APPLICATION SUMMARY:
An application for final re-subdivision was submitted to the Planning & Zoning Commission requesting to make an equal area exchange of 539 square feet of lot area from Lot 2R (22 Hillcrest Lane) to Lot 1R (269 Palmer Hill Road) located at 269 Palmer Hill Road and 22 Hillcrest Lane in the RA-1 Zone. Both lots were a part of the Final Subdivision Application PLPZ 2016 00031 that the Commission acted upon on March 8, 2016. No open space or construction / site work is proposed with this application.

ISSUES / RECOMMENDATIONS:
The applicant should address the following items:

1. **The Inland Wetlands and Watercourses Agency (IWWA)** issued a permit (#2018-122) on 10/26/2018 that related to the final subdivision PLPZ 2016 00031. The Commission should note that even though the permit expires 24 months from the effective date it is viewed as “on hold” due to the Executive Order in place. Also, no new work is proposed in this Planning & Zoning application. All the previous work (residences, pools, etc.) falls under the #2018-122 IWWA permit and already has approval by IWWA and is in the process of being closed out.

2. **The Zoning Enforcement Officer (ZEO)** issued comments on 2/10/2021 and the only request at this time is for the applicant to note the setback of the generator located on lot 2R, 22 Hillcrest Road.

3. **The DPW Engineering Division (DPW)** issued comments on 1/26/2021 and notes the proposed lot line revision is acceptable.

4. **The Conservation Department** issued comments on 2/9/2021 and notes that they find the proposed lot line revision should not have any negative impact on the natural environment and it will not trigger any additional site development.

5. **Lot Shape and Area** – The Commission should note that the proposed lot shapes meet the standards set forth in Section 6-205 of the Building Zone Regulations for both lot shape, lot area and setbacks.

6. **Open Space** – No proposed open space or reserved land area is proposed with this application. The applicant has no intent to make an open space parcel in addition to what was approved in the original final subdivision, PLPZ 2016 00031. The recorded map of the original subdivision (GLR Map #8877) notes one (1) Open Space parcel that is 1.5048-acres and three (3) conservation easements of 11,253 sq.ft., 15,457 sq.ft., and 29,896 sq.ft. The Commission may review Sections 6-296, 6-297 and 6-298 of the Greenwich Subdivision Regulations (GSR) to determine if the proposed application meets the intent of the Regulations.
7. **Construction and Site Work** – No construction or site work is proposed with this application.

8. **Adjacent Property Notice** – Staff finds that the adjacent property owner notice does not reference the Planning and Zoning Department.

**DEPARTMENT COMMENTS:**

- **SEWER** - comments not yet received
- **IWWA** - see attached permit #2018-122 that was issued on 10/26/2018
- **ZEO** - see attached memo of 2/10/2021
- **ENGINEERING** - see attached memo of 1/26/2021
- **CONSERVATION** - see attached memo of 2/9/2021

**PROPOSAL and HISTORY:**

An application for final re-subdivision was submitted to the Planning & Zoning Commission requesting to have an “Equal Area Exchange” of 539 square feet between 269 Palmer Hill Road and 22 Hillcrest Lane, which were both a part of the Final Subdivision Application PLPZ 2016 00031 that the Commission acted upon on March 8, 2016. No open space is proposed with this application for equal area exchange.

During construction of an accessory pool structure at 269 Palmer Hill Road an error was made by the contractor in the location of the pool. As a result, the northeast corner of the pool violates the side yard setback for the RA-1 Zone as stated in Section 6-205 of the Town’s Building Zone Regulations (BZR). The required setback for an accessory structure in the RA-1 Zone is 15-feet. As constructed, the setback to the pool coping is only 11.8-feet to the existing property line. As proposed, the setback from the pool coping to the proposed lot line will be 18.2-feet, 3.2-feet above the minimum requirement.

Construction related to these two lots and PLPZ 2016 00031 is complete, and 22 Hillcrest Lane already has a Certificate of Occupancy as of 5/1/2020.

If the Commission wishes to approve this lot line revision both 269 Palmer Hill Road and 22 Hillcrest Lane would both follow all aspects of Section 6-205 of the BZR regarding lot area, lot shape, frontage and setbacks to structures.

**BACKGROUND:** Both lots are a part of the Final Subdivision application PLPZ 2016 00031. 22 Hillcrest Lane (Lot #2 of the subdivision application) received an “OK for Certificate of Occupancy Purposes” memorandum from the Planning & Zoning office on 5/1/2020.

269 Palmer Hill Road has not yet submitted documents to Planning & Zoning requesting endorsement for a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO).

**APPLICABLE REGULATIONS:**

- 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
- 6-258 – Authority for Regulations
- 6-261 – Definitions
- 6-269 – Record Sheets; Contents
- 6-270 – Construction Sheet; Contents
- 6-271 – Health Dept. Report; Sewage Disposal Facility
- 6-278 – Signing of Subdivision Plan
- 6-279 – Filing with Clerk
- 6-283 – Conformity with Plan of Development; Zoning Regulations.
- 6-296 – Natural Features; preservation.
6-297 – Parks and Playgrounds; standards.
6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
6-304 – Lot Dimensions
ZONING ENFORCEMENT

Project No. PLPZ20210003 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Mathur/Goldberger

LOCATION: 269 Palmer Hill Rd & 22 Hillcrest Ln.

PLAN DATE:

ZONE: RA-1

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

The applicant should note the setback of the generator located on lot 2R

☐ 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: 2/10/2021

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

To: Jacalyn Pruitt, Planner II
From: Aleksandra Moch, Environmental Analyst (Wetland and Soil Scientist)
Date: February 9, 2021
Re: Jeffrey F. & Nicole Goldberger/Aarti & Sarin Mathur, 269 Palmer Hill Road, PLPZ 2021 00003
   Site survey by Rocco V. D’Andrea, Inc., dated December 31, 2020

I have reviewed the above-referenced survey and visited the site. The proposed lot line revision should not have any negative impact on the natural environment as it will not trigger any additional site development and only correct the existing pool fence and retaining wall encroachments.

cc: Conservation Commission
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 15-4(7)  Department Project No. PLPZ202100003, PLPZ201600031
Submittal Received Date: 01/15/2021

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

PLAN SET INFORMATION

Plan Title: Zoning Location Survey - Lot Line Revision  Project Address: 269 Palmer Hill Road (Lot 1)
& 22 Hillcrest (Lot 2)
Original Plan Date: 12/31/20  Latest Plan Revision Date: __________

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D'Andrea, Inc.
Original Report Date: 9/22/2017  Latest Report Revision Date: 4/27/20

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: 1/26/21

COMMENTS AND CONDITIONS OF APPROVAL: See Comments Below

Lots 2, 3, 4 & 5 Approved for Certificate of Occupancy
1. The Drainage Summary Report As-Built Conditions dated April 7, 2020 is acceptable.
2. The Stormwater Management Practices Maintenance Declaration filed on the Town of Greenwich Land Records for the lot is acceptable.

Lot 6 Approved for Temporary Certificate of Occupancy
1. The Drainage Summary Report As-Built Conditions dated April 7, 2020 and supplemented April 27, 2020 is acceptable for Lot 6 for the house, driveway, and stone patio. The reports will need to be revised once the pool and site are completed and the final Certificate of Occupancy is requested.
2. All manhole structures must be at grade and not buried on the final Improvement Location Survey for Certificate of Occupancy.
3. Photos of the full completed and stabilized site must be submitted.
4. Exhibit A needs to have a maintenance item added for the detention basin.
5. The Stormwater Management Practices Maintenance Declaration shall be filed on the Town of Greenwich Land Records and will need to be filed again for the Certificate of Occupancy.

Lots 1 & 2 for a Lot Line Revision
1. The lot line revision is acceptable.

Lots 1 & 6 will require the following to obtain a Certificate of Occupancy (additional information for each lot may be required to complete the Certificate of Occupancy sign-off).

6. The Drainage Summary Report As-Built Conditions dated April 7, 2020 and supplemented April 27, 2020 will need to be updated as Lot 3, 4, 5 & 6 submit for a Certificate of Occupancy. As each lot submits the “as-built” condition information shall be added and revised as needed in the Drainage Summary Report As-Built Conditions dated April 7, 2020 and supplemented April 27, 2020. The report dates shall be revised for each Certificate of Occupancy submittal.

7. The information provided by Johnson, Haslun & Hogeman, LLP appears to be acceptable for the repaving of Hillcrest Lane and Old Farm Lane by 269PHR. It is recommended that the Law Department review the provided information to verify all necessary information has been provided to cover the repaving of Hillcrest Lane and Old Farm Lane.
Seth Greenwald  
269 Palmer Hill, LLC  
31 Cogswell Lane  
Stamford, CT 06902

RE: Application #2018-116 to conduct regulated activities at 269 Palmer Hill Road  
Permit #2018-122

Dear Mr. Greenwald,

The Inland Wetlands and Watercourses Agency has reviewed the application record and found the proposed activities in the above mentioned application are consistent with the purposes and policies of the Inland Wetland and Watercourses Regulations. Accordingly, the Agency GRANTED the enclosed permit with conditions.

Your attention is directed to the special and standard conditions because those in BOLD require action either prior to the start of clearing or construction activities or within a specific time period after the receipt of the permit.

The effective date of the permit is the date of issue. The permit expires 24 months from the effective date, but when deemed necessary, the Agency may extend the period according to the provisions in Section 11.11 of the Regulations.

If you have any questions concerning this permit or the functions and values of wetlands in Greenwich, please let me know.

Sincerely,

Brian Harris, Chairman  
Elliot Benton, Vice Chairman  
Stephan Skoufalos, Secretary

cc: Rocco V. D’Andrea, Inc.
Following a duly noticed public meeting, the Inland Wetlands & Watercourses Agency APPROVED regulated activities on the property of 269 Palmer Hill, LLC at 269 Palmer Hill Road, Tax 12-1360/s. The permitted activity consists of construction of a single family residence, driveway, pool, retaining walls, associated site drainage, and utilities 24’ from wetlands, as further described in the following documents.


5. DPW Site Development Review and limit of disturbance sketch prepared by Scott Marucci, Senior Civil Engineer, dated September 15, 2018.


7. Staff report prepared by Robert Clausi dated October 10, 2018.
After a full review of the considerations set forth in Section 10 of the Regulations and other pertinent factors, this permit is issued with the following special and standard conditions:

**SPECIAL CONDITIONS**

*Conditions in bold require action either prior to the start of clearing or construction activities or within a specified time period after the receipt of the permit.*

1. Prior to the commencement of any on-site permit related activity, final construction plans shall be submitted for review and approval by Wetlands Agency staff. The sedimentation and erosion control sheet shall include checkdams perpendicular to sloping portions of the perimeter silt fence and a temporary diversion around the east side of the construction envelope. Once approved, plans shall be submitted in both paper and digital formats.

2. Prior to the commencement of any on-site permit related activity, a plan depicting a line of sunken boulders or similar permanent demarcation feature starting at the western end of the rear retaining wall and follow the edge of lawn line shown on the landscaping plan prepared by William Kenny Associates, LLC, shall be submitted for review and approval by Agency staff. This feature shall be fully implemented within six months of receiving a Certificate of Occupancy.

3. Prior to the commencement of any on-site permit related activity, a cash performance bond of $6,000.00, plus 20% of any mitigation plan associated with the permit, shall be submitted to the Agency to ensure compliance with the conditions of this permit. The bond shall be submitted in the form of a check payable to the Town of Greenwich. No portion of the bond shall be eligible for release until all Conditions of this permit are satisfied and staff has deemed the project to be in compliance with the approved plans.

4. Prior to the commencement of any on-site permit related activity, a Declaration of Regulated Areas, on a form provided by the Agency, shall be filed by the permittee on the Greenwich land records. This Declaration shall reference Inland Wetlands and Watercourses Permit #2018-122 and Application #2018-116 and require the preservation of inland wetlands and watercourses in an undisturbed and natural state unless further permits are obtained. A copy of the filed Declaration shall be provided to the office of the Agency.

5. Prior to the commencement of any on-site permit related activity, the permittee shall cause to be prepared a packet for the homeowner describing the components of the
stormwater management system, their purpose, and practical means to maintain them. The packet shall be submitted for review and approval by this Agency or its staff. If the permittee is not the project end user, verification the end user received the information packet shall be submitted to the office of the Agency.

6. The portion of the bond associated with any mitigation required plantings shall be eligible for release one full year after the planting plan is fully implemented as verified by staff and at least 80% of the planted material is thriving. High-visibility tags shall be maintained on all of the planting stock for the duration of the one-year establishment period. The plan shall be fully implemented within six months of seeking a Certificate of Occupancy.

7. Areas within the disturbance envelope where the soil is compacted during construction shall be restored to their original properties and porosity by incorporation of compost per recognized guidelines, such as the Virginia DEQ Stormwater Design Specification No. 4 “Soil Compost Amendment”. The certification of compliance required in Special Condition #8 below shall include certification this soil de-compaction was carried out as specified.

8. The stormwater drainage system shall be certified to have been constructed according to the approved plans and to be in compliance with the permit and conditions by a registered, professional engineer. Certification shall include verification of the soil de-compaction required in Special Condition #7 above. Certification shall be based upon regular on-site supervision of construction activities. A written certification report shall be submitted to Agency staff upon the completion of construction.

9. The permittee shall file a note on the Town Land Records requiring a licensed professional to inspect and certify the stormwater management structures every five years to ensure the system has been properly maintained, as required to sustain the designed goal. A copy of the filed note and copies of the periodic certifications shall be submitted to the Agency for its records.

10. Upon completion of construction activities, an "as-built" survey drawing locating foundations, other authorized structures, and permanent demarcation features with distances to inland wetland and watercourse areas shall be submitted. The survey shall be in a form suitable for filing on the Greenwich Land Records. A copy of this record plan shall be submitted to Agency staff for review and approval prior to filing with the Town Clerk. A copy of the filed plan shall be submitted in both paper and digital formats.

11. No pool backwash water may be discharged into or adjacent to inland wetland and watercourse areas, as per the attached Board of Health regulation.
STANDARD CONDITIONS:

All Greenwich Inland Wetlands and Watercourses Agency permits are subject to the following Standard Conditions:

1. This permit expires on October 22, 2020. If the authorized activity is not completed on or before this date, said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.

2. Prior to the commencement of any on-site permit related activity, the attached compliance statement shall be signed by the contractor engaged to perform the regulated activities and then returned to the Agency office. This form shall serve as written notice to the Agency as to when work is planned to commence. The permittee shall also provide written notice to the Agency upon completion of the regulated activities.

3. The permittee shall employ best management practices, consistent with the terms and conditions of this permit and provisions of the Connecticut Guidelines for Soil Erosion and Sediment Control (2002, as revised), to control storm water discharges, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Agency staff. The permittee shall immediately inform the Agency of any problems involving wetlands or watercourses which develop during the course of, or which are caused by, the authorized work.

4. Any material, man-made or natural, which is in any way disturbed and/or utilized during work authorized herein, shall not be deposited in any wetland or watercourse, either on or off site, unless specifically authorized in this permit.

5. Fuel oil tanks shall be installed above ground or within the structure unless specifically approved otherwise by the Agency or its staff.

6. This permit shall not be assigned or transferred by the permittee to any other party without the written consent of the Greenwich Inland Wetlands and Watercourses Agency.

7. This permit may be revoked or suspended if the permittee exceeds the conditions or limitations of this permit, or has secured this permit through deception or inaccurate information.

8. This permit does not obviate the permittee's obligation to obey all other applicable federal, state and local laws or to obtain any applicable federal, state and local permits.

Sincerely,

[Signature]

Brian Harris, Chairman
Elliot Benton, Vice Chairman
Stephan Skoufalos, Secretary
As the contractor engaged by 269 Palmer Hill, LLC to perform regulated activities as described in the Greenwich Inland Wetlands and Watercourses Application #2018-116 at 269 Palmer Hill Road, I am familiar with the IWWA regulations and have read the permit referenced herein and agree to comply with both.

Work will commence on or about ________________ and will be completed in __________ months/weeks.

________________________________________
Contractor Name

________________________________________
Street Address, City, State, Zip Code

________________________________________
Phone                                      Email Address

________________________________________
Signature

Mail to:        IWWA
101 Field Point Road
Greenwich, CT 06830
or
Email to:       wetlands@greenwichct.org
LEGAL NOTICE

Pursuant to the provisions of the Inland Wetlands and Watercourses Regulations of the Town of Greenwich, Connecticut, effective December 28, 1973 and as amended, notice is hereby given on actions taken by the Inland Wetlands and Watercourses Agency of the Town of Greenwich at its duly noticed October 22, 2018 meeting.

GRANTED with Conditions Application #2018-116 – 269 Palmer Hill Road – To 269 Palmer Hill, LLC for construction of a single family residence, pool, retaining walls, and associated site work 24’ from wetlands.

Brian Harris, Chairman

Dated: October 23, 2018

PUBLISHED ONCE ON OCTOBER 30, 2018.

BILL TO THE GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY AND PROVIDE AN AFFIDAVIT OF PUBLICATION
Town of
GREENWICH
Town Hall · 101 Field Point Road, Greenwich, CT 06830-2540 · (203) 622-7894 · FAX 622-3795

SUBDIVISION APPLICATION

☐ PRELIMINARY
☒ FINAL
☒ RESUBDIVISION
☐ COASTAL.

JEFFREY P. AND NICOLE GOLDBERGER
AARTI AND SARIN MATHUR

Name of Applicant(s)  PLEASE REFER TO APPLICANTS

Name of Property Owner(s)  PLEASE REFER TO ATTACHED AUTHORIZATIONS

Signature of Property Owner(s)

Location and/or Address of Parcel
249 PALMER HILL ROAD
22 HILLCREST LANE

Title of Submitted Plan
ZONING LOCATION SURVEY DEPICTING LOT LINE REVISION

Is any portion of the site within 500 feet of the Town Boundary? NO

No. of Lots:
Existing 2
Proposed 2

Zone:
Existing RA-1
Proposed RA-1

Total Area of Property (s.f. or acres)
2.073
ACRES

Area of Land Reservation N/A

* 10 or more lots/ acres requires Environmental Assessment § 6-266 (19)

Reserved Land Area as Percent of Total Land Area N/A

Previous SB # PLPZ 2014 31

GLR Map # of any previously filed subdivisions or surveys 8877

Tax Account # No. 22: 12-3271 Assessor’s Map # Lot #

Circle as applicable: septic well sewer public water

Are existing (above) utilities shown on the Survey? N/A

Drainage Report submitted? N/A Health Permit needed and received? N/A

IWWA Permit received? YES IWWA Permit # 2018 12 Z

Estimated amount of time needed to present item to Commission at meeting: 7 MINUTES

Authorized Agent ANTHONY L. O’ANDREA PE & LS

Signed RACCIO V. O’ANDREA, INC

Address P.O. BOX 549 Phone 203-637-1779

RIVERSIDE, CT 06878

Town Project Number Fee submitted at time of application: $ (if applicable)

Form PZ SB Ap Rev. 2/7/08  Application Number Assigned by Staff
Final Subdivision Application Checklist
(Per Section 6-267 through 6-272 of the Subdivision Regulations)

REVISION OF LOT LINES

APPLICATION NAME: GOLDBERGER / MATHUR

All requests for final subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and confirmation that all modifications as specified in a Commission review of any preliminary plan have been resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative. The subdivision plan record sheet and construction sheet(s) are to be prepared in accordance with the Town’s subdivision regulations and Department of Public Works Roadway and Drainage Design Manuals. A complete application must be received a minimum of 30 days prior to the Commission meeting at which the applicant desires to be heard. Fifteen copies of the plans are to be submitted (up to 20 copies of the plans may be required if in Coastal Zone or including new roads). Plans must be folded to 9”x12”.

Check Items Submitted:

☑ 1. Record Sheets: shall be drawn at a scale of 20, 40, 50 feet to 1 inch except that for tracts in the RA-1, RA-2 or RA-1 zones a scale of 100 feet to 1 inch may be used provided required data is clearly shown. An index is to be provided in the event multiple sheets are required.
   a. Title (Subdivision or Resubdivision) of the sheet including the name of the subdivider and/or contract purchaser, Town Project Number issued upon request by the Chief of the Engineering Division of the Department of Public Works and endorsement block for Commission signature in the lower right hand corner of the tracing. A graphic scale, north arrow, and drawing and revision date(s) are to be shown.
   b. The location and dimensions of all boundary lines (metes and bounds) of the property.
   c. The dimensions and areas of all existing and proposed lots.
   d. Information to show the location of the subdivision in relation to surrounding property and streets.
   e. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures, wells, and septic tanks on adjacent properties within 100 feet of the proposed subdivision.
   f. The lines of existing and proposed streets within the subdivision and lines of existing or approved streets. Survey data shall be shown across all street intersections to relate accurately one block with another and one side of a street with the opposite side.
   g. Location and type of all proposed monuments.
   h. The names of existing and proposed streets. The names of proposed streets are to be unique within the Town and not easily confused with names of other accepted streets.
   i. The location and purposes of existing and proposed easements immediately adjoining and within the subdivision.
   j. The location of all existing and proposed water bodies, streams and wetlands.
   k. The location and dimension of all property proposed to be set aside for park and playground use or other public or private reservations with designation of the purposes thereof.
   l. The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.
   m. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all street lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.
   n. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.
   o. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility.”
p. The endorsement block for Commission action required to appear on the record sheet shall be shown as follows:

"Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut, dated

__________________________  _______________________
Signature of Chairman  Date

q.  A note indicating the type of sewage disposal and water supply facilities to be provided.

r. The following information is to be shown on the record sheet as applicable: total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.

s. The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Maps; NGVD 1929 is to be used. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.

t. All notes required for the preliminary layout not mentioned herein are required.

u. A note stating that all utilities shall be placed underground.

2. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision (See Section 6-272 of the Subdivision Regulations). Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners.

3. Written authorization for the agent to act on behalf of the certified property owner(s).

4. Eight copies of 11 x 17 inch reduction.

5. A map at a scale of 1,000 feet to one inch showing the Lot Lines & Streets.

6. Two copies of declarations or easements relating to reservations for park and playground or conservation areas prepared in accordance with the Town's model documents.

7. Fee submitted at time of application: $_________ (see fee schedule)

8. Eight copies of a completed application form.

9. All items from the Preliminary Subdivision checklist.

"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."

I certify that the application includes all of the above requirements as noted. Please explain reasons for any omissions: ________________________________

Owner name/ signature  Rocco V. DiAndrea, Inc  Date 1-5-21  Anthony L. DiAndrea

Agent name / signature  Anthony L. DiAndrea  Date 1-5-21

P&Z Staff Signature

Applicant Comments: ________________________________

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.
Project Narrative
Revision of Lot Lines
Lot No. 1 and No. 2, Map No. 8866 GLR
269 Palmer Hill Road and 22 Hillcrest Lane
January 5, 2021

Jeffrey F. and Nicole S. Goldberger and Aarti and Sarin Mathur are owners of the contiguous Lots No. 1 and No. 2 as depicted on Map No. 8877 GLR.

During construction of the accessory pool structure on the Goldberger property, an error was made by the contractor in the location of the pool. As a result, the northeast corner of the pool violates the side yard setback.

The two owners of the contiguous lots have agreed to an “Equal Area Exchange” of 539 square feet in order to provide the required setback measured to the coping of the pool.

The required setback to an accessory structure in the RA-1 zone is 15 feet. As constructed, the setback to the pool coping would be only 11.8 feet. As proposed, the setback from the pool coping to the proposed lot line will be 18.2 feet, in excess of the minimum requirement of 15 feet.

Construction on both lots is complete, and the final Certificate of Occupancy has been issued for the Mathur property at 22 Hillcrest Lane.

The development on the Goldberger property is consistent with the approved plans. As a result, there will not be any adverse impacts on drainage patterns or increases in peak runoff or volume as a result of the “Revision of Lot Lines”.

After approval of the lot line revision, both of the lots would be in compliance with all aspects of zoning related to area, lot shape, frontage and setbacks to structures.

Anthony L. D'Andrea, PE&LS
Rocco V. D’Andrea, Inc.
March 22, 2016

William H. Haslun, Esq.
Johnson, Haslun & Hogeman, LLP
21 Sherwood Place
Greenwich, CT 06830

RE: The application of William I. Haslun, II, Esq., authorized agent, for 269 Palmer Hill Road LLC, record owners, for a final subdivision, PLPZ 2016 00031, to subdivide one 9.8606 acre property into six lots and one (1) 1.5048 acre open space parcel and three (3) conservation easements of 11,253 sq. ft., 15,457 sq. ft. 29,896 sq. ft. per Section 6-261 of the Town of Greenwich Subdivision Regulations on property located at 269 Palmer Hill Road, Old Greenwich as shown on a subdivision map prepared by Rocco V. D’Andrea, Inc., dated 02/22/16.

Dear Mr. Haslun:

At a regular meeting held on September 15, 2015 the Planning and Zoning Commission considered the above referenced application and took the following action:

Upon a motion made by Mr. Maitland and seconded by Mr. Fox, the following resolution was unanimously adopted. (Voting on this item: Messrs. Heller, Maitland, Levy, Fox, and Mme. Alban).

WHEREAS the Commission held a public meeting on March 8, 2016 and took all testimony as required by law; and

WHEREAS the applicant requested to subdivide an existing 9.8606 acre property into six lots and one 1.5048 acre open space parcel on property located at 269 Palmer Hill Road, Old Greenwich in the RA-1 zone per Sections 6-261, 6-283, 6-287, 6-296, and 6-297 of the Town of Greenwich Subdivision Regulations; and

WHEREAS the proposed action would create six parcels and one open space parcel as follows: Lot No. 1, would be 1.050 acres; Lot No. 2 would be 1.0191 acres; Lot No. 3 would be 1.2237 acres; Lot No. 4 would be 1.4231 acres (1.283 acres less the accessway); Lot No. 5 would be
1.5939 acres; Lot No. 6 would be 2.0420 acres; an Open Space parcel that would be 1.5048 acres and three (3) conservation easements of 11,253 sq. ft., 15,457 sq. ft. 29,896 sq. ft.; and

WHEREAS the applicant noted the Palmer Hill Neighborhood Association as the third party to receive the Open Space parcel on the proposed Subdivision Map; and

WHEREAS the applicant showed the lot shape circle in the open space parcel and the Commission requested and the applicant agreed to remove the circle on the subdivision map provided for signature; and

WHEREAS the Commission considered comments from the Sewer Division and requested that the applicant address the Sewer Division’s comments prior to filing the signed subdivision map; and

WHEREAS the applicant appeared before the Conservation Commission at their February 11, 2016 meeting; and

WHEREAS the Conservation Commission recommended final subdivision approval of the proposed plans as submitted by the applicant with the following comments:

- The Conservation Easement area should be reconfigured to extend across Lot 4 to the Open Space Parcel. This will provide for connectivity of the open space instead of having it in two separate parcels. The pedestrian easement across Lot 4 is very narrow and includes steep slopes. Expanding the conservation easement area across Lot 4 would eliminate the need for the pedestrian easement.

- Lots 4 & 5 have significant amounts of grading and it is recommended that this grading be re-worked/refined to reduce the impact on the surrounding landscape. In particular, Lot 4 is an especially difficult lot and should be looked at in terms of shape, slope, and grading required.

- The trees along Hillcrest Lane should not be shown on the plans as “to be removed” to avoid clear cutting of the streetscape. It is recommended that as each lot is developed, a landscaping plan should be developed that will both preserve the streetscape and provide for safe road access.

- The large Japanese Maple (28") and Norway Spruce (32") on Lot 6 should be maintained. This is now included in the plan and should remain part of any proposed changes to the plan.

- Conservation previously recommended that an access road be created on Lot 6 for the detention basin. A maintenance access easement has been added to the plans but it is not clear how this will serve for vehicle access given the steep slope to the basin. Access to the basin should be part of the O&M plan for the storm water management system. A planting plan has been prepared for the basin that includes more trees as per the Commission’s request which should be included in final design and reviewed by staff.

- The applicant has developed a Logistics and Phasing Plan and map entitled Phasing Exhibit. This plan begins to lay out sequencing for the site but needs more detail. It also should be reconciled with the E&S control plan sheets to ensure that they are in sync. Details are needed that show the sequencing of the installation of the storm water management system and the clearing/grading/construction on lots 3, 4, 5, and 6. Of special concern is the grading on lots 3, 4, and 5 and how storm water will move during
the construction phase. A final E&S Plan with sequencing/phasing should be approved by staff.

- A wetland restoration is planned for the open space area and includes day-lighting a stream. No engineering details have been provided on the design just a planting plan. Because of the significant grades in this area, plans are needed to show how this will be constructed and maintained to avoid head cutting of the stream. Detailed plans should be provided to Conservation and IWWA staff for review and approval prior to implementation.

WHEREAS the Commission noted the comments of the Conservation Commission and noted that the proposed pedestrian easement was satisfactory for subdivision purposes; a phasing plan for lots 3-6 for stormwater management and grading of these lots shall be done concurrently and the Sediment and Erosion Control Plans shall be incorporated into any phasing plan; and the maintenance access easement would be sufficient so long as no structures impeding access is permitted; and

WHEREAS the Commission noted comments from the Engineering Division noting the proposed design acceptable for final subdivision approval; and

WHEREAS the Commission requested and the applicant agreed to provide final development plans for each parcel to Planning and Zoning Staff for review prior to issuance of any Zoning Permit; and

WHEREAS the Commission raised concerns over the logistics and how the proposed shared drainage facility was to be built; and

WHEREAS the Commission requested and the applicant agreed to provide a construction phasing plan that would develop Lots 3-6 concurrently and incorporate a unified Sediment and Erosion Control Plan; and

WHEREAS the combined Sediment and Erosion Control Plan shall be noted on the final Mylar; and

WHEREAS the Lots 1 and 2 would front onto Palmer Hill Road and Lots 3,4,5 and 6 would front onto Hillcrest Lane, a private road; and

WHEREAS the Commission noted that Lot 2 would be permitted to have driveway access on Hillcrest Lane or Palmer Hill Road as it is a corner lot; and

WHEREAS the Applicant is in the process of finalizing an agreement with the Hillcrest Park Association offering inclusion of these new lots into said association and providing all the relevant access rights for future driveways and homeowner access; and

WHEREAS the Commission requested and the applicant agreed note the finalized access agreements on the final subdivision map; and
WHEREAS the width of Hillcrest Lane pavement and its associate Right-of-Way does not appear to meet the minimum standards for a private road per the Town’s Highway Manual; and

WHEREAS the Commissioner of the Department of Public Works has determined that the right-of-way may remain and that a 20 foot minimum paved width is adequate for this private road; and

WHEREAS it is noted that parts of Hillcrest Lane, in front of this property is less than 20 feet in width and the applicant would be required to correct prior to zoning permit issuance; and

WHEREAS the applicant received Inland Wetlands and Watercourses Agency (IWWA) approval at their April 27, 2015 meeting; and

WHEREAS the IWWA noted that full agency approval would be required for lots 1 and 2 through the building permit process and further review would be required for Lot 3 through the building permitting process; and

WHEREAS the applicant shall note the conditions of their wetlands approval on the subdivision plans; and

WHEREAS the Commission considered comments from the Planning and Zoning Staff, and the ZEO, as well as the aforementioned departments or agencies; and

WHEREAS the Commission determined that the proposed action is a subdivision as defined in Section 6-261(a)(15) of the Town of Greenwich Subdivision Regulations and meets the requirements of Sections 6-268, 6-282, 6-283, 6-287, 6-297, 6-301, 6-302, 6-304 through 6-306 of the Town of Greenwich Subdivision Regulations; and

THEREFORE BE IT RESOLVED that the application of William I. Haslun, II, Esq., authorized agent, for 269 Palmer Hill Road LLC, record owners, for a final subdivision, PLPZ 2016 00031, to subdivide one 9.8606 acre property into six lots and one (1) 1.5048 acre open space parcel and three (3) conservation easements of 11,253 sq. ft., 15,457 sq. ft. & 29,896 sq. ft. per Section 6-261 of the Town of Greenwich Subdivision Regulations on property located at 269 Palmer Hill Road, Old Greenwich as shown on a subdivision map prepared by Rocco V. D’Andrea, Inc., dated 02/22/16 is hereby approved with modifications:

The applicant shall address the following and when ready make an appointment with Planning and Zoning Staff to submit the relative materials from review and/or signature the Chairman of the Planning and Zoning Commission:

1. A comprehensive phasing plan with the development of lots 3-4-5-6 being done concurrently and incorporates the Sediment and Erosion Control plan and shall be noted on the final subdivision map.

2. The applicant shall provide copies of the agreement with the Hillcrest Park Association offering inclusion of these new lots into said association and providing all the relevant access rights for future driveways and homeowner access. A note the referencing the finalized access agreements on the final subdivision map
3. A note shall be added to the subdivision map noting that Lot 2 is permitted to have
driveway onto Hillcrest Lane or Palmer Hill Road.
4. Address shall address the outstanding comments from the Sewer Division.
5. The proposed maintenance easement access across lot 6 shall be drafted so as to not
prohibit access to proposed shared stormwater detention basin.
6. Proposed construction plans for each lot shall be reviewed by Planning and Zoning staff
prior to issuance of any zoning permit.
7. The pavement of Hillcrest Lane shall be a minimum of 20 foot in width for the entire
frontage of the subject parcel;
8. The applicant shall note the existence and conditions of their IWWA approval(s) on the
final subdivision map.
9. The approved open space shall be monumented, in the field, prior to the signature of the
Chairman of the Planning and Zoning Commission and filing of the final subdivision
map on the Town’s Land Records.
10. The applicant shall prepare a subdivision plan, in a format suitable for the signature of the
Chairman of the Planning and Zoning Commission. Said plans shall note the approval
and conditions of the IWWA and the following notes shall be added:
   a. Any proposed change in the status of the Open Space area such as change in size
      or ownership, and any change in the size of approved subdivision lots shall
      require submission of a revised plan and Declarations of Restrictions for review
      by the Conservation Department and approval by Planning and Zoning. The
      revised maps may require approval from the Commission as a re-subdivision and
      the Declaration may require amendments to reflect the changes.
   b. Pursuant to Section 6-287, all subdivision lots shall be reviewed for compliance
      with Town drainage standards and a detailed drainage plan for each lot should be
      submitted to Planning & Zoning and DPW for review, prior to the issuance of any
      building permits. Drainage Maintenance Agreements may be required.
   c. Any proposed blasting will require the preparation of a pre-blast survey.
   d. Prior to issuance of a building permit for any lot, plans showing proposed house
      location, setbacks, driveways, accessory structures and uses, grading and
      drainage, erosion control plans, and protection measures for protecting trees to
      remain shall be submitted and approved by Planning and Zoning and
      Conservation for review.

In accordance with the general statues, the original of the Subdivision Plan shall be filed with the
Town Clerk within ninety (90) days of the date of approval. Upon request of the subdivider, the
Commission, may extend the filing period for an additional ninety (90) days if deemed
appropriate. The approval of any plan not so filed shall expire ninety (90) days from the date of
approval. When a subdivision plan is approved and the time for any appeal therefrom has elapsed
with no such appeal being taken, the Commission shall file in the office of the Town Clerk the
record sheet of the Subdivision Plan, and the Declaration of Restriction for the reserved area.

The contents of this letter have been reviewed by members of the Commission and reflect the
decision the Commission made at its meeting on March 8, 2016.

If you have any questions, please contact our office.
Sincerely,

[Signature]

Patrick LaRow
Deputy Director/Assistant Town Planner
December 11, 2020

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

Re: Planning and Zoning Commission  
Revision of Lot Lines  
Lots No. 1 and 2, Map No. 8877  
269 Palmer Hill Road and 22 Hillcrest Lane

Dear Mr. Mangs,

As owners of 269 Palmer Hill Road, Lot No. 1, Map No. 8877 GLR, we hereby authorize Rocco V. D’Andrea, Inc. to represent our interests in the presentation of an application to the Planning and Zoning Commission for a Revision of Lot Lines.

Sincerely,

Jeffrey Goldberger

Nicole Goldberger
December 11, 2020

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

Re: Planning and Zoning Commission  
Revision of Lot Lines  
Lots No. 1 and 2, Map No. 8877  
269 Palmer Hill Road and 22 Hillcrest Lane

Dear Mr. Mangs,

As owners of 22 Hillcrest Lane, Lot No. 2, Map No. 8877 GLR, we hereby authorize Rocco V. D’Andrea, Inc. to represent our interests in the presentation of an application to the Planning and Zoning Commission for a Revision of Lot Lines.

Sincerely,

Aarti Mathur

Sarin Mathur
### Transfer of Ownership

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GOLDBERGER JEFFREY F & NICOLE S W/S

PARCEL NUMBER
12-1360/S

Parent Parcel Number

Property Address
PALMER HILL ROAD 0269

Neighborhood
134120  HILLCREST PARK [1]

Property Class
101  Single Family

TAXING DISTRICT INFORMATION

Jurisdiction 57  Greenwich, CT

Area 001

Corporation 057

District 12

Section & Plat 423

Routing Number 639130012

Site Description

Topography:

Public Utilities:
Electric

Street or Road:

Neighborhood:

Zoning:

PA-1  Single Family 1

Legal Acres: 1.0540

12-1360/S

OWNERSHIP

GOLDBERGER JEFFREY F & NICOLE S W/S

LOT NO 5 (1) PALMER HILL RD N12

GOLDBERGER JEFFREY F & NICOLE S W/S
80 BOULEVARD DRIVE APT 7S
NEW YORK, NY 10069

LOT NO 5 (1) PALMER HILL RD N12

16/1360/S

ADMINISTRATIVE INFORMATION

Tax ID 419/015

TRANSFER OF OWNERSHIP

Printed 11/16/2020 Card No. 1 of 1

Date
11/01/2018 269 PALMER HILL ROAD LLC
Br/Pg: 7445, 290  $1200000
06/20/2014 MORGAN LAURA GREY
Br/Pg: 6753, 167  $400000
06/20/2014 MORGAN LAURA GREY
Br/Pg: 6753, 166  $0
08/02/2011 MORGAN LAURA GREY
Br/Pg: 6193, 194  $0
12/31/1957 NA
Br/Pg: 590, 159  $0

RESIDENTIAL

Assessment Year 10/01/2015 10/01/2015 10/01/2016 10/01/2017 10/01/2018 10/01/2019 Worksheet


VALUATION

Market

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VALUATION

70% Assessed

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LAND DATA AND CALCULATIONS

Land Type 1 Residential Land 6 Residential Excess

Rating 1.000 0.0540

Soil ID Measured 1.00 Effective 1.00 Base 900000 900000 900000

Table Prod. Factor Adjusted Value

-or- or-

Effective Effective Base Adjusted Value

Depth Factor Square Feet

or-

Frontage Frontage

or-

Actural or-

Frontage

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Influence Factor Value

909700 909700

Supplemental Cards

TRUE TAX VALUE

909700

Supplemental Cards

TOTAL LAND VALUE

909700

BP15: 14-3413 demo house (year built 1960) 100% EP 12/17/14
BP9: 18-3981 Single family 40% complete
BP20: 18-3981 Single family 100% complete
19-2719 Pool 100% complete
CKRP: 8877
GEN: ADDED 'S' ON 8/28/16 - DD
SPLIT: Split off 12-3271/S, 12-3272 (OS) & 12-3272/S thru 12-3276/S
per GLR Map 8877. Land area reduced from 9.72 acres. RCS - 9/28/16.
WEB: 8/18/14 vol 6789 pg 342
11/20/18 vol 7452 pg 34
IMPROVEMENT DATA

SPECIAL FEATURES

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SUMMARY OF IMPROVEMENTS

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Data Collector/Date: VM 05/16/2019
Appraiser/Date: 
Neighborhood: Neigh 134120 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE: 2298800
AFFIDAVIT

STATE OF CONNECTICUT  )
COUNTY OF FAIRFIELD   )  : GREENWICH

I, Anthony L. D’Andrea, being first duly sworn, do hereby certify that on January 5, 2021, I caused to be mailed, postage prepaid, to those persons whose names are set forth, attached hereto, a copy of the notice attached hereto. Said persons were the record owners, as of November 19, 2020, of property abutting (as said term is defined in Sec. 6-14(a)(14) of the Greenwich Building Zone Regulations) the properties belonging to Jeffrey F. and Nicole S. Goldberger and Aarti and Sarin Mathur for whom an application for approval of a Revision of Lot Lines has been filed with the Greenwich Planning & Zoning Commission.

Anthony L. D’Andrea, PE&LS

Subscribed and sworn to
before me on
January 5, 2021

Alicia D. Melillo
Notary Public
My Commission Expires 4/30/2021
January 5, 2021

Re: Greenwich Planning & Zoning Commission
Revision of Lot Lines
Lots No. 1 and No. 2, Map No. 8877 GLR
269 Palmer Hill Road and 22 Hillcrest Lane

Dear Adjacent Property Owner:

Our office is representing, owners of Lot No. 1 on Map No. 8877 GLR and Aarti and Sarin Mathur, owners of Lot No. 2 on Map No. 8877 GLR in an application with the Greenwich Planning and Zoning Commission seeking approval of a Revision of Lot Lines affecting Lots 1 and 2 on Map No. 8877 GLR.

This letter serves as written notice of the said application as required by the Planning and Zoning Commission and Sec. 6-14(a)(3) of the Greenwich Building Zone Regulations.

If you have any questions concerning the above matter, please contact our office or the office of the Inland Wetlands and Watercourses Agency.

Sincerely,

ROCCO V. D'ANDREA, INC.

Anthony L. D'Andrea, PE&LS

ALD:adm
18MGP&ZNotice

cc: Aarti and Sarin Mathur
Jeffrey F. and Nicole S. Goldberger
Fletcher Development
CERTIFICATE OF MAILING
Lot #1, Palmer Hill Road
Parcel ID No. 12-1360/S
July 31, 2018

Tax ID #12-3272/S
(Hillcrest Lane)
269 Palmer Hill Road LLC
31 Cogswell Lane
Stamford CT 06902

Tax ID #12-3234/S
Jeffrey & Mandi Drayer
270 Palmer Hill Road
Old Greenwich CT 06870

Tax ID #12-1381/S
Caragh & Christopher Lengle
276 Palmer Hill Road
Old Greenwich CT 06870

Tax ID #12-1444/S
Daniel Abaroa
Alyssa Henske
4 Apple Tree Lane
Riverside CT 06878

Tax ID #12-1382/S
Jacques Bodson
Sylvie Roisin
272 Palmer Hill Road
Riverside CT 06878

Tax ID #12-3235/S
Matthew Lohan
274 Palmer Hill Road
Riverside CT 06878

Tax ID #12-2441/S
Ivan and Jasna Dolgov
268 Palmer Hill Road
Riverside CT 06878

Tax ID #12-1380/S
(280 Palmer Hill Road)
Dawn Rogers Et Al
8 Stonybrook Lane
Stamford CT 06902

Tax ID #12-2536/S
(255 Palmer Hill Road)
Linda J. McDonald
174 Stonybrook Road
Fairfield CT 06824

Tax ID #12-2378/S
(266 Palmer Hill Road)
Ramon Billordo
Danijela Gjenero
01 Jana Baudovina DE
Wroclaw PO 51-606