<table>
<thead>
<tr>
<th>Banksville Community House Final Site Plan PLPZ 202100144</th>
<th>12 Banksville Avenue</th>
<th>Re-establish nursery school at the Banksville Community House</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong></td>
<td>12 Banksville Ave.</td>
<td></td>
</tr>
<tr>
<td><strong>Zone:</strong></td>
<td>R-20</td>
<td></td>
</tr>
<tr>
<td><strong>Lot size:</strong></td>
<td>4.039 acres; 175,938 sf</td>
<td></td>
</tr>
<tr>
<td><strong>Tax ID</strong></td>
<td>11-4001</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gross Floor Area:</strong></td>
<td>2215 SF</td>
<td>No change</td>
<td>39,586 SF</td>
</tr>
<tr>
<td><strong>Floor Area Ratio:</strong></td>
<td>0.0126</td>
<td>No Change</td>
<td>0.225</td>
</tr>
<tr>
<td><strong>Parking Spaces:</strong></td>
<td>Application form says 25 – needs to be confirmed on a survey/plan</td>
<td>No change</td>
<td>For Community Centers: 1 space for 200 sq. ft. of usable floor area (or 8 parking spaces); For nursery schools: 1 space for every employee plus adequate drop-off and pick-up area as determined by the Planning and Zoning Commission.</td>
</tr>
<tr>
<td><strong># of Stories:</strong></td>
<td>1</td>
<td>No Change</td>
<td>2 ½</td>
</tr>
<tr>
<td><strong>Building Height:</strong></td>
<td>No change</td>
<td></td>
<td>37 1/2’</td>
</tr>
<tr>
<td><strong>Green Area:</strong></td>
<td>Not provided</td>
<td>No change</td>
<td>62 %</td>
</tr>
<tr>
<td><strong>Front setback</strong></td>
<td>40’</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Side setback</strong></td>
<td></td>
<td>15 ft. Sum of both not less than 35 ft.</td>
<td></td>
</tr>
<tr>
<td><strong>Rear setback</strong></td>
<td></td>
<td>40’</td>
<td></td>
</tr>
</tbody>
</table>
APPLICATION SUMMARY:
A Final Site Plan, PLPZ 202100114, has been submitted to re-establish a nursery school at the existing Banksville Community House located at 12 Banksville Ave. in the R-20 zone. The nursery school would have a student count of 24, for children aged 3- to 4-years old, with 4 teachers and 1 director. The preschool would operate in the existing building with no change to the site or additions to the building.

The applicant seeks Planning & Zoning Commission approval under Sections 6-5, 6-13 to 6-15, 6-94(a), 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations (BZR).

ISSUES AND RECOMMENDATIONS:
1. **Zoning** – ZBA comments dated 5/19/21 indicate the original nursery school was approved under Appeal #7910 (as a Special Exception use).
2. **Health** – Comments dated 5-4-21 say that “the facility will need to apply to the State of CT Department of Early Childhood for a Day Care license, the State of CT Department of Public Health Drinking Water Section to obtain approval for a public well and this office for registration of the Day Care Facility. The building is served by a septic system that is approved for 32 persons/day, if the proposed use is for an increase to this we may require more information and/or work to be done.”
3. **DPW Engineering** – No change proposed to the site or building.
4. The Commission should determine if a Special Permit is required per Sections 6-17(b)(4) and 6-94(a).
5. The applicant should submit a plan that shows all existing parking spaces along with pick up/ drop off areas.
6. Any proposed exterior play areas would require further P+Z review and possibly ARC review.

EXISTING CONDITIONS
The Banksville Community House is located on a 4 acre parcel on the south side of Banksville Avenue in the R-20 residential zone. The surrounding residential lots are mostly ½ acre in size. Bedford, NY lies on the north side of Banksville Avenue. The Community House site is about 1000 feet away from a business/commercial area located at the intersection of North St. and Banksville Ave., along with Bedford-Banksville Rd. in Bedford. The property is improved with the community house structure, a driveway and parking area, and baseball diamond. Much of the property is undisturbed lawn /vegetation.
In 1995, a Special Exception was granted by the ZBA under Appeal #7910 for an addition to the building. The transcript from this meeting indicates that a preschool was in existence for “many years” and that the special exception is being granted for the addition only.

Two P+Z site plan applications, PLPZ 201300077 and PLPZ 201400074, were filed (in the years 2013 and 2014 respectively) for re-establishment of a nursery school, but both were withdrawn before a decision was rendered.

The documentation in PLPZ201300077 indicates that the Banksville Nursery School was closed in 2012 and “relocated” to St. Barnabas Church at 954 Lake Ave. Final Site Plan PLPZ 201200229 was approved for a 15-child nursery school at St. Barnabas along with a Special Exception PLZE 201200560. The St. Barnabas decision letter does not include any stipulations about the nursery school use at Banksville Community House. Perhaps then, the 2012 “relocation” refers to the State approval, or refers to the families who utilize the facilities.

PROPOSED IMPROVEMENTS:
The nursery school would have a student count of 24, for children aged 3- to 4-years old, with 4 teachers and 1 director. The hours of operation would be 9:15am – 2:15pm, with teachers expected to arrive between 8:30am and 8:45am and to leave at about 2:30pm.

Review of the documentation on file shows a variety of different occupancies for the previously approved preschool. The floor plan dated 1995 shows a diagram of tables and chairs which results in a total of 28 students.

The application form indicates there are 25 parking spaces on site. However, based on the GIS map, it is unclear where those spaces are located. Section 6-158 requires “1 space for every employee plus adequate drop-off and pick-up area as determined by the Planning and Zoning Commission” for nursery schools. The Community House itself requires 1 space per every 200sf of usable floor area, or 8 parking spaces. A plan showing all existing parking spaces plus the location of drop off and pick up areas should be submitted for review.

It is unclear what other programs take place on site and what the operating times are for any other programs. The Health Department needs confirmation of how many people will utilize the site daily because the current septic system has been approved for a maximum of 32 people.

A Traffic Evaluation form has not been submitted with the current filing.
The Commission should determine if this site plan is an amendment to the existing Community House use (and therefore a Special Permit is needed) or if the previous approval under Special Exception 7910 remains valid from a P+Z standpoint.

**APPLICABLE REGULATIONS:**
Sections 6-5, 6-13 to 6-15, 6-94(a), 6-158, and 6-205

**DEPARTMENT COMMENT:**
Zoning – Attached
Health – Attached
DPW Engineering – N/A
Conservation – Not received
ZONING ENFORCEMENT

Project No.  PLPZ202100144  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED:  Toni Natale

LOCATION:  12 Banksville Ave.

PLAN DATE:

ZONE:  R-20

☐  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. The previous nursery school was approved under appeal number 7910

Reviewed by:  Jodi Couture  Date:  5/16/2021

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

From: Long, Michael
Sent: Tuesday, May 4, 2021 9:51 AM
To: Dygert, Bianca
Subject: RE: ROUTING - 12 Banksville Road - PLPZ 202100144 - Final Site Plan - Day Care

The facility will need to apply to the State of CT Department of Early Childhood for a Day Care license, the State of CT Department of Public Health Drinking Water Section to obtain approval for a public well and this office for registration of the Day Care Facility. The building is served by a septic system that is approved for 32 persons/day, if the proposed use is for an increase to this we may require more information and/or work to be done.

Michael Long
Greenwich Health Department

From: Dygert, Bianca
Sent: Thursday, April 22, 2021 2:47 PM
To: Couture, Jodi <jodi.couture@greenwichct.org>; Long, Michael <Michael.Long@greenwichct.org>; Natale, Robert <Robert.Natale@greenwichct.org>; Thorme, John <john.thorme@greenwichct.org>
Subject: ROUTING - 12 Banksville Road - PLPZ 202100144 - Final Site Plan - Day Care

Hello All,

Please see attached routing sheet and link to application materials below for a Final Site Plan at 12 Banksville Road to re-establish a day care.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/EjfIMbAOh5BPjHI8A0A3n4wBq3g5CxFjNe4hUagcZIOQBg?e=xhloPl
This application is tentatively scheduled for 5/11.
Please let me know if you have any comments.
Thank you,
Bianca Dygert
Planner II

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

www.greenwichct.gov
Property of
THE BANKSVILLE COMMUNITY HOUSE INC.
in the Towns of
GREENWICH, CONN. and NORTH CASTLE, N.Y.
Planning & Zoning Department
Town of Greenwich
Digital Archive

Application #  201300077

Address       12 BANKSVILLE ROAD

Tax ID #       11-4001
**SITE PLAN ADMINISTRATIVE FORM**

- Accessory Apartment, Elderly
- Accessory Apartment, Affordable
- Site Plan Signoff
- Architectural Review Committee
- Drainage / Driveway
- Coastal Site Plan
- Landscape / Tree Planting
- Subdivision Lot
- Soil Erosion and Sedimentation
- Utility or Telecommunications Facility
- Other

Owners Name: **Banksville Community Center**
Agent Name/ Tel. no. **Toni Natale - 203-869-0281**
Address of Property: Banksville Rd, Banksville, Greenwich, CT 06831
Parcel ID# **11-4001**
Lot Size **4,039 sq ft**
Lot Area **4.039 acres**
Property Zone **R-20**
C) Flood Zone **ZEO Init**

Check if legally conforming: Lot Area, Setbacks, FAR

Description of Activity or Work Proposed: **to reopen Childcare Facility**

---

Previous Review/Approvals by P&Z (Date And Number) **1995**
Other Land Use reference #: (IWWCA, Coastal Site Plan, Affordable, Elderly)

Total Building Square Footage (or total site work area):

<table>
<thead>
<tr>
<th>Present Use</th>
<th>Community House</th>
<th>Square Footage</th>
<th>720 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Use</td>
<td>Childcare Facility</td>
<td>Square Footage</td>
<td>720 sq ft</td>
</tr>
</tbody>
</table>

For staff use only:
Reviewed by:
Town Planner  
Senior Planner  
Asst. Town Planner  
Planner  

(2 signatures required- one must be Town Planner as per §6-13; Town Planner may waive full Commission review of small scale projects but require approval of ARC where appropriate.)

See attached Conditions of Approval

Per § 6-14.1(e) of BZR, approval is valid for 3 years only; and work must be completed in 5 years from issuance of permit, per State Statute.

Check # **8923**  
Check Amount: $ **580.00**

PLPZ# **2013 00077**

Signature required
Type online, print & sign
SITE PLAN/ BZR/ REZONING/ SPECIAL PERMIT EXTENSION LETTER

Date: 6/19/2013

Planning and Zoning Commission
Town Hall
101 Field Point Road
Greenwich, CT 06830

Re: Name of Property Owner/Applicant: Banksville Community Center
Property Address: 12 Banksville Road

Application Type (check all applicable):
☑ Site Plan  ☐ Special Permit  ☐ Rezone  ☐ Amend BZR  ☐ Other: __________

P&Z Application #: 2013 00077

Members of the Commission:

In accordance with the Building Zone Regulations per Sections 6-14.1 and 6-17 and the Connecticut General Statutes per Section 8-7d, as applicable, the undersigned:

☑ WITHDRAW APPLICATION
☐ hereby grants the Commission an extension of time to open the above-captioned matter at a regular meeting and/or public hearing, (not to exceed 65 days).

If less than 65 days granted, please specify ______________________________________________________________________

☐ hereby grants the Commission an extension of time (not to exceed 65 days) to continue and close the Hearing on the above-captioned matter.

If less than 65 days granted, please specify ______________________________________________________________________

☐ hereby grants the Commission an extension of time to decide the above-captioned matter, (not to exceed 65 days)

If less than 65 days granted, please specify ______________________________________________________________________

Use the following for site plans without public hearings

☐ hereby grants the Commission an extension of time to decide the above-captioned matter, (not to exceed 65 days)

If less than 65 days granted, please specify ______________________________________________________________________

Of note, the total of all extensions granted for any one project shall not exceed 65 days as per amendments of Section 8-7d by Public Act 03-177, effective October 1, 2003

Signed: ____________________________
Owner/Authorized Agent

M:\\lupz\Website Docs\Final Versions of Forms\pzSitePlanExtLetter9-03.doc
As per my application to the Planning and Zoning Department, I would like to propose re-opening the Banksville Nursery School located at 12 Banksville Road, Greenwich, Ct. to be renamed Banksville Community Day School. Banksville Nursery School was closed in June 2012 and opened at a new location; St. Barnabas Church in Greenwich, Ct.

Banksville Community Day School will be a full day facility for children ages six months to four years old and a half day program for three and four year olds. It will be in operation Monday through Friday 7:30am to 4:30pm from September through June. The program will focus on servicing children of educators who work a ten month schedule. The maximum number of children permitted at one time, satisfying the required 35 sq ft. area per child, would be 28; 14 children under three and 14 children three and four years old.

The staffing would be teachers who meet the State of Connecticut requirements with one staff member being the Site Director. There will be three teachers for the under two year old group and two teachers for the two to three year old group and two teachers for the three and four year old group.

Toni Natale
79 Cos Cob Avenue
Cos Cob, Ct. 06807
203-869-0281
May 15, 1995

Peter C. Robinson
Building Code Engineer
Town of Greenwich
Town Hall
101 Field Point Road
Greenwich, CT 06836

Re: Permit Application S-0825
Banksville Community House Inc.
12 Banksville Road, Banksville, CT
(Community Center and Nursery School)

Dear Mr. Robinson:

In response to your request made in your letter of May 9th, 1995, the information regarding number and age of nursery school children is outlined below:

Classes are limited to fifteen children. Banksville Nursery School offers the following classes:

Tuesday and Thursday 9:00 a.m. to 12:00 noon is open to children who will be three by December 31st.
Monday and Wednesday 9:00 a.m. to 2:00 p.m., and Friday 9:00 a.m. to 12:00 noon is open to children who will be four by December 31st.

Very truly yours,

Carla R. Clayton
Stanwich Nursery School/Banksville Nursery School Board

/crc

cc: Rocco Pangallo
Paul Hopper Associates
DEPARTMENT OF HEALTH

January 28, 2013

Toni Natale
St. Paul’s Day School
200 Riverside Avenue
Riverside, CT 06878

Re: Nursery School Program located at 12 Banksville Road

Mrs. Natale:

As you requested, I am submitting a letter to you that can be forwarded to the CT Department of Public Health as well as other departments and agencies. The facility located at 12 Banksville Road in Greenwich has in the past been used to house a daycare program serving 20 children. This past summer, that daycare program moved to another location in town and now the facility at 12 Banksville Road sits empty. The Greenwich Health Department would not object to another program moving into that space; however, until a full plan submittal has been received and reviewed, an approval cannot be granted. If you need any additional comments, please feel free to contact me at (203) 622-3770.

Sincerely,

Kristin Donlin, RS
Environmental Hygienist

Serving the Greenwich Community Since 1887

Town Hall  •  101 Field Point Road  •  Greenwich, CT  06830  •  (203) 622-6488 • FAX (203) 622-7770 • www.greenwichct.org
An Affirmative Action/Equal Opportunity Employer, M/F/H
**GREENWICH INLAND WETLANDS & WATERCOURSES AGENCY QUESTIONNAIRE**

[This form is NOT an IWWA Application – it is to determine if a Permit Application is required]

<table>
<thead>
<tr>
<th>PROJECT: Street Address</th>
<th>Banksville Rd, Greenwich</th>
</tr>
</thead>
<tbody>
<tr>
<td>TAX ACCT.#</td>
<td>11-4101</td>
</tr>
<tr>
<td>Has there ever been an IWWA application for this site?</td>
<td>YES</td>
</tr>
<tr>
<td>APPL. #</td>
<td></td>
</tr>
<tr>
<td>ACTIVITY: (Circle ONE)</td>
<td>Addition</td>
</tr>
<tr>
<td></td>
<td>Generator</td>
</tr>
<tr>
<td>Will this activity require an addition to the septic system?</td>
<td>YES</td>
</tr>
</tbody>
</table>

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

Owner's full name [please print] Banksville Community House, Inc

Mailing address 12 Banksville Rd, Town Greenwich Zip 06830

Authorized Agent's name [please print] Toni Natle

Mailing address 79 Cos Cob Avenue, Town Cos Cob Zip 06807

---

**YOU MUST INCLUDE A PLOT PLAN, SHOWING THE PROPOSED ACTIVITY IN RED, WITH THIS QUESTIONNAIRE.**

If you do not, staff review of your proposal will be delayed or prevented. An incomplete questionnaire can prolong the process.

IWWA staff will review this questionnaire to determine if regulated activities may occur as a result of your proposal, necessitating an IWWA permit.

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

If an IWWA permit is **required**, we will supply you with a permit application packet. You must obtain a permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed. The Agency may impose penalties on any person who commits or assists in any violation of the IWWA Regulations.

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

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

Signature: [signature] Date: 1/31/13

If mailing, return completed form with a $30 check (made payable to "Town of Greenwich") to the Greenwich Inland Wetlands Agency. Do not apply for a Building Permit until the review is complete. If a site visit is required, you will be notified of the increase in fee.

Your Greensheet Questionnaire will not be reviewed until this additional $35 is received.

---

**STAFF NOTES**

<table>
<thead>
<tr>
<th>Office Rev</th>
<th>1/31/13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit Required?</td>
<td>YES [ ] NO [ ]</td>
</tr>
<tr>
<td>With Wet?</td>
<td>YES [X] NO [ ]</td>
</tr>
<tr>
<td>Tidal</td>
<td>[ ]</td>
</tr>
<tr>
<td>Staff</td>
<td>[ ]</td>
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<tr>
<td>Field Ins</td>
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<td>With Wet?</td>
<td>YES [X] NO [ ]</td>
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<td>Tidal</td>
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<tr>
<td>Staff</td>
<td>[ ]</td>
</tr>
<tr>
<td>Soils Report</td>
<td>1/31/13</td>
</tr>
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<td>Author</td>
<td>[ ]</td>
</tr>
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<td>Soils</td>
<td>[ ]</td>
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<tr>
<td>Comments: Structure over 300' from 11/1/13</td>
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<tr>
<td>Fee Received:</td>
<td>[YES] [ ]</td>
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IWWA Questionnaire Revised 11/2/12
**EXEMPT**

**VALUATION RECORD**

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<tr>
<td>Reason for Change</td>
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<td>2006 List</td>
<td>2010 Reval</td>
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<tr>
<td>VALUATION L</td>
<td>2515300</td>
<td>2515300</td>
<td>2054400</td>
</tr>
<tr>
<td>Market B</td>
<td>531600</td>
<td>533400</td>
<td>561500</td>
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<tr>
<td>T</td>
<td>3046900</td>
<td>3048700</td>
<td>2616000</td>
</tr>
<tr>
<td>VALUATION L</td>
<td>1760710</td>
<td>1760710</td>
<td>1438080</td>
</tr>
<tr>
<td>70% Assessed B</td>
<td>372120</td>
<td>373380</td>
<td>393120</td>
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<tr>
<td>T</td>
<td>2132830</td>
<td>2134090</td>
<td>1831200</td>
</tr>
</tbody>
</table>

**LAND DATA AND CALCULATIONS**

<table>
<thead>
<tr>
<th>Soil ID</th>
<th>Measured Acreage</th>
<th>Table Acreage</th>
<th>Prod. Factor</th>
<th>Base Rate</th>
<th>Adjusted Rate</th>
<th>Extended Value</th>
<th>Influence Factor</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 Residential Land</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4.1000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL LAND VALUE**

2054400
Affidavit of Notification of Application for
Rezoning/Special/Permit/Site Plan/Subdivision

State of Connecticut
   ): Greenwich
County of Fairfield

I, Toni Natale, being first duly sworn, do hereby certify that on Jan. 31, 2013, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of Jan 31 2013 as shown on the Town Tax Assessor’s Office records of property abutting (as said term defined in Sec. 6-14(a)(3) of the Greenwich Building Zone Regulations) the property belonging to Banksville Community Center for which an application to reopen a Nursery School program has been filled with the Greenwich Planning and Zoning Commission.

Toni Natale

Subscribed and sworn to
Before me on

Notary Public

STATE OF CT
COUNTY OF Fairfield

Subscribed and sworn before me on 2/1/13
(Date)

(Notary Signature)

RECEIVED
FEB 21 2013
PLANNING & ZONING COMMISSION

STEPHEN FEINTUCK
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES JANUARY 31, 2017
January 31, 2013

To whom it may concern:

Notice is hereby given that Toni Natale has filed an application with the Town of Greenwich Planning and Zoning Commission for a Site Plan Administrative Application for Banksville Community Center, Inc., 12 Banksville Road, Greenwich, Ct. 06830 to reopen a childcare facility.

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

Sincerely,

Toni Natale
Property of
THE BANKSVILLE COMMUNITY HOUSE INC.
in the Towns of
GREENWICH, Conn. and NORTH CASTLE, N.Y.

TOTAL AREA: 4.039 Acres

Scale 1 in. = 60 ft.

No. T. 33
CERTIFICATE OF USE AND OCCUPANCY
ON COMPLIANCE

TEAM OF INSPECTION
DPA-DIVISION OF BUILDING
5079

This is to certify that the new construction as described below and proposed use of said land has been duly inspected and approved by the building official, and the said construction and proposed use are in compliance with the provisions of the building and fire prevention codes and laws of the State of Connecticut and the Town of Greenwich in force at the time of the issuance of this certificate.

The enclosed plans and specifications have been submitted and examined by the building official and, in his opinion, do not contain any deficiency which would make said building unsafe or a fire hazard.

This certificate is issued for the construction, Alteration, and use according to the plans and specifications submitted herewith. A copy of this certificate shall be filed with the Town Clerk of Greenwich and with the building official.

RECEIVED 5-20-75

Building Official

STANWICH CONGREGATIONAL CHURCH

NURSERY SCHOOL

Taconic Road

Greenwich, CT

06831

May 5, 1975

Peter C. Robinson
Building Code Official
Town of Greenwich

111 Post Road East
Greenwich, CT

06831

To the Connecticut Community House, Inc.
12 Stanwich Road, Greenwich, CT
(Community Center and Nursery School)

Dear Mr. Robinson,

I have received your request made on this date of May 5th, 1975, for information regarding the number and age of nursery school children in our school.

As per your request, we have the following information:

Classes are held as follows:

Monday and Thursday: 9:00 am to 12:00 noon for children who will be three by December 31st.

Monday and Wednesday: 9:00 am to 12:00 noon for children who will be three by December 31st.

Very truly yours,

[Signature]

[Name]

Stanwich Nursery School/Kindergarten

[Address]
Safety features for piping under
bridge (B) at 9 (0000 units)

TOTAL

$1,380.00

The valuation of the work to permit (PDM) is estimated to be $2,000.00. The

total budget estimate for proposed hardward, accessibility improvements is $3,000.00, or

$200.00 over the valuation of the work. I tiedly exceeding the architectural code

If you have any questions or require additional information, please do not

hesitate to contact our office.

Very truly yours,

Brian J. Calabrese
PAUL F. HOPPER ASSOCIATES

Enclosures
dr. Carole DeRango, Banksville Nursery School

June 1, 1995

From: Brian Calabrese
Post: Paul Hopper Associates

To: Mr. Peter Robinson

Subject: Building Code Engineer

Towns of Greenwich
10 Field Point Road
Greenwich, CT 06830

Re: Pending Building Permit for Banksville Nursery School at 12 Banksville Road, Greenwich, CT.

Dear Mr. Robinson,

I am writing to inquire about the status of the building permit application for Banksville Nursery School. I understand that the site has been approved for the construction of a new building.

Please provide me with the current status of the permit application and any updates on the project.

Thank you for your assistance.

Brian Calabrese
Paul Hopper Associates

Address: 10 Field Point Road
Greenwich, CT 06830

Phone: (203) 622-7594

Fax: (203) 622-7594

Email: bcalabrese@paulhopper.com

TOWN OF GREENWICH

B O D Y  O F  B U I L D I N G  P R O T E C T I O N

TOWN OF GREENWICH

B O D Y  O F  B U I L D I N G  P R O T E C T I O N

June 1, 1995

Roebling Building
19 Field Point Road
Greenwich, CT 06830

Tel No: (203) 622-7594

Fax No: (203) 622-7594

Email: bcalabrese@paulhopper.com

May 10, 1995

Mr. Peter Robinson
Building Code Engineer
Towns of Greenwich
10 Field Point Road
Greenwich, CT 06830

Re: Banksville Nursery School at 12 Banksville Road, Greenwich, CT

Dear Mr. Robinson,

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Phone: (203) 622-7594

Fax: (203) 622-7594

Email: bcalabrese@paulhopper.com
**PAUL F. HOPPER ASSOCIATES**  
ARCHITECTURE & PLANNING

---

**July 7, 1966**  
Mr. William Mar  
Chief Building Inspector  
Barkerville Community House  
12 Barkerville Road  
Greenswich, CT  
(Community House and Nursery School)

Dear Mr. Mar,

Enclosed please find revised plans dated July 5, 1965, which are respectfully submitted to amend the above referenced permit. The drawings have been revised to show the addition of a stair well in lieu of the cotyledon and grade beam that was previously shown.

These revised drawings also indicate the construction of a new wall to enclose the previously shown area off-grade. The addition of this storage area was granted by the Zoning Board of Appeals at the June 21, 1965 hearing (Appl. no. 7919).

The revised cost of construction covering the amendment is $2,940.00.  

Effective December 1, a tax of $200.00 is due to cover the additional building tax.

Code compliance with regard to handicapped requirements is as follows: please note that the information exceeds previous budget estimates as outlined in our letter dated May 10, 1965, to Mr. P. Robinson.

Proposed Handicap Accessible Improvements  
Cost Estimate

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handicap accessible entrance</td>
<td>$2,940.00</td>
</tr>
<tr>
<td>Access to perimeter</td>
<td>$600.00</td>
</tr>
<tr>
<td>Accessible parking</td>
<td>$160.00</td>
</tr>
<tr>
<td>Handicapped entrance</td>
<td>$500.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$4,600.00</td>
</tr>
</tbody>
</table>

The total value of the work for permit 55603, including this amendment, is estimated to be $8,500.00. The total budget estimate for proposed handicapped accessible improvements is $8,540.00, or 21.7% of the total value of the work.

If you have any questions or require additional information, please do not hesitate to contact our office.

Very Truly Yours,

Brian J. Carolan  
PAUL F. HOPPER ASSOCIATES

Enclosure  
Mr. Earl Daykin  
Barkerville Nursery School  
P. O. Box 22  
Barkerville, CT 06828

Fax to (914) 374-6535  
Larchy Nolles, Barkerville Community House, Inc.

---

**SEPTEMBER 1966**

---

**PAUL F. HOPPER ASSOCIATES**  
ARCHITECTURE & PLANNING

---

**September 7, 1966**  
Mr. William Mar  
Chief Building Inspector  
Barkerville Community House  
12 Barkerville Road  
Greenswich, CT 06830-0540

RE: Permit No. 4563  
Barkerville Community House, Inc.  
12 Barkerville Road  
Greenswich, CT (Community House and Nursery School)

Dear Mr. Mar,

This is to certify that the work performed under this permit includes the required upgrades for handicapped accessibility under the Connecticut State Building Code.

The building code requires that the cost of the upgrades provided be a minimum of 2% of the $8,500.00 construction cost, or $160,000.00.

The following list of installed improvements, which I have verified with the contractor, Rocco Pangallo, shows that the 2% requirement has been met.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handicap accessible entrance</td>
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</tr>
<tr>
<td>Handicapped entrance</td>
<td>$500.00</td>
</tr>
</tbody>
</table>

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If you have any questions or require additional information, please do not hesitate to contact our office immediately.

Very Truly Yours,

Brian J. Carolan  
PAUL F. HOPPER ASSOCIATES  
Mr. Earl Daykin  
Barkerville Nursery School  
Rocco Pangello  
Larchy Nolles, Barkerville Community House, Inc.
Town of Greenwich
Planning & Zoning Department
Town Hall – 101 Field Point Road, Greenwich, CT 06830-2540
Phone: (203)622-7894 – Fax: (203)622-3795

SITE PLAN APPLICATION

☐ PRELIMINARY
Project Name: Banksville Community Day School
Project Address: 12 Banksville Ave, Greenwich, CT 06831
Project Lot Number(s): 11 - 4001
Property Owner(s): The Banksville Community House, Inc.
Tax Account Number(s) 11 - 4001 Zone(s) R-20 Lot Area 4.039 A

☐ Special Permit – Complete special permit application form
☐ Coastal Zone
☐ Is project 500 feet from Municipal Boundary? (for notification)
☐ Amendment to Building Zone Regulations – Section(s)
☐ Amendment to Building Zone Map – Zone(s) affected
☐ Business Zone Plate Number
☐ Architectural Review Committee Application attached or Review needed
☑ Planning & Zoning Board of Appeals review needed
☐ Inland Wetlands and Watercourses Agency Review / Approval Required
Estimated amount of time needed to present item to Commission at meeting: 

AUTHORIZED AGENT

Name: Joseph S. Huley, President
Firm Name: The Banksville Community House
Street Address: 12 Banksville Ave
City: Greenwich St: CT Zip: 06831
Phone: 203-353-5399
Fax: (203) 622-6957
Signature: Joseph S. Huley
Date: 8/19/11

PROPERTY OWNER(S) AUTHORIZATION

Signature: _____________________________ Date: _____________________________
Name: _______________________________
Street Address: ______________________ City: ______________ St: __ Zip: __________
Phone: ____________________________ Fax: ____________________________

ENGINEER

Name: _______________________________
Firm Name: __________________________
Street Address: ______________________ City: ______________ St: __ Zip: __________
Phone: ____________________________ Fax: ____________________________

ARCHITECT

Name: _______________________________
Firm Name: __________________________
Street Address: ______________________ City: ______________ St: __ Zip: __________
Phone: 9158 Check # 9158 Check Amount: $900.00
Fax: ____________________________

PLPZ 201400074
# Site Plan Zoning Statistics

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/Required</th>
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<tbody>
<tr>
<td><strong>Commercial/Office</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Commercial/Retail</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
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<td></td>
<td></td>
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<tr>
<td>Usable Floor Area</td>
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</tr>
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<td>Parking Spaces</td>
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<tr>
<td><strong>Other Uses</strong></td>
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<tr>
<td>Gross Floor Area</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
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</tr>
<tr>
<td>Parking Spaces</td>
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<td><strong>Total Square Footage:</strong></td>
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<td>2215</td>
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<tr>
<td><strong>Residential</strong></td>
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<tr>
<td>Number of Units</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Bedrooms</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Gross Floor Area</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>0</td>
<td>0</td>
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</tr>
<tr>
<td>Green Area</td>
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<td>0</td>
<td>0</td>
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<tr>
<td><strong>Number of Stories</strong></td>
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<td>1</td>
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<tr>
<td><strong>Building Height</strong></td>
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</tr>
<tr>
<td><strong>Floor Area Ratio</strong></td>
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<tr>
<td><strong>Building Coverage Area</strong></td>
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<tr>
<td><strong>Lot Coverage</strong></td>
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<tr>
<td><strong>Total Parking Spaces</strong></td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
</tbody>
</table>

**Check as Appropriate** This Site Plan Involves:

- [ ] Additions
- [ ] Alterations
- [ ] Demolition
- [ ] Re-construction

PLPZ ___________________________ PZSitePlanApp 01/01/2013
GREENWICH INLAND WETLANDS & WATERCOURSES AGENCY QUESTIONNAIRE
[This form is **NOT** an IWWA Application – it is to determine if a Permit Application is required]

**PROJECT:** Street Address: 12 Banksville Avenue

**TAX ACCT.#** 11-4001

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

**ACTIVITY:** (Circle ONE) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court Generator Other (please specify) Proposed Days school

Will this activity require an addition to the septic system? **YES** [ ] **NO** [ ]

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

Owner's full name [please print] The Banks Community House, Inc. Phone (203) 253-5399

Mailing address: 12 Banksville Avenue Town Greenwich Zip 06831

Authorized Agent's name [please print] Joseph S. Huly Phone (203) 253-5399

Mailing address: [ ] Town [ ] Zip [ ]

YOU MUST INCLUDE A PLOT PLAN, SHOWING THE PROPOSED ACTIVITY IN RED, WITH THIS QUESTIONNAIRE.

If you do not, staff review of your proposal will be delayed or prevented. An incomplete questionnaire can prolong the process.

IWWA staff will review this questionnaire to determine if regulated activities may occur as a result of your proposal, necessitating an IWWA permit.

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

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain a permit prior to the commencement of your project. **No work may begin until you receive an IWWA permit.** The issuance of a building permit alone does not constitute an authorization to proceed. The Agency may impose penalties on any person who commits or assists in any violation of the IWWA Regulations.

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

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

Signature: Joseph P. Huly, President of The B&H Date: 2/14/14

If mailing, return completed form with a $30 check (made payable to "Town of Greenwich") to the Greenwich Inland Wetlands Agency. Do not apply for a Building Permit until the review is complete. If a site visit is required, you will be notified of the increase in fee. Your Greensheet Questionnaire will not be reviewed until this additional $35 is received.

---

**STAFF NOTES**

- **Office Rev:** Date: 2/14/14 Permit Required? **YES** [ ] **NO** [ ] With Wet? [ ] **Tidal** [ ] **Staff** [ ]
- **Field Inv:** Date: [ ] Permit Required? **YES** [ ] **NO** [ ] With Wet? [ ] **Tidal** [ ] **Staff** [ ]
- **Soils Report:** Date: [ ] Author: [ ] **Soils** [ ]
- **Comments:** *interior changes only* [ ]
- **Fee Received:** **YES** [ ] **NO** [ ] Comment: [ ]

IWWA Questionnaire Revised 11/2/12
Site Development Review Request

Project Name: Barksville Community Day School
Project Address: 12 Barksville Ave, Greenwich, CT 06831
Engineer's Name: 
Engineering Firm's Name: 
Street Address: 
City: 
State: 
Zip: 
Phone: 
Fax: 
Email: 

<table>
<thead>
<tr>
<th>Item</th>
<th>Check One</th>
<th>Submittal Type</th>
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<tbody>
<tr>
<td>1</td>
<td></td>
<td>Preliminary Site Plan Review</td>
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<tr>
<td></td>
<td></td>
<td>- Items on Checklist for Construction Plans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Items on Checklist for Information Required on New &amp; Improved Driveways</td>
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<td>2</td>
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<td>Final Site Plan Review</td>
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<td>- Approved Stormwater Management Report Part One</td>
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<td>- Items on Checklist for Construction Plans</td>
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<td>- Items on Checklist for Information Required on New &amp; Improved Driveways</td>
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<td>3</td>
<td></td>
<td>Construction Site Plan Review (Building Permit Submittal)</td>
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<td></td>
<td></td>
<td>- Items on Checklist for Construction Plans</td>
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<td></td>
<td></td>
<td>- Items on Checklist for Information Required on New &amp; Improved Driveways</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Engineer &amp; Developer of Record Certification</td>
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<tr>
<td>4</td>
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<td>Construction Site Plan Field Change Review</td>
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<td>5</td>
<td></td>
<td>Temporary Certificate of Occupancy Review</td>
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<td></td>
<td></td>
<td>- Items on Checklist for Certificate of Occupancy</td>
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<tr>
<td></td>
<td></td>
<td>- Improvement Location Survey (Items on Checklist for Improvement Location Survey Depicting &quot;As-Built&quot; Conditions)</td>
</tr>
<tr>
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<td></td>
<td>- Drainage Certification Sign-Off</td>
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<tr>
<td></td>
<td></td>
<td>- Site Inspection Certification Sign-Off - Listing Remaining Work</td>
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<tr>
<td></td>
<td></td>
<td>- Amended Soils Certification Sign-Off</td>
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<tr>
<td></td>
<td></td>
<td>- Field Inspection Record</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Retaining Wall Certification Sign-Off &amp; Retaining Wall Field Inspection Record</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>Certificate of Occupancy Review</td>
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<tr>
<td></td>
<td></td>
<td>- Items on Checklist for Certificate of Occupancy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Improvement Location Survey (Items on Checklist for Improvement Location Survey Depicting &quot;As-Built&quot; Conditions)</td>
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<tr>
<td></td>
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<td>- Drainage Certification Sign-Off</td>
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<td>- Site Inspection Certification Sign-Off</td>
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<td></td>
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<td>- Amended Soils Certification Sign-Off</td>
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<tr>
<td></td>
<td></td>
<td>- Field Inspection Record</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Retaining Wall Certification Sign-Off &amp; Retaining Wall Field Inspection Record</td>
</tr>
</tbody>
</table>

* Residential YCO only issued in winter months when vegetation and paving can't be completed.

February 2012
Affidavit of Notification of Application for
Rezoning/Special/Permit/Site Plan/Subdivision

State of Connecticut

}: Greenwich

County of Fairfield)

I, Joseph S. Huley, being first duly sworn, do hereby certify that on Jan. 18, 2014, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of Jan 18, 2014 as shown on the Town Tax Assessor’s Office records of property abutting (as said term defined in Sec. 6-14(a)(3) of the Greenwich Building Zone Regulations) the property belonging to The Banksville Community House, Inc. for which an application to reopen a Nursery School program has been filled with the Greenwich Planning and Zoning Commission.

Joseph S. Huley

Subscribed and sworn to
Before me on 2/16/14

Notary Public
Notary Public
My Commission Expires Jan 31, 2016
To whom it may concern,

As per our application to the Planning and Zoning Department, we would like to propose re-opening the Banksville Nursery School, located at 12 Banksville Road, Greenwich, CT 06831 to be renamed Banksville Community Day School. Banksville Nursery School was closed in June 2012 and opened at a new location; St. Barnabas Church in Greenwich, CT.

Banksville Community Day School will be a full day facility for Children ages six months to four years old and a half day program for three and four year olds. It will be in operation Monday through Friday 7:30 to 4:30 from September through June. The program will focus on servicing children of educators who work a ten month schedule. The maximum number of children permitted at one time, satisfying the required 35 sq. ft. area per child, would be 28; 14 children under three and 14 children three and four year old.

The staffing would be teachers who meet the State of Connecticut requirements with one staff member being the site Director. There will be three teachers for the under two year old group and two teachers for the two to three year old group and two teachers for the three and four year old group.

Sincerely,

Joseph S. Huley
President
The Banksville Community House, Inc.
12 Banksville Ave.
Greenwich, CT 06831
TRAFFIC IMPACT EVALUATION FORM

This form is to be completed and returned to the Planning and Zoning Commission for the determination of the need of a traffic impact study to be submitted in association with an application for special permit, site plan, or subdivision. If a study is deemed necessary, a scoping meeting will be held for the determination of the study area and scope of a traffic impact analysis; a town standard traffic impact study format is available from the Planning and Zoning Commission office. This form must be submitted for all projects requiring: (a) 25 or more parking spaces pursuant to the Town Building Zone Regulations, or (b) which generates 350 or more average weekday daily vehicle trips. The ITE Trip Generation Report, 4th Edition, 1987, as amended, shall be the principal reference for determination of trip generation. The Planning and Zoning Commission Staff may require completion of this form for projects requiring lesser parking or with a lesser trip generation upon a determination that existing conditions warrant review.

TO BE COMPLETED BY THE APPLICANT

PROJECT DESCRIPTION

Name: Barksville Community Day School / The Barksville Community HSE
Address: 12 Barksville Ave, Greenwich, CT 06831
Intersections Within 500' 2ygrant Road

Abutting Uses Including Across Street:
East Residential North Commercial
West Residential South Residential

Proposed Uses: List type and floor area of all proposed uses and, when applicable, number of residential units with bedroom count.

720 SF For Proposed Full day Nursery School

Estimated Traffic Generation by Use: Provide estimated a.m., mid-day, and p.m. peaks and estimated average daily counts. Identify method used to determine estimate.

28 Cars Drop off in Am, 14 Cars Pick up mid day
14 Cars Pick up P.M.
Upto 7 Cars For all day staff

Describe area traffic control and pedestrian safety features for all project street frontages within 100' of project property boundaries.

Supervised Drop off and pick up by on site staff

Submitted by: (print) Joseph S. Hidy, President, Barksville Community House
Signature: Joseph S. Hidy
Date: 8/19/13
Address: 12 Barksville Ave, Greenwich, CT 06831
Telephone: 203-253-5799
ESTIMATED WATER DEMAND

Name of Project: Barksville Community Day School
Location: Barksville Community House
Type of Project: □ Office       □ Retail       □ Restaurant   ○ Nursing School
□ Multi-Family     □ Single Family   □ Subdivision
Water Source:      □ Public Supply   ○ Private Well

Breakdown of Demand by Use:

Office: (20 GPD x number of employees) + (usable square feet) = 144.8

Retail: (10 GPD x number of employees) x (usable square feet) = 150

Residential: (300 GPD x number of families) =

Restaurant: (30 GPD x number of seats) =

Total GPD 144.8

Verification that adequate water supply is available to serve proposed project as represented above.

Signature and Title
Connecticut American Water Co.

Revised 3/2008
Property of
THE BANKSVILLE COMMUNITY HOUSE INC.
in the Towns of
GREENWICH, CT and NORTH CASTLE, NY.

TOTAL AREA = 4.032 ACRES

J. C. Minor & Co., Inc., Civil Engineers

Scale 1 in. = 60' - Ft.

No. T. 33
PLANNING AND ZONING - LAND USE DEPARTMENT

CERTIFIED MAIL

August 9, 2012

Christopher Bristol, Esq.
Gilbride, Tusa, Last & Spellane, LLC
31 Brookside Drive
Greenwich, CT 06830

RE: Application of Christopher D. Bristol, Esq., authorized agent for The Parish of St. Barnabas Church, record owners, for a final site plan, PLPZ 2012 00229, for establishment of a preschool program for a maximum of 15 children each year from 9:00 a.m. to 2:00 p.m. September through May per Sections 6-15, 6-94, 6-158, and 6-185, of the Town of Greenwich Building Zone Regulations on a 8.944 acre property located at 954 Lake Avenue in the RA-4 zone as shown on a site plan prepared by Soundview Engineers and Land Surveyors LLC, dated 04/12/12 and architectural plans prepared by William Milo Barnum Associates, dated 12/12/89.

Dear Mr. Bristol:

At a regular meeting held on July 31, 2012 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. Brooks, the following resolution was adopted 4-1 (Voting in favor: Heller, Maitland, Marchese and Brooks. Voting Against: Alban); and
Whereas the Commission held public hearings on June 12, 2012 and August 31, 2012 and took all testimony required by law; and

Whereas the applicant requested final site plan approval pursuant to §6-15, §6-94, §6-158, and §6-185 to establish a preschool program for 15 children that operates September through May, 9:00 AM to 2:00 PM; and

Whereas the applicant has stated that there will not be more than five (5) employees total associated with the preschool; and

Whereas the Commission finds that there are currently 94 regular and 4 handicapped parking spaces on site and there will be no preschool classes in session on the weekends when there is the highest church-related demand on parking and the applicant states that there will be 21 parking spaces dedicated to the preschool use; and

Whereas the applicant has received Special Exception approval (PLZE201200560) from the Zoning Board of Appeals per § 6-94(a)(5) for this modification to a Church use and has limited the number of students to fifteen (15) with the condition that there be annual notification of enrollment to the Zoning Enforcement Officer and any increase in number of students will require additional review; and

Whereas the applicant proposes to modify the existing “Sunday School” classrooms inside the rectory building for this preschool program and there will be no changes to the footprint of the building; and

Whereas this project is in the Aquarion Putnam Lake Reservoir watershed but there will be only minor modifications to the site including the installation of a 3’0 high retaining wall to create a level play area and this will not require review by the Architectural Review Committee; and


THEREFORE BE IT RESOLVED that the application of Christopher D. Bristol, Esq., authorized agent for The Parish of St. Barnabas Church, record owners, for a final site plan, PLPZ 2012 00229, for establishment of a preschool program for a maximum of 15 children each year from 9:00 a.m. to 2:00 p.m. September through May per Sections 6-15, 6-
94, 6-158, and 6-185, of the Town of Greenwich Building Zone Regulations on a 8.944 acre property located at 954 Lake Avenue in the RA-4 zone as shown on a site plan prepared by Soundview Engineers and Land Surveyors LLC, dated 04/12/12 and architectural plans prepared by William Milo Barnun Associates, dated 12/12/89 is hereby approved with modifications.

1. THE FOLLOWING MODIFICATIONS SHALL BE ADDED AS NOTES AND/OR ADDRESSED ON THE FINAL SITE PLAN:

   - The applicant shall receive all appropriate approvals from the State and Local, Health and Fire departments prior to the issuance of a zoning permit.
   - There shall be a maximum of 15 students and 5 staff members associated with this preschool.
   - Per Special Exception approval (PLZE201200560) the applicant shall submit annual enrollment information to the Zoning Enforcement Officer.
   - Any increase to the number of students shall require additional review.

2. PRIOR TO ISSUANCE OF A ZONING PERMIT: Three (3) sets of site drawings (Certified to A-2 or T-2 standards) are to be submitted to Planning and Zoning for final sign-off and review. Final review and sign off by DPW- Engineering is needed. Three (3) sets of Architectural plans identifying the use in each areas.

3. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

   - All site improvements on the approved plans must be completed to the satisfaction of Planning and Zoning Staff or its designee prior to the issuance of the certificate of occupancy.
   - Five copies of an “Improvement Survey” plan that depicts as-built conditions and includes a zoning summary table shall be submitted upon completion of work and prior to an issuance of Certificate of Occupancy.
   - Three copies of architectural plans, with each area labeled, showing the as built Preschool area.

In accordance with §6-14.1 (e) of the Building Zone Regulations of the Town of Greenwich and §8-3 (i) of the Connecticut General Statutes, construction in connection with this site plan must start within three years, and all work must be completed within five years, of the following date of approval: July 31, 2012.
The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on July 31, 2012. If you have any questions please feel free to contact me at the Planning and Zoning Office.

Sincerely,

Cindy Ann Tyminski
Planner II

cc: William Marr, Building Official
    Jodi Couture, Zoning Enforcement Officer
Site Plan Application

Property Address: 12 Banksville Ave, Greenwich CT 06831
Property Owner: The Banksville Community House Board
Email: bchinfo@oponline.net
Applicant: Toni Natale
Email: toni.natale4@gmail.com
Authorized Agent: Ali Cornelius, President - The Banksville Community House
Email: ali.cornelius618@gmail.com

Tax ID: 11-4001
Address: 12 Banksville Ave, Greenwich CT 06831
Other Phone: 
Address: 79 Cos Cob Ave, Cos Cob CT 06807
Other Phone: 
Address: 48 the ave greenwich ct 06831
Other Phone: 

Cell Phone: 203-867-3720
Cell Phone: 
Cell Phone: 

Select One: Pre-Application Final
Zone(s): R-20 Lot Area: 4.039 a

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
☐ Scenic Road Designation

RECEIVED

APR 09 2021
PLANNING & ZONING COMMISSION

To be completed by P&Z staff only:
Check #: 11/2/21 Check Amount: $ 1,010.00
Application #: PZ 2021 044
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<th>PERMITTED/ REQUIRED</th>
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THIS SITE PLAN INVOLVES:
- □ Additions
- □ Alterations
- □ Demolition
- □ Re-Construction

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APR 09 2021

PLANNING & ZONING COMMISSION

pzSitePlanApp 2020
Banksville Community Nursery School
aka "Kidz Korner"

Proposal From Toni Natale to establish a Nursery School within
the community of Banksville,

Mission: To prepare children ages 3 & 4 years old to experience a fun,
nurturing educational environment in a natural setting with four
experienced teachers with college degrees in Early Childhood Education.

Hours: Children will attend from 9:15am-2:15pm. Teachers will arrive
between 8:30am - 8:45am. They will leave by 2:30pm each day after
cleaning the space and preparing for the next day.

Calendar: School calendar will follow the Greenwich Public School
calendar with some minor deviations: opening day will be approximately
one week later, earlier holiday dismissal, and earlier end of year closing.

Curriculum: We will keep in close contact with the public school
kindergarten teachers to ensure our curriculum coincides with their
teaching and philosophy so that our students are well prepared for the next
step of their education.

Partnership: We will work with the Banksville Community House (BCH)
Board of Directors to ensure community events continue to take place in
our shared space and look forward to help revitalize this beautiful space
with NO interior and exterior changes.
**EXEMPT**

**VALUATION RECORD**

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**LAND DATA AND CALCULATIONS**

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- **Supplemental Cards**: TRUE TAX VALUE 2054400
March 16, 2021

To Whom It May Concern,

Notice is hereby given that Toni Natale has filed an application with the Town of Greenwich Planning and Zoning Commission for site plan approval for 12 Banksville Road. This application aims to reopen a preschool at the Banksville Community House. Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

Sincerely,

Toni Natale
PROPERTY OF
THE BANKSVILLE COMMUNITY HOUSE INC.
in the Towns of
GREENWICH, Conn. and NORTH CASTLE, N.Y
**PERMIT NEED DETERMINATION QUESTIONNAIRE**

*This form is NOT an IWWA Application*

<table>
<thead>
<tr>
<th>PROJECT: Street Address</th>
<th>12 Banksville Rd, Greenwich</th>
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</thead>
<tbody>
<tr>
<td>PARCEL ID:</td>
<td>11 1001</td>
</tr>
<tr>
<td>Has there ever been an IWWA application for this site?</td>
<td>YES NO</td>
</tr>
<tr>
<td>ACTIVITY: (Circle)</td>
<td>Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court Generator Site Work/Landscaping Septic Other (please specify)</td>
</tr>
<tr>
<td>Will this activity require an addition to the septic system or B100a?</td>
<td>YES NO</td>
</tr>
<tr>
<td>FEE: $65 for reviews requiring a site visit or further in office analysis</td>
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**Owner's full name (please print)**

<table>
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<tr>
<th>Banksville Community Center</th>
<th>Phone (203)</th>
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</thead>
</table>

**Mailing address**

| 12 Banksville Rd | Town Greenwich | Zip 06830 |

**Authorized Agent's name (please print)**

| Toni Natale | Phone (203) 667-3720 |

**Mailing address**

| 79 Cos Cob Ave | Town Cos Cob | Zip 06807 |

---

**A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.**

Staff cannot review your proposal without a plan.

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

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

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

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

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

Signature: [Signature]

Date: 4/1/21

If mailing, return completed form. If a site visit is required, you will be notified and asked to remit a $65 fee (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency. The site visit will not take place until this fee is received.

---

**STAFF NOTES**

<table>
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<tr>
<th>Office Rev Date</th>
<th>Field Inv Date</th>
<th>WET/WO</th>
<th>YES</th>
<th>TIDAL</th>
<th>Action Required?</th>
<th>Soils Report Date</th>
<th>Comments</th>
<th>Soils</th>
<th>Staff</th>
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<td>4/1/21</td>
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<td>YES</td>
<td></td>
<td></td>
<td>NO</td>
<td></td>
<td>NO</td>
<td></td>
<td></td>
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**Fee Received:** YES [ ] NO [ ]

Comment: N/A

IWWA Questionnaire Revised 9/2/17
Application Signature Page

Property Address: 12 Banksville Road, Greenwich CT 06831

Property Owner 1: ________________________________ Address: ________________________________
Email: ________________________________ Cell Phone: ________________________________ Other Phone: ________________________________
Signature: ________________________________ Date: ________________________________

Property Owner 2: ________________________________ Address: ________________________________
Email: ________________________________ Cell Phone: ________________________________ Other Phone: ________________________________
Signature: ________________________________ Date: ________________________________

Property Owner 3: ________________________________ Address: ________________________________
Email: ________________________________ Cell Phone: ________________________________ Other Phone: ________________________________
Signature: ________________________________ Date: ________________________________

Property Owner 4: ________________________________ Address: ________________________________
Email: ________________________________ Cell Phone: ________________________________ Other Phone: ________________________________
Signature: ________________________________ Date: ________________________________

Applicant: Toni Natale
Email: toni.natale4@gmail.com
Signature: ________________________________ Date: 3/24/21
Address: 79 Cos Cob Ave, Cos Cob CT 06807
Cell Phone: 203-667-3720

Authorized Agent: Ali Cornelius
Email: ali.cornelius618@gmail.com
Signature: ________________________________ Date: 3/24/21
Address: 48 the ave, greenwich ct 06831

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APR 09 2021
PLANNING & ZONING COMMISSION
pzSignaturePage 2020
Site Plan Review Checklist

Property Address: 12 Banksville Ave, Greenwich CT 06831
Anticipated Type of Application: Re-Open Preschool

Tax ID: 11-4001

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)

Please check the items submitted below:

☐ 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 NWWA, 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 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

RECEIVED
APR 09

PLANNING & ZONING
COUNCIL
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date</th>
<th>Postage</th>
<th>Total Postage and Fees</th>
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<td>40 The Acre</td>
<td>Greenwich</td>
<td>CT</td>
<td>06831</td>
<td>03/20/21</td>
<td>$0.55</td>
<td>$7.00</td>
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<tr>
<td>Meryl S.</td>
<td>1 Eglmont Lane</td>
<td>Greenwich</td>
<td>CT</td>
<td>06831</td>
<td>03/20/21</td>
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<tr>
<td>Amy Fitzpatrick</td>
<td>52 The Acre</td>
<td>Greenwich</td>
<td>CT</td>
<td>06831</td>
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<td>Christopher Mezias</td>
<td>760 Long St.</td>
<td>Chappaqua</td>
<td>NY</td>
<td>10514</td>
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<td>Mr. Phillip Wren</td>
<td>11 Eglmont Ave.</td>
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Christopher Giannios
36 The Ave.
Greenwich, CT 06831
9590 9402 6471 0346 4446 78

Leah Lipka
14 Banksville Rd
Greenwich, CT 06831
9590 9402 6471 0346 4446 54

Emily Statham
50 The Ave.
Greenwich, CT 06831
9590 9402 6471 0346 4446 30

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type
- Certified Mail®
- Certified Mail Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

A. Signature:
- Agent
- Addressee

B. Received By (Printed Name):

C. Date of Delivery:

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type
- Certified Mail®
- Certified Mail Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

A. Signature:
- Agent
- Addressee

B. Received By (Printed Name):

C. Date of Delivery:

D. Is delivery address different from item 1? If YES, enter delivery address below:
Mr. William Richardson Jr.
66 The Avenue
Greenwich, CT 06831

Kristin Galvin
146 Byram Rd
Greenwich, CT 06830

Senders: Complete this section
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Complete this section on delivery:
A. Signature
X
Agent
Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)
7019 2970 0001 7919 1968

PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt