping plan looks to show extensive proposed
> patios and planting... but the engineering plans don't reflect this
> same information? It's a concern I am raising in the staff report that
> Commission will likely ask you to clarify - fyi
> 
> Jacalyn Pruitt, Planner II
> Town of Greenwich Planning & Zoning
5 BOYS LLC
6 MEADOWCROFT LANE

PLANNING & ZONING
SITE PLAN SPECIAL PERMIT APPLICATION
TAX ACCOUNT 11-1515
Margarita Alban, Chairwoman  
Town of Greenwich  
Planning & Zoning Commission  
101 Field Point Road  
Greenwich CT 06830

July 8, 2020

Re: Application for a final Site Plan/Special Permit to add to, and alter an existing single family residence in excess of 150,000 cubic feet in volume on a 8.073 acre parcel in the RA-2 Zone.

Ms. Alban,

This application is being made to seek approval additions and alterations to the home at 6 Meadowcroft Lane.

The proposed project involves enclosing an existing first floor covered patio, cosmetic renovation of the second floor above the patio and new patios at grade. The enclosed area will add 110 square feet of floor area and 1,137 cubic feet of volume. The total existing floor area of the site is 14,765.7 square feet and total existing volume of the site is 202,327 cubic feet.

We hope you look favorably on this application and can review and approve it at your earliest possible convenience. If there are any questions or additional materials required for this application please contact the S.E. Minor office at any time.

Respectfully Submitted

[Signature]

Lawrence Lieberman  
Chief Environmental Scientist  
Senior Project Manager
SITE PLAN APPLICATION

Project Name: 5 BOYS LLC
Project Address: 6 MEADOWCROFT LANE
Property Owner(s): 5 BOYS LLC
Tax Account Number(s): 11-1515 Zone(s): RA-2 Lot Area: 5,073

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: LAWRENCE J. LIEBMAN
Firm Name: S.E. MINOR & CO INC
Street Address: 33 WEST ELM STREET
City: GREENWICH St: CT Zip: 06830
Phone: 203-659-7172
Email: larry.liebman@seminor.com
Date:

PROPERTY OWNER(S) AUTHORIZATION

Name: 5 BOYS LLC
Street Address: 6 MEADOWCROFT LANE
City: GREENWICH ST: ___ Zip: ___
Phone: ___
Email: ___
Date: ___

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

PZ Site Plan App 2018
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<td>Gross Floor Area</td>
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<td>Usable Floor Area</td>
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<tr>
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This Site Plan Involves:
- [ ] ADDITIONS
- [ ] ALTERATIONS
- [ ] DEMOLITION
- [ ] RE-CONSTRUCTION
SPECIAL PERMIT APPLICATION

Project Name: 5 BOYS LLC
Project Address: 5 MEADOWCROFT LANE
Property Owner(s): 5 BOYS LLC
Tax Account Numbers(s): 11-1515 Zone(s): RA-2 Lot Area: 8.073

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

- Section 6-17 — Special Permit standards and procedure
- Section 6-20 — Conservation Zone special provisions
- Section 6-94(h) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Residential Medical Professional Office
- Section 6-98 — RMF Zone
- Section 6-100 — Use Groups for Business Zones
- Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, W, L, LB or LBR Zones; and over 150,000 c.f. in all other zones
- Section 6-103.1 — Parking deficient uses in CGBR
- Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
- Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
- Section 6-109, 109.1 — HO & HRO Zones
- Section 6-110 — Dwellings under special requirements for Business Zones
- Section 6-111 — IND-RE Zone applications
- Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
- Section 6-114 — CCRC (Continuing Care Retirement Community)
- Section 6-118.1 — Uses within railroad rights of way
- Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
- Section 6-140.1 — Satellite Earth Stations that emit microwaves
- Section 6-141 — Changes in non-conforming uses, buildings
- Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check □ Check Amount: $_______
Application □ PZ Special Permit App 2018
To Whom It May Concern:

I, the undersigned, do hereby grant permission to S.E. Minor & Co., Inc., 33 West Elm Street, Greenwich CT., to act as my agent in submitting an application to the Planning and Zoning Commission for a Site Plan, Special Permit on my property located at 6 Meadowcroft Lane Greenwich CT 06830.

Yours truly,

[Signature]

5 Boys LLC
6 Meadowcroft Lane
Greenwich CT 06830
SITE PLAN CHECKLIST
APPLICATION NAME: 5 BOYS LLC

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. Location 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 Zones 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 is to be developed 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 of 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, Total Floor Area, Required Parking, Actual Parking Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.
   i. Architectural plans for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.
   j. Central Area Management Application for projects within the Central 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.

P2SitePlanChecklist 05/2019
4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-522. C22. Consent Commission Staff for required format.

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

6. Three copies of "area devoted to surface parking, building, and driven" 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 forms, 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 Regulations Map, the narrative description must provide the section number and text for the proposed amendment(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.

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)(1), 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 show 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 less, 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 IWMA, 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 remediation 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 notes and sheets, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown therein are the same as the approved architectural plans. Architectural and drainage plans are to be referenced 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 PDC 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 PDC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PDC office."

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Manges, who can be reached by (email) Peter.Manges@Gniewicz.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.
ADJOINING PROPERTY OWNERS OF

5 BOYS LLC
6 MEADOWCROFT LANE
GREENWICH CT 06830

Richard & Leslie Kaskel
15 Grahampton Lane
Greenwich CT 06830

Vicki Johnson TR
170 Mason Street
Greenwich CT 06830

Trent LLC
1192 Park Avenue Apt 6A
New York NY 10128

Joel Kaye TR
5 Meadowcroft Lane
Greenwich CT 06830

Greenwich Land Trust Inc.
370 Round Hill Road
Greenwich CT 06831

Hampton Manor LLC
194-02 Northern Blvd
Flushing NY 11358

Christopher & Ellen Hoeffel
26 Grahampton Lane
Greenwich CT 06830

Richard Northrop
20 Grahampton Lane
Greenwich CT 06830
July 9, 2020

To Whom It May Concern:

Notice is hereby given that 5 Boys LLC, at 5 Meadowcroft Lane has filed an Application with the Town of Greenwich Planning and Zoning Commission for a Site Plan Special Permit for residential additions.

For further information concerning this application, please contact the Planning and Zoning Commission.

Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
(203) 622-7894

Sincerely,

[Signature]

S.E. Minor & Co., Inc.

Lawrence J. Liebman
Chief Environmental Scientist
Sr. Project Manager
PROPOSED SITE DEVELOPMENT
ON PROPERTY OF
5 BOYS, LLC
6 MEADOWCROFT LANE
GREENWICH, CONNECTICUT
JUNE 29, 2020
TAX ACCOUNT NO: 11-1515

LOCATION MAP
SCALE: 1"=1000'

6 MEADOWCROFT LANE
LIST OF DRAWINGS

SHEET NO. DRAWING TITLE
1 COVER SHEET
2 EXISTING CONDITIONS MAP
3 SITE PLAN
4 SOIL EROSION CONTROL PLAN

S.E. MINOR & CO., INC.
ESTABLISHED 1927
Engineering - Land Surveying
Environmental Services
Greenwich, Connecticut
203-661-1100
www.minor.com
Proposed New Hardscape = 2740 SF  
Proposed new planted areas = 2705 SF not including lawn
STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: 5 Boys, LLC
Project Address: 6 Meadowcroft Lane
Project Lot Number(s): ___________________________
Property Owner(s): same
Tax Account Number(s): 11-1515
Zone(s): RA-2
Lot Area: 8.073 Acres

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

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:
   □ Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Island Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.
   □ Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.
   □ Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.
   □ Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.
   □ Customary cemetery management.
   □ Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.
   □ Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.
   □ Repair of an existing septic system.
   □ Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.
   □ Repair or replacement of an existing roof of a single-family dwelling.
   □ Construction of a second (or higher) floor addition on an existing building.
   □ Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharges the roof runoff.
   □ The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
The reconstruction or construction of a wood, composite, or plastic deck with the decking boards spaced at least 3/16 of an inch and a pervious surface below the deck. The pervious area below the deck must have the soil tilled 12 to 16 inches and finished with grass seed, sod, or crushed stone. The minimum depth for the crushed stone is 4 inches. A site plan showing the proposed location of the deck and construction details for the deck must be submitted.

The construction of any fence that will not alter existing terrain or drainage patterns.

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

OWNERS’ CERTIFICATION

Owners’ Name

Street Address City State Zip

Phone FAX

Owners’ Signature Date

CONTRACTOR’S CERTIFICATION

Company Name

Street Address City State Zip

Phone FAX

Contractor’s Signature Date
Conditional Exemptions Requiring Certification from a Professional Engineer:

3. For projects adding up to 500 square feet of impervious surfaces:
   The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer.
   At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on-site watershed and point of concern:
   - Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
   - A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25 year design storms
   - The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
   - Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
   - Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
   - Restoring a riparian buffer (may require IWRA permit)

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

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

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

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

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

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Company Name
S.E. Minor & Co.

Street Address 81 Holly Hill Lane City Greenwich State CT Zip 06830

Phone 203-869-0136 FAX 203-869-7869

Professional Engineer's Name Peter J. Finkbeiner

Form SE-100 Page 3 of 8 February 2014
Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

PROFESSIONAL – EXEMPTION CERTIFICATION

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

☑ 0 to 500 square feet (conditionally exempt with Professional Engineer's Certification)
☐ 500 to 1,000 square feet (conditionally exempt with Professional Engineer's Certification)

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

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

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

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

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

Professional Engineer's Signature ___________________________ Date ________, 2020

[Signature]

[Seal]

Form SE-100 Page 5 of 8 February 2014
**IMPERVIOUS AREA WORKSHEET**

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

<table>
<thead>
<tr>
<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
<td>12,145</td>
<td>12,145</td>
<td>0</td>
</tr>
<tr>
<td>Driveways</td>
<td>24,596</td>
<td>24,596</td>
<td>0</td>
</tr>
<tr>
<td>Sidewalks/Paths</td>
<td>1,797</td>
<td>1,797</td>
<td>0</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>999</td>
<td>999</td>
<td>0</td>
</tr>
<tr>
<td>Patios</td>
<td>1,874</td>
<td>2,315</td>
<td>+441</td>
</tr>
<tr>
<td>Tennis Court/Sport Court</td>
<td>7,099</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTALS:</strong></td>
<td>48,510</td>
<td>48,951</td>
<td>+441</td>
</tr>
</tbody>
</table>

\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of "impervious surface."

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Form SE-100  
Page 8 of 8  
February 2014
June 29, 2020

Town of Greenwich
Zoning Enforcement Office
101 Field Point Road
Greenwich, CT 06830
Attn: Zoning Enforcement Officer

RE:  5 Boys, LLC
     6 Meadowcroft Lane

Dear Sir:

S. E. Minor & Co., Inc. has established the Proposed Grade Plane for the above referenced project to be 110.82 with a First Floor Elevation of 112.56 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). The Grade Plane Differential is 1.74. We have also determined that at no point is the finished floor more than 12' above grade.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,
S. E. Minor & Co., Inc.

[Signature]
Peter J. Finkbeiner, P.E.

Att.: Grade Plane Worksheet & Sketch
<table>
<thead>
<tr>
<th>6' O/S LINE</th>
<th>LOWEST ELEVATION</th>
<th>LENGTH WITHIN 6' ENVELOPE</th>
<th>LENGTH x ELEVATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>123.04</td>
<td>111.1</td>
<td>13669.74</td>
</tr>
<tr>
<td>B</td>
<td>65.76</td>
<td>110.9</td>
<td>7292.78</td>
</tr>
<tr>
<td>C</td>
<td>59.10</td>
<td>109.3</td>
<td>6459.63</td>
</tr>
<tr>
<td>D</td>
<td>119.67</td>
<td>111.3</td>
<td>13319.27</td>
</tr>
<tr>
<td>E</td>
<td>.54.50</td>
<td>110.7</td>
<td>6043.11</td>
</tr>
<tr>
<td>F</td>
<td>50.94</td>
<td>110.8</td>
<td>5644.15</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>473.10</strong></td>
<td></td>
<td><strong>52428.69</strong></td>
</tr>
</tbody>
</table>

**COLUMN 3 / COLUMN 1 = CALCULATED GRADE PLANE = 52428.69 / 473.10 = 110.82**

**FIRST FLOOR ELEVATION = 112.56**

**WEIGHTED FLOOR ELEVATION - GRADE PLANE = 112.56 - 110.82 = 1.74 FEET DIFFERENCE**