Application for Exterior Alteration/ New Construction

Name of Project: GHS Phase 2 Soil Remediation
Address of Project: 10 Hillside Road, Greenwich CT, 06830
Tax ID: #07-4511/S
Building Zone: RA-1

Proposed Use of Floor Space: No Change
Previous Occupant: No Change
Previous Use: No Change

Other tenants/uses in the building: No Change

Changes to the floor area (GSF): Existing: No Change
Proposed: No Change

Has a site plan been submitted to Planning and Zoning for this site/project? ☐ NO ☐ YES:

Has this project been reviewed by ARC prior to this submission? ☐ NO ☐ YES:

Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

Project to remediate Fields 2-5, including installing liner under Fields 3 & 4 and install a retaining wall as part of remediation along westerly edge of parking lot as part of engineered controls to address soil issues. Includes landscaping of wall, handicapped ramp to new accessible bleachers for Field 3. Also including street tree plantings along northern area/western parking entrance,

Will there be any change to, or addition of mechanical equipment? ☐ NO ☐ YES:
Where will it be located?

Name of Property Owner: Town of Greenwich
Signature of Property Owner: [Signature]
Daniel Watson (representative)

Name of Applicant: Amy Siebert
Email: This email address will be used to contact you.
asiebert@greenwichct.org
Address: 101 Field Point Road
Daytime Phone: 203-622-7740
Applicant Signature: Amy Siebert

Architectural Firm: Not applicable
Architect’s Phone Number:

Check # Check Amount: PLPZ

Digitally signed by Amy Siebert
Date: 2021.03.22 13:57:07 -04'00'
Architectural Review Committee  EXTERIOR ALTERATION: APPLICATION REQUIREMENTS

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. For submittal deadline dates, refer to the Meetings list, at Architectural Review Committee page at www.greenwichct.gov or in the P+Z office.

Submit the following: (Plans must be full sized, dimensioned, to-scale, and professionally prepared):

- **PDFs.** One (1) CD containing digital copies, in pdf format, of all documentation required per this checklist.
- **Application form.** Three (3) copies of the completed application form with owner signature(s) and contact email(s).
- **Tax Card.** One (1) copy of the tax card from the Tax Assessor’s office.
- **Site Development Plans:** One (1) full size set to include:
  - **Plot Plan.** One (1) full size site plan/improvement location survey, prepared by a professional land surveyor or engineer, showing project location, existing structures and proposed improvements.
  - **Cross sections.** If site disturbance is proposed: Cross-sections across all pertinent directions of the site.
  - **Landscape Plan.** One (1) landscape plan, showing inventory and proposed preservation of existing vegetation, and proposed plantings including name, size, location and quantity.
  - **Lighting.** One (1) lighting plan, showing locations, specs, bulbing, temperature and lumen plan for all fixtures.
  - **Mechanicals.** One (1) mechanical plan including generators, HVAC and roof top units and proposed screening.
- **Architectural Plans:** One (1) full size set to include:
  - **Elevations.** One (1) set of existing and proposed exterior elevations of all sides of the building(s).
  - **Floor Plans.** One (1) full sized set of architectural floor plans for each floor.
  - **Building Sections.** One (1) set of building sections at a scale of at least 1” = 30’.
  - **Context Elevations.** One (1) set of schematic elevations of all buildings on abutting properties.
- **Color photographs.** Two (2) sets of color photographs of the existing building(s) on site (every elevation), adjacent buildings on and off-site, and the streetscape.
- **Material list.** A list of all building materials and colors that are proposed.
- **Samples.** Samples of all building materials and colors that are proposed.
- **Other material.** Additional material may be deemed appropriate to enable the Committee to evaluate the design.
- **Processing fee.** The applicant shall submit fees with the application as shown on the fee schedule made payable to the Town of Greenwich.

I UNDERSTAND THAT I WILL NOT BE HEARD IF ALL THE REQUIRED MATERIALS AND PLANS ARE NOT BROUGHT TO THE MEETING: Signature. [Signature] Daniel Watson

The applicant or qualified representative MUST APPEAR AT THE MEETING to present the project.

and must BRING the following TO THE MEETING:

- Eight (8) copies of the complete application package (as submitted above) including architectural lighting, mechanical and landscaping plans to be handed out to Committee members at the meeting.
- All large samples that will not fit in the file.
GREENWICH HIGH SCHOOL
SOIL REMEDIATION:
RELATED LANDSCAPING
DPW FOR ARC
APRIL 2021
WHO
- DPW, in conjunction with its technical consultant AECOM, BOE, and Parks and Recreation have looked into what can be done in conjunction with soil remediation to landscape remediated areas at GHS

WHEN and WHERE
- Summer/Fall 2020: team reviewed site to look at what could be done to spruce up landscaping while addressing soil remediation issues
- Fall 2020: ideas drafted for streetscape in area along western parking lot entrance and northern parking lots, for neighborhood beautification

FACTORS to consider
- School security concerns affect design throughout the site – requirements for clear sight lines, trees cannot be climbed, no hiding in the landscaping, etc.
- Site users – can be hard on landscaped areas
- Soil issues – how to avoid unnecessary soil removal; how to maintain engineered controls put into place
- Maintenance concerns – snow, foot traffic, labor, underground utilities, etc.
- Budget concerns – installation and long term maintenance of plantings
AREAS UNDER REVIEW
GREENWICH HIGH SCHOOL

View looking north

Fields 3 and 4 to left on image
**PLANTING SCHEDULE**

- **Street trees** – ideally to be planted Spring 2021

- **Retaining wall plantings** – Spring / Summer 2023
  - Summer 2021: Field 4 work, field being rebuilt in the fall
  - Summer 2022: Field 3 work, field being rebuilt in the fall, retaining wall to be completed during this phase
  - Summer 2023: Field 2 work, and remaining planting, other final details to be completed
Proposed Street Trees

Hillside Rd

Science Wing to North lots
Phase II Remedial Excavation Plan

PROPOSED PHASE II EXCAVATIONS:

- 1.5 FT EXCAVATION AREA (SOIL MAY BE REUSED)
- 1.5 FT EXCAVATION AREA (OFFSITE DISPOSAL)
- 1-2 FT EXCAVATION AREA (PORTIONS OF SOIL TO BE REUSED)
- 3 FT EXCAVATION AREA
- 4 FT EXCAVATION AREA
- 5 FT EXCAVATION AREA
- 6 FT EXCAVATION AREA
Phase II Engineered Control Areas

LEGEND:
- PROPERTY BOUNDARY
- EXTENTS OF HISTORICAL FILL PLACEMENT (AOC 1)
- EC BOUNDARY – ASPHALT/CONCRETE AND SUBBASE
- EC BOUNDARY – >/= 2 FEET SOIL
- EC BOUNDARY – GEOTEXTILE, 0-12 INCHES STONE & UNDERWEAR LAYER
- EC BOUNDARY – FIELDS 6 & 7 – CONSTRUCTED IN SUMMER 2020 (PHASE I)
Fields 3 & 4 - Groundwater & Stormwater Recovery Piping
Coordinated with Parks with focus on maintainability, variety, interest
Critical element of engineered controls for soil remediation

Under review and approval by EPA/CTDEEP as part of remediation plan
Permeable Pavers

Pattern and color in keeping with GHS front entrance
WESTERN PARKING LOT – PERMEABLE PAVERS, PATTERN IN KEEPING WITH THEME AT GHS FRONT ENTRANCE
Site is operating under the CTDEEP Voluntary Remediation Program

Construct engineered controls for appropriate soil remediation – with the associated landscaping appropriate to the conditions and use of the remediated area, readily and easily maintained by Parks

Plant street trees meeting both BOE and Parks requirements, and providing an attractive streetscape for the neighborhood

DPW continues to work with Parks with respect to plant selection