Removal of existing dwelling, and construction of a new single-family residence with a pool.

<table>
<thead>
<tr>
<th>LOCATION:</th>
<th>7 Meadow Place LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING ZONES:</td>
<td>R-12 (12,000 sq.ft. minimum lot size) and COZ</td>
</tr>
<tr>
<td>FLOOD ZONE:</td>
<td>ZONES AE 13 and VE 16</td>
</tr>
<tr>
<td>PARCEL SIZE:</td>
<td>26,400 sq.ft.</td>
</tr>
<tr>
<td>UTILITIES:</td>
<td>Public Water Supply and Town Sewer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS SQUARE FEET:</td>
<td>Not provided by the applicant</td>
<td>8,316 sq.ft.</td>
</tr>
<tr>
<td>FLOOR AREA RATIO:</td>
<td>Not provided by the applicant</td>
<td>0.315</td>
</tr>
<tr>
<td>GREEN SPACE:</td>
<td>83.0%</td>
<td>55%</td>
</tr>
<tr>
<td>VOLUME:</td>
<td>Not provided by the applicant</td>
<td>&gt;150,000 cu.ft. special permit is needed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRST FLOOR ELEVATION (structure is within the AE 13 Flood Zone):</td>
<td>10.9’ +/-</td>
<td>14.0’ (Flood Zone Elevation + 1’)</td>
</tr>
<tr>
<td>DWELLING HEIGHT:</td>
<td>Not provided by the applicant</td>
<td>35’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>DWELLING SETBACKS (Min. Req./Prop.):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Front Yard Setback:</td>
<td>80’</td>
<td>35’</td>
</tr>
<tr>
<td>• Side Yard Setback:</td>
<td>14.7’ and 13.6’ (sum = 28.3’)</td>
<td>10’ sum of both not less than 25’</td>
</tr>
<tr>
<td>• Rear Yard Setback:</td>
<td>103’ +/-</td>
<td>35’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>ALLOWABLE</th>
<th>REQUESTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEIGHT:</td>
<td>N/A</td>
<td>25’</td>
</tr>
<tr>
<td>SETBACKS (Min. Required/Proposed):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Side Yard Setback:</td>
<td>N/A</td>
<td>5’</td>
</tr>
<tr>
<td>• Rear Yard Setback:</td>
<td>N/A</td>
<td>5’</td>
</tr>
</tbody>
</table>

UPDATE:
This application for a Final Coastal Site Plan was opened at the 8/5/2020 regular meeting for Planning and Zoning. It was left open for the applicant to continue working with DEEP to resolve the design of the pool and associated patios.

On 9/1/2020 DEEP issued an email noting that both DEEP and FEMA Region have reviewed the full application and the revised design of the pool and patios. The revised design includes lowering the pool...
and associated decks by one foot to approximately elevation 8.5’, which is 2’ above existing grade of 6.5’.
With that design change and noting the pool and patio are structurally independent from the residential structure, they determined that the current design is NFIP complaint.

Below is an updated Staff Report.

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 9/1/2020 and notes they have determined along with the FEMA Region that the current design is NFIP complaint.
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 revised comments on 7/24/2020 and approves this application for zoning/building permit.
6. **Conservation** issued revised comments in an email dated 8/3/2020. They still have many concerns regarding the site’s design and ecological balance.
7. **Suggested Planted Buffer.** Based on the large size of this lot and the relationship to the coastline it is recommended by Conservation that a planted buffer that averages 20-25 feet in depth be implement above the seawall, with native coastal plantings.
8. **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.
9. **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 updated comments via email dated 8/3/2020
- **SEWER** - see attached memo of 4/28/2020
- **CT-DEEP** - see attached email from 9/1/2020
- **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:** Based on the lot size and relationship to the coastline it is recommended by Conservation that a planted buffer that averages 20-25 feet in depth be implement above the seawall, with native coastal plantings. Such a buffer would help mitigate the expanded impervious surfaces of the proposed design. Conservation believes that the current planting plan does not achieved the right balance between active residential use of the property. Lawn and hard surfaces disproportionately and inappropriately consume most of the parcel. There are also concerns that the selected plants do not support a coastal habitat.

**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.l – 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.
Bianca,

We have reviewed the above-referenced proposal for consistency with Connecticut Coastal Management Act policies and offer the following comments for the Planning & Zoning Commission’s consideration.

The property lies within two FEMA-designated flood hazard areas. The new dwelling is proposed entirely in the AE-zone while the pool and some of the deck and patios are proposed within the VE-zone. Initially, there were aspects of the appurtenances to the dwelling that did not meet the NFIP requirements for construction in the VE-zone. The applicant worked with our National Flood Insurance Program coordinator, Diane Ifkovic to address the aspects of the proposal that were not compliant with NFIP requirements.

After several modifications, Ms. Ifkovic made the following determination:

"Both I and FEMA Region I staff have reviewed the design plans for the proposed pool, patio and home at 7 Meadow Place, Greenwich. The revised design include lowering the pool and associated decks by one foot to approximately elevation 8.5 ft, which is 2 feet above the existing grade of 6.5 feet. The pool/patio is structurally independent from the residential structure and certified to remain in place during a storm event and not cause damage to adjacent structures. The deck/patios are also structurally independent of the main structure, free of obstruction so water can flow beneath them, and designed to remain in place. Guidance from FEMA Technical Bulletin 5, Free-of-Obstruction Requirements on pool and decks/patios was utilized in this review. As such, we have determined that this design is NFIP compliant."

Accordingly, we have no further comments for the Commission's consideration. Please let me know if you have any questions or if you need any additional information.

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
CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.
Dear Jacalyn,

I have reviewed the revised planning plan and discussed them with Pat Sesto. We both agree, the revised plan had not achieved the right balance between active residential use of the property. As proposed, hard surfaces and lawn disproportionately and inappropriately consume nearly the entire parcel. The proposal leaves no area for productive vegetation between the rear lawn and water, despite the yard space being 70x50 feet in this area alone. In addition, the plants proposed by William Kenny Associates LLC are dominated by species which are not supportive to coastal habitat. With 70 feet between the pool and seawall, there is ample room for an aesthetically pleasing, ecologically functional planted area. A planted buffer that averages 20-25 feet in depth is recommended above the seawall.

Please let me know if you have any further questions.

Regards,

Aleksandra Moch
Environmental Analyst
Conservation Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830
tel: (203) 622 3822

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 the 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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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:  Traffic Review Requested: No  Review Type: Final Site Plan
Planning and Zoning

PLAN SET INFORMATION

Plan Title: Lars R. & Lynne N. Norell  Project Address: 7 Meadow Place
Engineering Firm:  Original Plan Date: 3/2/2020  Latest Plan Revision Date: 7/20/2020
Rocco V. D'Andrea, Inc.

DRAINAGE SUMMARY REPORT INFORMATION

Rocco V. D'Andrea, Inc.

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

Digital signature

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  Preliminary  Final  X

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.
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 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 the 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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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
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
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
c: SBP Homes
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: 3/16/2020

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 # PZ20180000245  PZ Site Plan App 2018
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PZSitePlan App 2018
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: 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 extend 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.

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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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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

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PLANNING & ZONING COMMISSION
March 16, 2020

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. DCLA 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

TJH/em  
Enclosures
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

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

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

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 [ ] I believe the information I have submitted is correct.

Signature: __________________________ Date: 3/16/20

STAFF NOTES

Office Rev Date: 03/06/20 Field Inv Date: / / WET/MCW [ ] YES NO TIDAL [ ]
Action Required? YES [ ] NO [ ] If yes, DR AR SIA Staff [ ]
Soils Report Date: / / Author: 
Comments: Previous greensheet sign-off 3/4/20 allowed
APPLICATION NAME: 7 Meadow Place

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.

PZSitePlanChecklist 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. 6-5(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 stormwater 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.

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PZSitePlanChecklist 05/2019
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.

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 PLANNING & DEVELOPMENT COMMISSION
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
RESIDENTIAL

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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.

THOMAS J. HEAGNEY

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

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

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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

RECEIVED
MAR 19 2020
PLANNING & ZONING COMMISSION
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
March 16, 2020

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[Signature]

Thomas J. Heagney

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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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The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of mailable documents under Express Mail document reconstruction insurance is $500 per piece subject to additional limitations for multiple pieces lost or damaged in a single insurable occurrence. The maximum indemnity payable on Express Mail merchandise insurance is $250, but optional Express Mail Service merchandise insurance is available for up to $5,000 for losses in transit and up to $25,000 to insured. The maximum indemnity payable in registered mail, Sure Delivery, and American First class mail is $1,000 and $5,000 for registered mail, Sure Delivery, and American First class mail. See regulations for details on coverage on insured and COD mail. See instructions for rates and restrictions on coverage on international mail. Special handling charges apply only in Standard Mail (A) and Standard Mail (B) services.
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: lvd@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: [Signature]
Date: 7-20-2020

Engineer's Seal

February 2014
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 7 Meadow Place, Old Greenwich

Building Permit No.: 

Tax Account No.: 06-1921/S

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)

<table>
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<tr>
<th>Total Property Area (SF) (^1)</th>
<th>Total Proposed Site Disturbance Area (SF) (^2)</th>
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<td>25,400</td>
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<th>Total Impervious Area Under Existing Conditions (SF) (^3)</th>
<th>Total Impervious Area Under Proposed Conditions (SF) (^3)</th>
<th>Total Disconnected Impervious Area Under Proposed Conditions (SF) (^4)</th>
<th>Total Directly Connected Impervious Area Under Proposed Conditions (SF) (^5)</th>
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<tbody>
<tr>
<td>5,130</td>
<td>9,990</td>
<td>9,990</td>
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</table>

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: [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
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Introduction
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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

Appendices
- Stormwater Management Standards Narrative .......... Appendix A
- 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.
| Point of Concern | Storm Frequency | Peak Flow Rate (cfs) | | | |
|-----------------|----------------|---------------------|---|---|
|                 |                | Existing | Proposed | Δ | Δ % |
| A               | 1 year         | 0.10     | 0.22     | 0.12 | 120% |
|                 | 2-year         | 0.18     | 0.33     | 0.15 | 83%  |
|                 | 5-year         | 0.34     | 0.55     | 0.21 | 62%  |
|                 | 10-year        | 0.50     | 0.75     | 0.25 | 50%  |
|                 | 25-year        | 0.79     | 1.11     | 0.32 | 41%  |
|                 | 50-year        | 1.07     | 1.46     | 0.39 | 36%  |
|                 | 100-year       | 1.45     | 1.89     | 0.44 | 30%  |
| B               | 1 year         | 0.13     | 0.16     | 0.03 | 23%  |
|                 | 2-year         | 0.19     | 0.21     | 0.02 | 11%  |
|                 | 5-year         | 0.30     | 0.31     | 0.01 | 3%   |
|                 | 10-year        | 0.41     | 0.40     | -0.01 | -2%  |
|                 | 25-year        | 0.61     | 0.55     | -0.06 | -10% |
|                 | 50-year        | 0.79     | 0.70     | -0.09 | -11% |
|                 | 100-year       | 1.02     | 0.88     | -0.14 | -14% |

| Point of Concern | Storm Frequency | Runoff Volume (cf) | | | |
|-----------------|----------------|-------------------|---|---|
|                 |                | Existing | Proposed | Δ | Δ % |
| A               | 1 year         | 675      | 1,046   | 371 | 55%  |
|                 | 2-year         | 1,019    | 1,471   | 452 | 44%  |
|                 | 5-year         | 1,747    | 2,327   | 580 | 33%  |
|                 | 10-year        | 2,483    | 3,159   | 676 | 27%  |
|                 | 25-year        | 3,807    | 4,608   | 801 | 21%  |
|                 | 50-year        | 5,130    | 6,020   | 890 | 17%  |
|                 | 100-year       | 6,880    | 7,852   | 972 | 14%  |
| B               | 1 year         | 630      | 1,095   | 465 | 74%  |
|                 | 2-year         | 879      | 1,391   | 512 | 58%  |
|                 | 5-year         | 1,376    | 1,961   | 585 | 43%  |
|                 | 10-year        | 1,857    | 2,498   | 641 | 35%  |
|                 | 25-year        | 2,692    | 3,413   | 721 | 27%  |
|                 | 50-year        | 3,502    | 4,290   | 788 | 23%  |
|                 | 100-year       | 4,550    | 5,416   | 866 | 19%  |
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 Owner(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   } ss: Greenwich
COUNTY OF FAIRFIELD   }

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 had 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.
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.
Ownership and conditions of use:

Drawings and Specifications, as instruments of DeStefano & Chamberlain. Documents are not to be used, in whole or in part, for other projects or by contract without the specific written authorization of DeStefano & Chamberlain. Copyright 2020.
FLOOD OPENING CALCULATIONS

Enclosed area of wet floodproofed space below D.F.E. = 3990 square feet.

26 smart vents provided.

Ownership and conditions of use:
Drawings and Specifications, as instruments of DeStefano & Chamberlain. Documents are not to be used, in whole or in part, for other projects or by contract without the specific written authorization of DeStefano & Chamberlain. Copyright 2020.
Design and engineering are done by DeStefano & Chamberlain for this project. The drawings and specifications are for use by those authorized by contract. Copyright 2020 DeStefano & Chamberlain, Inc.

- ownership and use of drawings and specifications, as instruments of DeStefano & Chamberlain, are not to be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of DeStefano & Chamberlain.

Notes:
- Dowel all vertical bars into footing below with matching number and size of footing dowels.
- Required at the top of the pier.

- Wood decking
- Vanishing edge
- Wood deck
- Spa Vanishing edge
- Cantilever stair
- Concrete stairs with #4 at 12" o.c. each way
- Concrete stairs with #3 nosing bars
- Shotcrete steps
- Concrete stairs
- Spill way
- Main drains with valves
- Main drains
- Seal
- Galv. W18X76
- Galv. W12X26
- Galv. W12X26
- Galv. W18X76
- Shaft (3) 2x12
- PT 2x12 @ 16" o.c.
- PT 2x10 @ 16" o.c.
- PT 2x10 @ 16" o.c.
- PT 2x12 @ 16" o.c.
- PM 2x10 @ 16" o.c.
- PT (3) 2x12
- PT 2x10 @ 16" o.c.
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.
COASTAL SITE PLAN CONSTRUCTION SET
"RESIDENTIAL DEVELOPMENT"
LOCATION
7 MEADOW PLACE
GREENWICH, CONNECTICUT
PREPARED FOR
LARS R. NORELL
LYNNE N. NORELL

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LOCATION MAP – 1" = 500′ ±
# Project Description

New FEMA Compliant 2 Story Single Family Home

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FLOOR OPENING CALCULATIONS

Foundation area below floor elevation: 4,277 sq. ft.
Floor opening replacement = 1 sq. ft. per 1 sq. ft. = 4,277 sq. ft.

Total floor area (2nd floor): 15,000 sq. ft. (2nd floor = 2nd floor + cellar = 13,750 sq. ft. + 1,250 sq. ft.)

Total floor opening provided:

Floor area "A"

Model: T020-30S
Material: Structural Steel
Dimension: 8 x 8
Weight: 1,800 lb
Installation Thickness: 1/4"-2" (1/4"

Description:
This steel opening is for a floor opening. The dimensions listed are for the opening itself. The actual additional framing and concrete work may vary depending on the specific requirements of the construction site.

Floor area "B"

Model: T020-30S
Material: Structural Steel
Dimension: 10 x 10
Weight: 2,000 lb
Installation Thickness: 1/4"-2" (1/4"

Description:
This steel opening is for a floor opening. The dimensions listed are for the opening itself. The actual additional framing and concrete work may vary depending on the specific requirements of the construction site.

LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
MAR 1, 2020
LEGEND:
1. ALASKAN YELLOW 1/2" TAPERSAWN CEDAR SHINGLE ROOF
2. PTD. WHITE CEDAR 6 & 8 SHINGLE SIDING (3" EXPOSURE)
3. PTD. 1-1/2" CHANNEL, WATERTIGHT HORIZONTAL, BOARDS
4. PTD. 2" HORIZONTAL, BOARDS
5. WOOD FRAME WINDOW (SEE DETAIL SW. 1 DF 2-0-13)
6. PTD. 1" FLAT AZEK TRIM
7. PTD. 1/2" FLAT AZEK FRASER BOARD
8. EPDM W/ WATERPROOF MEMBRANE FLAT ROOF
9. 4" ALUMINUM HALFROUND GUTTER
10. STAINLESS STEEL, ROD RAIL W/ NATURAL MANGONUI (TYP.)
11. 2" AZEK CASING & HILL (WINDOWS & DOORS)
12. GARAGE DOOR PTD.
13. METAL BRACKETS
14. GLASS RAILING
15. PTD. W/MO RECESSED PANEL
16. ZINC METAL FRAME
17. ZINC TIN COATED COPPER STANDING SEAM ROOF
18. PTD. WRAPPED AROUND TEAR BOARD (SEE DETAIL SW. 2 DF
19. 4" SQUARE FLAIR
20. 14" SQUARE COLUMN PTD. (SEE DETAIL)
HOUSE CUBIC VOLUME = 147,136 CU FT

SECOND FLOOR VOLUME
SECOND FLOOR TO TOP OF RIDGE
47,336 CU FT

FIRST FLOOR VOLUME
FIRST FLOOR TO FINISHED SECOND FLOOR
44250 CU FT

LOWER LEVEL VOLUME
GRADE PLANE TO FIRST FLOOR
54750.70 CU FT

SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"

FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"

LOWER LEVEL PLAN
SCALE 1/16" = 1'-0"