Site Plan Final
Special Permit
PLPZ 2021 00211

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Allowable</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LOCATION:</strong></td>
<td>29 Meadowcroft Lane</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXISTING ZONING:</strong></td>
<td>RA-2 (2-acre minimum lot size)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PARCEL SIZE:</strong></td>
<td>5.6053-acres (244,166.87 sq.ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>UTILITIES:</strong></td>
<td>Private Septic System and Public Water</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GROSS SQUARE FEET:</strong></td>
<td>Previous home was demolished in 2018</td>
<td>21,975 sq.ft.</td>
<td>14,179 sq.ft.</td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO:</strong></td>
<td>N/A</td>
<td>0.090</td>
<td>0.058</td>
</tr>
<tr>
<td><strong>VOLUME</strong></td>
<td>N/A</td>
<td>Over 150,000 cu.ft. needs a Special Permit</td>
<td>+/- 244,499 cu.ft.</td>
</tr>
<tr>
<td><strong>GREEN AREA:</strong></td>
<td>100%</td>
<td>78%</td>
<td>91.3%</td>
</tr>
</tbody>
</table>

**Dwelling**

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Allowable</th>
<th>Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HEIGHT:</strong></td>
<td>N/A</td>
<td>47.5’</td>
<td>46’-5’</td>
</tr>
<tr>
<td><strong>SIZE:</strong></td>
<td>N/A</td>
<td></td>
<td>12,495 sq.ft.</td>
</tr>
<tr>
<td><strong>STRUCTURE SETBACKS</strong> (Min. Required/ Proposed):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Front Yard Depth:</td>
<td>N/A</td>
<td>75’</td>
<td>+/- 196’</td>
</tr>
<tr>
<td>• Side Yard Width:</td>
<td>N/A</td>
<td>35’</td>
<td>+/- 101’ (north) and +/- 70’ (south)</td>
</tr>
<tr>
<td>• Rear Yard Setback:</td>
<td>N/A</td>
<td>75’</td>
<td>+/- 475’</td>
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**Accessory Structure (Guest Cottage)**

<table>
<thead>
<tr>
<th>Item</th>
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<th>Allowable</th>
<th>Requested</th>
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</thead>
<tbody>
<tr>
<td><strong>HEIGHT:</strong></td>
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<td>25’</td>
<td>24’-10 3/8”</td>
</tr>
<tr>
<td><strong>SIZE:</strong></td>
<td>N/A</td>
<td>Over 1,200 sq.ft. needs a Special Permit</td>
<td>1,684 sq.ft.</td>
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<td><strong>STRUCTURE SETBACKS</strong> (Min. Required/ Proposed):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Side Yard Setback:</td>
<td>N/A</td>
<td>25’</td>
<td>&gt;25’</td>
</tr>
<tr>
<td>• Rear Yard Setback:</td>
<td>N/A</td>
<td>25’</td>
<td>&gt;25’</td>
</tr>
</tbody>
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**APPLICATION SUMMARY:**
Final Site Plan and Special Permit applications are submitted by the applicant to construct a new single-family home and accessory structure guesthouse with a total volume of 244,499 cubic
feet. The guest house will exceed 1,200 square feet in size. The project also includes a pool, patio, septic system, extensive landscaping and site work including a Culvic system and rain garden on a 5.597-acre parcel located at 29 Meadowcroft Lane in the RA-2 Zone.

**ISSUES/RECOMMENDATIONS:**

1. **The Inland Wetlands Agency (IWWA)** issued a permit, IWWA Permit No. 2020-041. The permit was issued 4/27/20 and is currently set to expire 4/27/25, for an earlier house to be built. That house was not built, and this current application shows work further from the wetland area. No further review from IWWA is necessary other than signing off on the construction plans.

2. **The Department of Health** issued comments to the applicant on 6/11/2021 and notes through two different emails that further Health review is needed for approval of the guest house to use the centralized septic system that was reviewed earlier in 2020 for an earlier site design.

3. **The Zoning Enforcement Officer** issued comments on 6/17/2021 and has no concerns at this time.

4. **Engineering** – DWP issued comments on 6/17/2021 and requests the applicant resubmit prior to Zoning / Building Permit Approval. DPW recommends the Commission / P&Z Staff discuss 2 specific topics with the applicant:
   a) **Staging Areas** - The Commission may ask the applicant to create a staging area for both materials and construction vehicles as part of the Erosion and Sedimentation Controls Plan
   b) **Rain Garden Planting Plan** - Generic planting plans for the rain gardens are proposed on sheet 3 of the site plans; species, quantities and a more detailed planting plan may be desired by the Commission.

5. **Conservation** issued comments on 6/14/2021 and lists their recommendations for the project in the attached memorandum. Conservation has concerns regarding the potential loss of 21 specimen trees on the site, the design of the rain garden, strategies to help improve the Soil & Erosion Control Plan, along with other keen observations for the site design.

6. **Site Disturbance** – Approximately 183,600 sq.ft. (4.2-acres) of the site will be disturbed during the proposed construction. That is roughly 75% of the site.

7. **Specimen Trees** – On the western side of the parcel, there is a lightly wooded area created by 21 specimen trees. Approximately 10 of these trees are planned to be removed. These are valuable trees who offer a lightly wooded environment and provides a large biologically active surface. The Commission may consider if they should be replaced with new native overstory trees at a ratio of 2:1.

8. **Rain Garden** – The rain garden is very large at 2,400 sq.ft. and may be difficult to successfully plant and provide meaningful bio-filtration with water fluctuations of 4-feet. The Commission may ask the applicant to consider a reduction of impervious coverage to be able to decrease the size of the rain garden, or possibly break up the single rain gardens into smaller ones to help it be successful in a residential setting.
9. **Eastern area of the Site** – This area is proposed to be graded, but the reasoning behind why this area needs to be regraded is unclear if it is simply for aesthetics or something else. The Commission may ask the applicant to explain why the extensive grading is needed in this area which will result in the loss of additional trees and destabilization of the area.

10. **Soil Erosion and Sediment Control Plan (S&E)** –
   - The proposed new driveway is planned to be the construction entrance. This would go through the lightly wooded area with specimen trees. The Commission may request the applicant to use the existing driveway instead to avoid over compaction of the soil with construction vehicles.
   - All trees that are planned to be preserved need to be protected during construction. The Commission may ask the applicant to take measures to protect all trees are planned to remain after construction.
   - The Commission may request the applicant to review their silt fencing around the site to confirm they meet the CT S&E Guidelines.

**PROPOSAL:**
Final Site Plan and Special Permit applications are submitted by the applicant to construct a new single-family home and accessory structure guesthouse with a total volume of 244,499 cubic feet. The guest house will exceed 1,200 square feet in size. The project also includes a pool, patio, septic system, extensive landscaping and site work including a Cultic system and rain garden on a 5.597-acre parcel located at 29 Meadowcroft Lane in the RA-2 Zone.

The parcel was previously occupied by a single-family home that was demolished in 2018. Approximately 1.29-acres of the eastern portion of the property is within a pond.

A special permit is required for this application for the below two reasons:
1) Per Section 6-101(a) of the BZR, as the total volume of buildings on the property is proposed to be greater than 150,000 cubic feet.
2) Per Section 6-95(a)(8) of the BZR, the guest house (accessory structure) will exceed 1,200 square feet.

**DEPARTMENT COMMENTS:**
- IWWA - IWWA Permit No. 2020-041
- DPW - see attached memo of 6/17/2021
- ZEO - see attached memo of 6/17/2021
- CONSERVATION - see attached memo of 6/14/2021
- HEALTH - see attached memo of 6/11/2021

**EXISTING CONDITIONS:** The parcel is located along the east side of Meadowcroft Lane, north of the intersection with Grahampton Lane. The property is bordered by a residential properties. The parcel was previously occupied by a single-family home that was demolished in 2018. Approximately 1.29-acres of the eastern portion of the property is within a pond. The edge of the pond has developed into a very successful meadow. The tall grasses in this area are
used as a migratory corridor by local wildlife. A row of boulders demarcates the wetland/watercourse buffer area.

**DRAINAGE:** The applicant notes in the Drainage Summary Report that the proposed development strategy utilizes Low Impact Development (LID) design principles and techniques as well as Best Management Practices (BMPs).

A Bioretention Rain Garden (LID strategy) is planned along with three Cultec subsurface retention systems (traditional BMP strategy).

The Commission may request the applicant reevaluate the size and scale of the proposed Rain Garden for this residential application. Also, the Commission may want to see a more detailed planting plan for the rain garden. In the proposed design, the rain garden is shown to be 4 feet deep and take the area of 2,400 sq.ft. in size. Such a deep basin will be a challenge to successfully plant and provide meaningful bio-filtration with such large water fluctuations in range of four feet.

**HEALTH:** The Health Department issued comments to the applicant on 6/11/2021 and notes through two different emails that further Health review is needed for approval of the guest house to use the centralized septic system that was reviewed earlier in 2020 for an earlier site design.

The applicant is actively coordinating with the Health Department and expects to receive a revised memo from them before the Commission’s meeting.

**ZONING:** The proposed development looks to conforms to FAR, Green Area, and setback requirements for the RA-2 zone per Section 6-205 of the BZR.

**CONSERVATION:** Conservation issued comments on 6/14/2021 and lists their recommendations for the project in the attached memorandum. Conservation has concerns regarding the extent of the site that is planned for disturbance. Perhaps some of this disturbance is aesthetically based and may be able to be limited in scope.

They also make some keen observations on how to help protect the site during the construction phase of the protect with the review of the proposed silt fencing strategy, more extensive tree protection measures and the use of the existing driveway for construction vehicles instead of the new proposed driveway entrance.

**IWWA:** IWWA issued a permit, IWWA Permit No. 2020-041 for an earlier house to be built. That house was not built, and this current application shows work further from the wetland area. No further review from IWWA is necessary other than signing off on the construction plans. The permit was issued on 4/27/20 and is currently set to expire 4/27/25.

**BACKGROUND:** This is the first application to Planning & Zoning for this parcel.
APPLICABLE ZONING REGULATIONS:

Section 6-5 – Definitions
Section 6-10 – Zoning Permit Applications; Plans; Contents; Survey
Section 6-13 – Site Plan Approval Required by Planning and Zoning Commission
Section 6-14 – [Site Plan] Procedure
Section 6-15 – [Site Plan] Standards
Section 6-17 – Special Permit Standards and Procedures
Section 6-95 – Permitted Accessory Uses
Section 6-101(a) – Special Permit for Residential Zones
Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Bdgs.
MEMORANDUM

To: Jacalyn Pruitt, Planner II
From: Aleksandra Moch, Environmental Analyst
Date: June 14, 2021
Re: Dennis & Jennifer Manelski, 29 Meadowcroft Lane, PLPZ 202100211
Site plan by Rocco V. D’Andrea, dated April 22, 2021

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

1. The proposed development is a better alternative than the previously approved one. The design follows the existing contours more closely, resulting in less grading and a wider wetland/watercourse buffer. Conversely, the project, claimed to be a Low Impact Development (LID) in the Drainage Summary Report, will disturb 4.2 out of 4.3 acres of the upland area. Such soil disturbance and tree loss is hard to call a LID. Also noted in this report, a well-manicured lawn has developed into a very successful meadow. The tall grass around the pond is used as a migratory corridor by local wildlife.

The picture above shows a line of boulders demarcating the wetland/watercourse buffer.
2. The pond located at the site had been recently dredged. Dredging impacted the aquatic wildlife and disturbed the pond edges. Since the dredging, the area is recovering and shows signs of wildlife returning and regrowth of the vegetative cover. The proposed development should encourage the recovery and reinforce the environmental values of this site.

3. The western section of the site supports 21 specimen trees. Unlike in dense forested settings, widely spaced trees had developed large canopies and height. This lightly wooded area, whose functions reach beyond the property boundaries, provides a large biologically active surface which protects and enhances the soil, absorbs rain water, prevents erosion, facilitates infiltration, supports wildlife habitat, sequesters carbon, and absorbs noise and air pollution. The loss of ten trees will negatively impact the function of this lightly wooded area. To repair the damage, the removed trees should be replaced with new native overstory trees at a ratio 2:1.

4. The proposed impervious cover is extensive and should be re-examined to reduce the extent of newly disturbed areas and examine the feasibility of pervious pavement. The vegetated island in the front of the entry court and surrounded by blacktop would be an ideal location for a rain garden, which will be smaller and shallower when permeable driveway is used.

As proposed, the rain garden will be 4 feet deep and take the area of 2,400 sf., resembling a commercial bio-retention pond rather than a residential application. A residential rain garden should be a shallow depression in the landscape. Such deep basin will be a challenge to successfully plant and provide a meaningful bio-filtration with water fluctuations in range of four feet. A reduction in impervious coverage will better reflect balanced use of the parcel and allow the rain garden to be sized more appropriately for a home.

5. The eastern area of the residence is divided into parallel areas with 23% slopes, a flatter recreational area, a buffer and a wetland/watercourse. The slope is proposed to be graded. This grading seems to be more of an aesthetic smoothing rather than a structural fill. This slope disturbance will cause the loss of additional two trees and destabilization of the area.

It is recommended, the slope be maintained as a meadow which protects the soil and it has been successfully growing since the house demolition. Steep slopes are challenging to mow and they should be protected by a deep root system of native grasses. Meadows are not only attractive, but they also provide way superior environmental functions than lawn. Unlike lawn, this low maintenance area, once established, has no demand for irrigation, nutrients and other chemical treatments.

6. The soil erosion and sediment control plan:
   a. The new driveway is proposed as a construction entrance. It is recommended the old access is used instead. This will protect the existing lightly-wooded area from soil compaction and parking of contactor cars.
   b. A single line of silt fence is not adequate to prevent downhill sedimentation. The CT E&S Guidelines require for a single line of silt fence to cover no more than one acre. In addition, slopes are more prone to erosion, therefore they need additional protection.
   c. Trees which will be preserved need to be protected during the construction phase: not all of them are.
7. A landscape plan is needed to evaluate the balance between the environmental impacts caused by this development and the mitigation measures. In addition, the ratio between a manicured lawn and natural areas supporting native vegetation should be provided to allow a proper evaluation of this development. The proposed disturbance of 4.2 acre, as stated in the Drainage Summary Report, loss of large trees, intensive paving and regrading will have a long-lasting consequences reaching beyond the property lines. Acres of lawn will contribute to eutrophication of the pond. Loss of trees will increase the storm water runoff from the land and loss of air bio-filter. Grading will cover the native soil diminishing its environmental functions. Fill material having a low capacity to absorb nutrients and water will result in need for more intensive irrigation and fertilization. Excess nutrients easily removed from the sandy fill will be moved by the storm water into the ground water and adjacent water body. Hard surface will contribute to the heat island effect. Replacement of the existing meadow will take away the mechanism of storm water filtration which is important over the sloping area where runoff travels faster. A responsible land management can correct many of these impacts. The efforts should be shown on a detailed landscape plan. The changing climate crisis requires more sensitive approach to the resources we all share such air, water bodies, and ground water.

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

Engineering Project No. 21-5(36)  Department Project No.  PLPZ202100211
Submittal Received Date: 5/17/2021

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

PLAN SET INFORMATION

Plan Title: Final Site Plan Review Set  Project Address: 29 Meadowcroft Lane
Engineering Firm: Rocco V. D’Andrea, Inc.
Original Plan Date: 4/22/2021  Latest Plan Revision Date: _____

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: Rocco V. D’Andrea, Inc.
Original Report Date: 4/22/2021  Latest Report Revision Date: _____

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: ________________________________  Date: 06/17/2021
Juan Paredes, P.E. - Civil Engineer II

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Zoning/Building Permit Approval

The Engineering Division recommends the Commission/P&Z Staff discuss the following with the applicant:

a) Creating a staging area for both materials and construction vehicles as part of the e&s plan.
b) Generic rain garden detail is proposed on sheet 3 of the site plans; species, quantities and a more detailed planting plan may be further discussed.

The following are comments for the site development review:

1. A revised Form SC-107 needs to be submitted.
2. Removal of trees, shrubs and vegetation is required to meet the required sight distance. Submit a letter from the Town of Greenwich Tree Warden approving the removal of all necessary trees, shrubs and vegetation within the TOG ROW to meet the required sight distance. The Highway Permit will not be approved until the letter is received. If approval is not given the driveway location will need to be modified.
3. The Drainage Summary Report is acceptable in concept; it must be revised as follows:
   a. Subarea DA7 has 6,674sf of untreated impervious surfaces; WQV must be provided for this area.
      i. Verify the type of surface for this subarea i.e. bluestone, concrete, etc.
   b. Provide test hole data for rain garden.
   c. Revise all other computations as needed.
d. Additional comments may be issued upon resubmission.

4. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
   b. Low Impact Development Plan Sheet:
      i. Show deep test pit and saturated hydraulic conductivity test locations (include circular influence zone for each test).
      ii. Each deep test pit (2,500 SF) and the saturated hydraulic conductivity test (500 SF) for the proposed BMP’s need to include the required circular influence zone.
   c. Driveway Profile & Sight Distance Sheet
      i. Callout all vegetation (trees, bushes, shrubs, etc.) to be removed for the required sight distance to be met.
   d. Building/House Section or Elevation Sheet
      i. Show one section or elevation of the building/house.
      ii. Show all elevations to the deepest footings on section/elevation.
      iii. Show existing and proposed grade elevation on section/elevation.
      iv. Show existing mottling elevation on section/elevation.
      v. Show existing groundwater elevation on section/elevation.
      vi. Show existing ledge elevation on section/elevation.
      vii. Sheet shall be sealed and signed by a State of Connecticut Professional Engineer or Architect.

5. A copy of the Stormwater Management Practices Maintenance Declaration that was filed on the Land Records and the Long-Term Maintenance Plan Exhibit (A or C) need to be submitted.

**Standard Conditions for Each Submittal**

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g., P&Z, IWWA, and DPW Building and Highway Divisions).
2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.
3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

**Standard Conditions of Approval**

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.
2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.
3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.
4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
The previous comments were based on an approval from February of 2020, and as mentioned, are for the main house a green house and a poolhouse locker room going to the septic system. The current plans show a guest house which would presumably have bedrooms. Based on this, revised plans would need to be submitted for review by the state for their centralized system approval. This office will need to approve the current plans before we can approve the site.

Michael Long
Greenwich Health Department
The buildings on this parcel would be served by a septic system. This office has approved a 10 bedroom septic system to serve the proposed main house, a greenhouse and poolhouse locker room. Based on this the Health Department is OK with this proposal.

Michael Long
Greenwich Health Department
### ZONING ENFORCEMENT

**Project No.**  PLPZ202100211  
**Preliminary**  
**Final**  X

Reviewed for Planning and Zoning Commission.

**TITLE OF PLAN REVIEWED:** Maneiski

**LOCATION:** 29 Meadowcroft Lane

**PLAN DATE:**

**ZONE:** RA-2

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

- [ ] Resubmit the following prior to Site Plan/ Subdivision approval:

- [x] 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.

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**Reviewed by:** Jodi Couture  
**Date:** 6/17/2021

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax 203-622-3795

Site Plan Application

Property Address: 29 Meadowcroft Lane, Greenwich, CT 06830       Tax ID: 11-1767
Property Owner: Denis & Jennifer Manelski                        Address: 1925 Sears Cover, Vero Beach, FL 32963
Email: ___________________________________ Cell Phone: __________________________ Other Phone: ______________
Applicant: Denis & Jennifer Manelski                            Address: 1925 Sears Cover, Vero Beach, FL 32963
Email: ___________________________________ Cell Phone: __________________________ Other Phone: ______________
Authorized Agent: Heagney, Lennon & Slane, LLP                  Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: THeagney@HLS248.com                                       Cell Phone: __________________________ Other Phone: (203) 661-8400

Select One:  ☑ Pre-Application    ☑ Final
Zone(s): RA-2                                                   Lot Area: 5.6053 ac

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

To be completed by P&Z staff only:
Check # __________________________ Check Amount: $ __________

Application # ________________________________

pzSitePlanApp 2020
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<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
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</thead>
<tbody>
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<td><strong>COMMERCIAL/OFFICE</strong></td>
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</tr>
<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>
<td>Parking Spaces</td>
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<td>Usable Floor Area</td>
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<td></td>
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<td>Gross Floor Area</td>
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<td>21,975</td>
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<tr>
<td>Parking Spaces</td>
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<td>N/A</td>
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<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
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<td>21,975</td>
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<td><strong>BUILDING HEIGHT</strong></td>
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<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
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<td>0.058</td>
<td>0.09</td>
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<td>□ Alterations</td>
<td>□ Demolition</td>
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TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Application Signature Page

Property Address: 29 Meadowcroft Lane, Greenwich, CT 06830  Tax ID: 11-1767

Property Owner 1: Denis Manelski  Address: 1925 Sears Cover, Vero Beach, FL 32963
Email:  Cell Phone:  Other Phone: 
Signature: *See Authorization Letter  Date:

Property Owner 2: Jennifer Manelski  Address: 1925 Sears Cover, Vero Beach, FL 32963
Email:  Cell Phone:  Other Phone: 
Signature: *See Authorization Letter  Date:

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

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

Applicant: Denis & Jennifer Manelski  Address: 1925 Sears Cover, Vero Beach, FL 32963
Email:  Cell Phone:  Other Phone: 
Signature: *See Authorization Letter  Date:

Authorized Agent: Heagney, Lennon & Slane, LLP  Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: THheagney@HLS248.com  Cell Phone:  Other Phone: (203) 661-8400
Signature:  Date:

pzSignaturePage 2020
Special Permit Application

Property Address: 29 Meadowcroft Lane, Greenwich, CT 06830
Tax ID: 11-1767

Property Owner: Denis & Jennifer Manelski
Address: 1925 Sears Cover, Vero Beach, FL 32963

Email: __________________________________ Cell Phone: __________________________
Applicant: Denis & Jennifer Manelski
Address: 1925 Sears Cover, Vero Beach, FL 32963

Email: __________________________________ Cell Phone: __________________________
Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: Theagney@HLS248.com

Cell Phone: __________________________ Other Phone: ________________________

Zone(s): RA-2
Lot Area: 5.6053 ac

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☐ Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☐ Section 6-98 — RMF Zone
☐ Section 6-100— Use Groups for Business Zones
☒ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☐ Section 6-109 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☐ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check # __________________________ Check Amount: $ ____________
Application # __________________________
pzSpecial Permit App 2020
Site Plan Review Checklist

Property Address: 29 Meadowcroft Lane, Greenwich, CT 06830
Anticipated Type of Application: Site Plan & Special Permit

Tax ID: 11-1767

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 IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   - d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   - e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   - f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   - g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   - h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9" x 12", prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   - a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   - b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   - c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   - d. Note specifying source of water supply and method of sewage disposal.
   - e. Existing and proposed contours at units of no more than a two-foot interval unless waived by the Commission's staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   - f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   - g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   - h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

☐ i. Provisions for compliance with Americans with Disabilities Act (Handicap Access) and State Building Code.

☐ j. Coastal Area Management Application for projects within the Coastal Overlay Zone.

☐ 3. Eight sets of architectural plans, signed and sealed by an architect registered in the State of Connecticut, of all floors, all exterior elevations showing existing and proposed grade conditions. Elevations are to detail architectural elements by labeling materials, color and dimensions. Each architectural elevation shall show the absolute building height as well as building height for zoning purposes. All HVAC facilities are to be shown on architectural elevations.

☐ 4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-62(22). Consult Commission Staff for required format.

☐ 5. Three copies of “building coverage” computation sheets.

☐ 6. Three copies of “area devoted to surface parking, building, and drives” worksheets.

☐ 7. Five copies of sight distance certification reports when required by a preliminary site plan review or when advised by the commission staff pursuant to item 2(g) of this checklist.

☐ 8. Three copies of Volume calculations per 6-101.

☐ 9. Completed Traffic Impact Evaluation Form if applicable. Submission requirements are defined on the form, available at the Commission office. A traffic report may be required.

☐ 10. Ten copies of completed application form signed by applicant or authorized agent, owners and contract purchasers, as applicable.

☐ 11. Ten copies of completed Special Permit form, if required by Building Zone Regulations.

☐ 12. Fifteen copies of detailed, inclusive narrative description of the proposed project. For those projects involving amendments to the Building Zone Regulations and/or amendments to the Building Zone Regulation Map, the narrative description must provide the section number and text for the proposed amendments(s) to the BZR and an explanation providing justification for the proposal. For map changes, a scaled drawing at 1” to 400’ needs to be provided for affected areas(s).

☐ 13. Eight copies of reductions in, 11 x 17 size, or other appropriate size, providing a readable, clear plan of proposed site development and architectural plans.

☐ 14. A showing that an adequate source of potable water is available to satisfy the needs of the proposed development as per Sec. 6-15(a)(5), signed by C.A.W.C.

☐ 15. An affidavit certifying that all abutting property owners have been notified, as evidenced by the submission of a certificate of mailing or certified or registered mail receipts about said application. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners. Owners of lots, or portions of lots, which are across a public or private street shall be deemed to be abutting property owners. For projects which require the preliminary review by the Conservation Commission, the notice shall be sent by the applicant to abutting owners two weeks prior to any scheduled hearing date of the Conservation Commission.

☐ 16. Authorization for the agent and contract purchasers to act on behalf of the certified property owner(s).

☐ 17. A separate schematic plan at a scale no larger than 1”-100” indicating buildings, parking and drives on the site and all adjoining properties, including those across the street, and the nearest cross street.

☐ 18. Five copies of a Drainage Summary Report as per Department of Public Works and the Town Drainage Design Manual. The summary report must be prepared in accordance with the following formats: PRELIMINARY: Existing and proposed storm water distribution, existing and proposed runoff rates, capability of off-site drainage facilities to accommodate proposed runoff, capability of off-site soils to accommodate percolation or detention if proposed, and identification of proposed drainage structures. FINAL: Final structure design details, prior approval from IWWA, Engineering Division and Conservation Commission as appropriate, and all information required by the preliminary report or two copies of drainage exemption forms.

☐ 19. In accordance with Sec. 6-183.1 to 6-183.10 of the Building Zone regulations, tree protection and sedimentation and erosion control plans shall be submitted with all site plan applications.

☐ 20. All applications for final site plans shall be in the form of a survey prepared by a registered Connecticut land surveyor having metes and bounds, dimensions of all buildings, parking and drives, setbacks of all structures from property lines, setbacks between buildings, and certification that building dimensions shown thereon are the same as the approved architectural plans. Architectural and drainage plans are to be referenced by title, date(s) and sheet numbers.

☐ 21. Required fee submitted at time of application (see fee schedule).

☐ 22. "It is the belief of the PZC staff that this application is incomplete because of the failure of the applicant to provide the materials

pzSitePlanChecklist 2020
referred to above. This application will be reviewed by the PZC and a decision made as to whether it is complete or incomplete at its public meeting to be held in the PZC office."

All applicants must make an appointment to submit this application with the Applications Coordinator, Peter Mangs, who can be reached by (email) Peter.Mangs@greenwichct.org or (phone) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
January 22, 2021

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

Inland Wetlands and Watercourses Agency
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 29 Meadowcroft Lane, Greenwich, CT

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP to act as our agents to appear before the Town of Greenwich Planning and Zoning Commission, Inland Wetlands and Watercourses Agency, or any other Town Municipal Board in connection with the filing of applications on the above captioned property.

Denis Manelski

Jennifer Manelski
**RESIDENTIAL**

**Rating**

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**Supplemental Cards**

- TRUE TAX VALUE: 2579100
- Supplemental Cards: 2579100

**LEGAL ACRES:** 5.5970

**PUBLIC UTILITIES:** Water, Electric

**NEIGHBORHOOD:**

- Zoning: RA-2 Single Family
- Legal Acres: 5.5970

**Topography:**

- Public Utilities: Water, Electric
- Street or Road:
- Neighborhood:
- Zoning: RA-2 Single Family
- Legal Acres: 5.5970

---

**ADMINISTRATIVE INFORMATION**

- **PARCEL NUMBER:** 11-1767
- **Parent Parcel Number:**
- **Property Address:** MEADOWCROFT LANE 0029
- **Site Description:**
- **Topography:**
- **Public Utilities:** Water, Electric
- **Street or Road:**
- **Neighborhood:**
- **Zoning:** RA-2 Single Family
- **Legal Acres:** 5.5970

---

**OWNERSHIP**

- **MANELSKI DENIS & JENNIFER W/S**
- **1925 SEARS COVER**
- **VERO BEACH, FL 32963**
- **LOT NO 56 MEADOWCROFT LA E5**

---

**TRANSFER OF OWNERSHIP**

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**LAND DATA AND CALCULATIONS**

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**Supplemental Cards**

- **Supplemental Cards:** 2579100
- **Supplemental Cards:** 2579100

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**TOTAL LAND VALUE:** 2579100

**BP18:** 18-1158 Demo Single family 100% complete
18-1156 Demo Tennis Court 100% complete
18-1157 Demo Workshop 100% complete
18-1159 Demo Pool 100% complete

**CKMP:** 4274, 6806

**LAND:** Per Map 6806 Correct acreage to 5.597 acres
Applicants propose to construct a new single-family home and guesthouse on the property at 29 Meadowcroft Lane. The 5.6-acre parcel was previously occupied by a single-family home which was demolished in 2018. The lot includes a portion of a pond and minor wetlands along the ponds edge. An earlier house design was submitted and approved by the Wetland Agency which was much closer to the pond than the current proposal. No further review other than signing off on the construction plans is necessary as part of the wetland approval.

The proposed home and guesthouse will total 14,179 sf. 21,975 sf is permitted for the site. The total volume proposed is 244,499 cubic feet which necessitates the site plan/special permit applications. The proposed house and guesthouse will meet all setbacks, height and green space requirements in the RA-2 zone. The site plan review set, drainage summary report, zoning location survey, grade plane analysis, floor area and volume worksheets, floorplans, elevations and sections along with a landscape plan are included in the submission.

Approval of the site plan and special permit applications is requested.

Respectfully Submitted,
Thomas J. Heagney
Dated: May 5, 2021
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF SITE PLAN AND SPECIAL PERMIT APPLICATION TO PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT )
) ss: Greenwich
COUNTY OF FAIRFIELD )

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on May 4, 2021, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of May 4, 2021, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property located at 29 Meadowcroft Lane, Greenwich, Connecticut for which an application requesting site plan and special permit approval has been filed with the Greenwich Planning and Zoning Commission.

[Signature]
THOMAS J. HEAGNEY

Subscribed and sworn to before me this 4th day of May 2021

[Signature]
EMMA A. MUTINO
NOTARY PUBLIC
My Commission Expires Apr. 30, 2025
EXHIBIT A

Abutting property owners of 29 Meadowcroft Lane, Greenwich:

Avi Barkai
26 Meadowcroft Lane
Greenwich, CT 06830
11-1814

Meadowlark Manor LLC
343 Greenwich Avenue, Un 200
Greenwich, CT 06830
11-1257

Arthur D. Sanders
62 Clapboard Ridge Road
Greenwich, CT 06830
11-1182

Blakely W. Holden
30 Meadowcroft Lane
Greenwich, CT 06830
11-1871

Thomas L. Melly, TR
25 Meadowcroft Lane
Greenwich, CT 06830
11-1536

Jan Pelsert & Rosenblatt
31 Meadowcroft Lane
Greenwich, CT 06830
11-1868
EXHIBIT B

May 4, 2021

To Whom It May Concern:

Notice is hereby given that Denis and Jennifer Manelski have filed an application with the Town of Greenwich Planning and Zoning Commission to request site plan and special permit approval to construct a new home, guesthouse, pool and associated site improvements on their property located at 29 Meadowcroft Lane in Greenwich, Connecticut.

Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
May 4, 2021

To Whom It May Concern:

Notice is hereby given that Denis and Jennifer Manelski have filed an application with the Town of Greenwich Planning and Zoning Commission to request site plan and special permit approval to construct a new home, guesthouse, pool and associated site improvements on their property located at 29 Meadowcroft Lane in Greenwich, Connecticut.

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For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
Town of Greenwich  
Department of Public Works – Engineering Division  
Town Hall – 101 Field Point Road, Greenwich CT 06830  
Phone 203-622-7767

**DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION**  
**PRE-CONSTRUCTION**

Property Address: 29 Meadowcroft Lane, Greenwich  
Tax Account No.: 11-1767

Building Permit No.: ____________________________

**PLANS & DRAINAGE SUMMARY REPORT INFORMATION**

Engineering Firm: Rocco V. D’Andrea, Inc.

Design Plans Date: 4/22/2021  
Drainage Report Date: 4/22/2021

**PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)**

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1 Impervious surfaces include but are not limited to roofs (including green roofs), buildings, houses, walks, patios, walls, tennis/sport courts (all surface types must be counted), landscape ponds, pools, paved streets/drives/parking areas constructed with concrete, asphalt, compacted dirt, gravel, or permeable pavements.

2 All impervious surfaces that are directed to stormwater BMPs that meet the water quality volume (WQV) standard will be considered disconnected impervious cover. Acceptable stormwater BMPs are Bioretention (infiltrating/filtering), Constructed Stormwater Wetlands, Extended Dry Detention Basins (infiltration required), Gravel Wetlands, Constructed Wet Stormwater Ponds, Sand/Organic Filters (sand filters, tree filters, stormwater planters, etc.), Infiltration Systems (drywells, Cultecs, etc.), Permeable Pavement Areas (infiltrating/filtering), Green Roofs, and Disconnected Impervious Area (must meet all the standards under Simple Disconnection on page 44 and 45 of the Drainage Manual).

3 Subtract the Total Disconnected Impervious Area Under Proposed Conditions (SF) from the Total Impervious Area Under Proposed Conditions (SF).

Engineer’s Signature: ____________________________  
Date: 4/22/21

Engineer’s Seal

Form SC-107  
February 2021
DRAINAGE SUMMARY REPORT

For

29 MEADOWCROFT LANE
GREENWICH, CONNECTICUT

Prepared For

DENIS MANELSKI
JENNIFER MANELSKI

APRIL 22, 2021

Anthony L. D’Andrea, PE & LS
CT License No. 9673
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   1.2. Land Use Regulations 2
   1.3. Site Inventory & Evaluation 2
   1.4. Development Envelope 2
   1.5. LID Control Strategies 2

2. Structural BMPs 4
   2.1. Water Quality Volume and TSS Removal 4
   2.2. Runoff Reduction Volume 4
   2.3. Groundwater Recharge Volume 4
   2.4. Peak Runoff Attenuation 5

3. Conclusion 5

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Watershed Map - Proposed Conditions  Exhibit B
NRCS Soil Map & Hydrologic Soil Group Rating  Exhibit C

Stormwater Management Standards Narrative  Appendix A
Credits for LID BMPs  Appendix B
Runoff Volume & Retention System Design Calculations  Appendix C
HydroCAD Analysis – Existing Conditions  Appendix D
HydroCAD Analysis – Proposed Conditions  Appendix E
Soil Results Forms  Appendix F
1. Introduction & LID Techniques

1.1. Project Narrative

The applicant is proposing to construct a single-family dwelling on the property at 29 Meadowcroft Lane. The proposed improvements will include the construction of a new driveway, pool, patio, and guest cottage. Associated improvements will include installation of a sewage disposal system, storm drainage systems, and underground utilities, site grading, and the installation of landscaping. This office had prepared a design for the previous owner of the property which was approved in 2020, but never constructed. The extent of the project for the current owner is less, results in less impervious coverage, and provides a greater buffer to the wetlands.

For a depiction of existing conditions and the proposed development refer to a development plan set entitled “Site Plan Review Set, Single-Family Dwelling, Location 29 Meadowcroft Lane, Greenwich, Connecticut, prepared for Aprazivel LLC,” as prepared by Rocco V. D’Andrea, Inc.

The subject parcel, approximately 5.6053 Acres, is located along the east side of Meadowcroft Lane, approximately 1,700 feet north from the intersection with Grahampton Lane, in Greenwich, Connecticut. The property is bordered by a residential property to the north, south, and east and Meadowcroft Lane to the west. Approximately 1.29 Acres of the eastern portion of the property are within a pond. Under recently existing conditions, the site supported a dwelling, a pool, a patio, and a driveway. The remainder of the site consisted of well-manicured lawn and lightly wooded areas. Approximately 183,600 square feet of the site will be disturbed during the proposed construction. Natural flow pathways will be maintained, as all runoff from the site will either be infiltrated or continue to flow toward the existing points of concern in a similar manner as under existing conditions. The proposed redevelopment of the parcel will result in approximately 1,715 S.F. decrease in impervious coverage from the recently existing conditions on the site. Low Impact Development (LID) and traditional Best Management Practices (BMPs) have been proposed to help pre-treat, filter, and control stormwater runoff, so that there will be no adverse effects to adjoining properties or local drainage systems. Natural flow pathways will be maintained, as all runoff from the site will continue to flow toward the existing points of concern in a similar manner as under existing conditions. Refer to Appendix “B” for the “Credits for Low Impact Development Best Management Practices Checklist” outlining the inclusions or exclusion of each non-structural BMP.

The proposed stormwater management plan uses LID design and includes a Bioretention Rain Garden. Additionally three cultec subsurface retention systems are proposed. These systems will provide runoff volume reduction. A reduction in peak flows is provided for up to the 25-year storm. These systems will also satisfy both water quality filtration and infiltration requirements and will aid in the pre-treatment and thermal cooling of stormwater runoff from the dwelling and driveway.

This project will conform to all applicable Town stormwater management standards to the maximum extent practicable. Refer to Appendix “A” for a narrative detailing the project’s compliance with each stormwater management standard.
1.2. Land Use Regulations

The subject parcel is located in the “RA-2” zone. All applicable zoning setbacks and regulations will be adhered to.

1.3. Site Inventory & Evaluation

The site consists of gently to moderately sloped lawn and lightly wooded areas. Runoff flows east to the wetlands and pond in the rear of the property.

Soils on the property are classified as Woodbridge fine sandy loams classified with a Hydrologic Soil Group (HSG) rating of C/D in the western portion of the site. The central portion of the site is classified as Paxton and Montauk fine sandy loams with a HSG rating of C and a smaller portion at the edge of the pond as Leicester fine sandy loam with a HSG rating of B/D. Refer to Exhibit “C” for the results of the Initial Feasibility Evaluation from the NRCS Web Soil Survey. Deep test borings were conducted in the areas of the proposed structural BMPs to confirm adequate conditions for infiltration. This testing revealed sandy loam. Hydraulic Conductivity testing will be performed to confirm adequate infiltration rates prior to building permit. Refer to Appendix “G” for results of completed soil testing.

Existing drainage patterns will generally be maintained under post-construction conditions.

1.4. Development Envelope

Construction will disturb an area of approximately 183,600 S.F. Sedimentation and erosion controls will be installed around the proposed development envelope prior to the start of construction to minimize the impact to the surrounding areas.

1.5. LID Control Strategies

In the analysis of the existing and proposed topography, the site has been divided into various sub-drainage areas discharging to three (3) “points of concern.” On Exhibits A and B, point of concern (POC) A is depicted as the Meadowcroft Lane roadway, POC B as the south property line, and POC C which drains to the wetland and pond to the east.

Under existing conditions, the property is divided into three drainage areas. Refer to Exhibit “A” for a depiction of the existing conditions drainage areas and flowpaths. Refer to Table I for a summary of all existing stormwater runoff flows.

Stormwater runoff from the northwest corner of the lightly wooded areas, Drainage Area 1, flows overland to POC A. Stormwater from the southwestern portion of the property is discharged to a lightly wooded area on the southern property line, POC B.
<table>
<thead>
<tr>
<th>Area ID</th>
<th>POC</th>
<th>Area (ft²)</th>
<th>CN</th>
<th>UI Adj CN</th>
<th>Tc (min)</th>
<th>1-YR q (ft³/s)</th>
<th>2-YR q (ft³/s)</th>
<th>5-YR q (ft³/s)</th>
<th>10-YR q (ft³/s)</th>
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<th>50-YR q (ft³/s)</th>
<th>100-YR q (ft³/s)</th>
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<td>-</td>
<td>21.1</td>
<td>0.07</td>
<td>0.11</td>
<td>0.17</td>
<td>0.24</td>
<td>0.35</td>
<td>0.46</td>
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<tr>
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<td>-</td>
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<td>1.04</td>
<td>1.48</td>
<td>2.36</td>
<td>3.20</td>
<td>4.62</td>
<td>5.98</td>
<td>7.70</td>
</tr>
<tr>
<td>DA3</td>
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<td>76.3</td>
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<td>1.91</td>
<td>2.67</td>
<td>4.15</td>
<td>5.53</td>
<td>7.88</td>
<td>10.09</td>
<td>12.89</td>
</tr>
</tbody>
</table>

Table 1: Summary of Drainage Areas and Peak Flow Rates for Existing Conditions.

Under proposed conditions, the property was divided into eight drainage areas. Refer to Exhibit “B” for a depiction of the proposed conditions drainage areas and flowpaths. Refer to Table II for a summary of all proposed stormwater runoff flows.

Proposed Drainage Area 1 will be similar to existing and flows to POC A. Drainage Area 2 will be the southwestern portion of the property and sheet flows to POC B. Drainage Area 3 consists of the lawn and wooded area and a portion of the driveway which sheet flows to the rain garden. Drainage Area 4 is the dwelling’s roof and is routed to the Rain Garden. The Rain Garden’s flow controls are routed to Retention Systems #1 and #2 for further flow control. Drainage Area 5 consists of the driveway to the rear parking court and is routed to Retention System #3. Drainage Area 6 is the guest cottage roof and is routed to Retention System #3. Drainage Area 7 is the pool and garden area. Drainage Area 8 is the rear yard. Combined, these systems provide water quality volume, runoff reduction volume, groundwater recharge volume, and peak flow attenuation. Additional stormwater will be discharged via a level spreader and will sheet flow to POC C.
<table>
<thead>
<tr>
<th>Area ID</th>
<th>Routing</th>
<th>Area (ft²)</th>
<th>CN</th>
<th>UI Adj. CN</th>
<th>Tc (min)</th>
<th>1-YR (ft³/s)</th>
<th>2-YR (ft³/s)</th>
<th>5-YR (ft³/s)</th>
<th>10-YR (ft³/s)</th>
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<td>0.25</td>
<td>0.30</td>
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<td>9.44</td>
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</table>

Table II: Summary of Drainage Areas and Peak Flow Rates for Proposed Conditions.

Refer to Table III for a comparison of existing and proposed condition stormwater runoff volumes and flow rates.

2. Structural BMPs

2.1. Water Quality Volume and TSS Removal

Refer to Appendix “C” for Water Quality Volume calculations. The proposed Bioretention rain garden and Retention System #3 will provide adequate storage for the water quality volume.

Deep sumps, the rain garden, and retention systems provide adequate treatment of total suspended solids (TSS). Refer to Appendix “D” for TSS removal calculations.

2.2. Runoff Reduction Volume

The Runoff Reduction is satisfied. Refer to Runoff Reduction Volume calculations in Appendix “C.”

2.3. Groundwater Recharge Volume

Refer to Appendix “C” for Groundwater Recharge Volume calculations.
2.4. Peak Runoff Attenuation

The bioretention rain garden and the retention systems will provide a reduction in peak flow for up to the 25-year design storm. Refer to Appendices “E” and “F”.

3. Conclusion

The proposed re-development of 29 Meadowcroft Lane will result in a net decrease in the impervious coverage on the site. One LID and three traditional structural BMPs are proposed to provide the treatment of the Water Quality Volume. This system will also provide the necessary storage volume to reduce runoff volume for the 1-year design storm and provide peak flow rate reduction to POC C for up to the 25-year design storm.

Since the proposed development incorporates pre-treatment and attenuation of runoff to below existing conditions, if the proposed development is constructed as depicted on the proposed development plans, then there will be no adverse impacts to adjoining properties or downstream infrastructure due to the re-development of the property.
OPERATIONS AND MAINTENANCE
PLAN REPORT

For

29 Meadowcroft Lane
Greenwich, Connecticut

Prepared For

Denis and Jennifer Manelski

April 22, 2021
Stormwater Management Practices
Maintenance Declaration
Stormwater Management Practices Maintenance Declaration

THIS DECLARATION is made this date, ______________, 2021__, by and between the Town of Greenwich, a municipal corporation with principal offices located at 101 Field Point Road, Greenwich, CT 06830 and

Denis & Jennifer Manelski

[Owner(s) Name]

29 Meadowcroft Lane, Greenwich

[Address]

hereinafter referred to as “Owner(s)” of the “Property” as more fully described in a deed recorded in Book 7484 at Page 226 of the Greenwich Land Records. In accordance with the Town of Greenwich Drainage Manual as Amended, the “Owner(s)” agree to install and maintain stormwater management practice(s) on the subject Property in accordance with approved plans and conditions. The Owner further agrees to the terms stated in this document to ensure that the stormwater management practice(s) continues serving the intended function in perpetuity. This Declaration includes the following exhibits located in the project files of one or all of the following Town of Greenwich Departments:

- Building Division – Permit # ______________________
- Inland Wetlands and Watercourses Agency – Application # 2020-041
- Planning and Zoning – Application # ______________________

Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. Approved Maintenance Plan dated ______________________.

Exhibit B: Improvement Location Survey depicting “As-Built” conditions and showing an accurate location of each stormwater management practice affected by this Declaration. Approved Improvement Location Survey dated ______________________.

Note: After construction has been verified and accepted by the Town of Greenwich for the stormwater management practices, this declaration shall be recorded by the Owner on the Greenwich Land Records and copies of the recorded document shall be submitted to all of the following Town of Greenwich Departments involved in the approval:

- Building Division
- Inland Wetlands and Watercourses Agency
- Planning and Zoning

Through this Declaration, the Owner(s) hereby subjects the Property to the following covenants, conditions, and restrictions:

1. The Owner(s), at its expense, shall secure from any affected owners of land all easements and releases of rights-of-way necessary for utilization of the stormwater practices identified in Exhibit B and shall record them with the Town Clerk. These easements and releases of rights-of-way shall
not be altered, amended, vacated, released or abandoned without prior written approval of the Town of Greenwich.

2. The Owner(s) shall be solely responsible for the installation, maintenance and repair of the stormwater management practices, drainage easements and associated landscaping identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

3. No alterations or changes to the stormwater management practice(s) identified in Exhibit B shall be permitted unless they are deemed to comply with this Declaration and are approved in writing by the Town of Greenwich.

4. The Owner(s) shall retain the services of a qualified inspector (as described in Exhibit A) to operate and ensure the maintenance of the stormwater management practice(s) identified in Exhibit B in accordance with the Operation and Maintenance Plan (Exhibit A).

5. The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times. Inspection Documentation must be maintained as frequently as required in Exhibit A.

6. The Town of Greenwich or its designee is authorized to access the property as necessary to conduct inspections of the stormwater management practices or drainage easements to ascertain compliance with the intent of this Declaration and the activities prescribed in Exhibit A. Upon written notification by the Town of Greenwich or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the Town of Greenwich. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

7. If the Owner(s) does not keep the stormwater management practice(s) in reasonable order and condition, or complete maintenance activities in accordance with the Operation and Maintenance Plan contained in Exhibit A, or the required maintenance or repairs under 6 above within the specified time frames, the Town of Greenwich is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the practice(s) and prevent the practice(s) from becoming a threat to public health, safety, general welfare or the environment. In the case of an emergency, as determined by the Town of Greenwich, no notice shall be required prior to the Town of Greenwich performing emergency maintenance or repairs. The Town of Greenwich may levy the costs and expenses of such inspections, maintenance, repairs and appropriate fees against the Owner(s). The Town of Greenwich at the time of entering upon said stormwater management practice for the purpose of maintenance or repair may file a notice of lien upon the property affected by the lien. If said costs and expenses are not paid by the Owner(s), the Town of Greenwich may pursue the collection of same through appropriate court actions.

8. The Owner(s) hereby conveys to the Town of Greenwich an easement over, on and in the Property for the purpose of access to the stormwater management practice(s) for the inspection, maintenance and repair thereof, should the Owner(s) fail to properly inspect, maintain and repair the practice(s). The Town of Greenwich's execution of any repair or maintenance does not alter the Owner(s) responsibility to maintain in future.
9. The Owner(s) agrees that this Declaration shall be recorded and that the land described in a deed recorded in Book 7484 at Page 226 of the Greenwich Land Records shall be subject to the covenants and obligations contained herein, and this Declaration shall bind all current and future owners of the property.

10. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the stormwater management practice(s). The information shall accompany the first deed transfer and include Exhibits A and B and this Declaration. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

11. The Owner(s) agree that the rights, obligations and responsibilities hereunder shall commence upon execution of the Declaration.

12. The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this declaration and bind the respective parties hereto.

13. The Proprietor, its agents, representatives, successors and assigns shall defend, indemnify and hold the Town of Greenwich harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the storm drainage system referred to in the permit as Exhibit "A" hereto, appurtenances, connections and attachments thereto which are the subject of this Declaration. The Proprietor, its agents, representatives, successors and assigns shall not be required to indemnify the Town, its officers, agents, servants, or employees, against any such damages occasioned solely by acts or omissions of the Town, its officers, agents, servants or employees, other than supervisory acts or omissions of the Town, its officers, agents, servants, or employees, in connection with such Claims or the enforcement of this Declaration.
IN WITNESS WHEREOF, the “Owner(s)” have executed this Declaration on this _____ day of ____________________, 20____.

By: ________________________________
[Owner(s)]

By: ________________________________
[Owner(s)]

STATE OF CONNECTICUT
)
COUNTY OF FAIRFIELD
)

ss: Greenwich

The foregoing instrument was acknowledged before me on this _________ day of ____________________, 20____, by ________________________________, the “Owner(s)” of ________________________________,
[Address]

____________________________
Notary Public

My Commission Expires On:

WHEN RECORDED RETURN COPY TO:
[All of the following departments involved in approval: Building Division, Inland Wetlands & Watercourses Agency, and Planning & Zoning]
Exhibit “A”

Operation and Maintenance Plan with Log
Exhibit A
Operations and Maintenance Plan
Denis & Jennifer Manelski
29 Meadowcroft, Greenwich, CT
April 22, 2020

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 29 Meadowcroft Lane are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:
   a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
   b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
   c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
   f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
   g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:
   a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
   b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

3. Stormwater Control Structures:
   a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
   b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
   c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris shall be removed and repairs made as required.
   f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

4. Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:
   a. All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
   b. For the first year, outfalls shall be inspected on a quarterly basis.
   c. Any accumulated debris shall be removed and any repairs made to the outfalls as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris shall be removed and repairs made as required.
   f. Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.
   g. Any additional maintenance required per the manufacturer’s specifications shall also be completed.

5. Drywells and Infiltration Systems:
   a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
   b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
   c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
   d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the units shall be removed and repairs made as required.
   f. Any additional maintenance required per the manufacturer’s specifications shall also be completed.
6. Bioretention/Biofiltration Basins and Rain Gardens:

   a. Bioretention/Biofiltration basins and rain gardens shall be cleaned of debris and sediments upon the completion of construction. Any filter media (bioretention soil) impacted by the construction activities shall be removed and replaced at this time.

   b. The filter media (bioretention soil) shall be visually inspected on a monthly basis for the first 6 months. Any erosion or displacement of the filter media (bioretention soil) shall be promptly repaired and the cause of the problem shall be identified and corrected. Monthly inspections shall continue until successful operation of the system is confirmed.

   c. Bioretention/Biofiltration areas and rain gardens with grass shall not be mowed more than twice during the growing season, preferably only in late October. More frequent mowing will eliminate native forbs and sedges from the meadow cover.

   d. Bioretention/Biofiltration areas and rain gardens with mulch and plantings shall be inspected during spring cleanup and one just prior to the winter season.

   e. All dead plants and missing mulch shall be replaced and any necessary pruning of vegetation shall be completed.

   f. The surface of these structures shall be inspected on a quarterly basis after the first six months of successful operation and after heavy runoff events (e.g. >3.0" in a 24-hour period). One inspection shall occur immediately following the completion of winter sanding and subsequent sweeping operations, and one shall occur just prior to the winter season. Any accumulated debris and sediments shall be removed.

   g. Check draining time of bioretention/biofiltration areas and rain gardens annually. Check within 72 hours after a minimum one inch rain event. If there is no standing water, infiltration is acceptable. If draining time is excessive, quantitatively determine infiltration rate. Use a double ring infiltrometer or monitor drop in water level after a significant storm. If infiltration rate <0.5 in./hour, remedial action shall be taken.

   h. A soil-core investigation may be used to identify the clogged portion of stormwater facility and depth of clogging. Remedial measures may include removal of clogged soil layer and replacement with suitable media, aeration, and mixing upper strata with lower soil strata. After corrective measures have been implemented, infiltration rate and draining time shall be retested.

7. Roof Gutters:

   a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.
Operations and Maintenance Log (Page 1 of 4)
Denis & Jennifer Manelski
29 Meadowcroft, Greenwich, CT
April 22, 2021

Type of Inspection: □ Spring    □ Fall    □ Other

Inspector's Name: ___________________________ Date of Inspection: ___________________________
Affiliation: ___________________________ Phone #: ___________________________

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? □ Yes □ No □ N/A
- Do any basins require additional repair? (identify below): □ Yes □ No □ N/A
- Have sumps been cleaned of sediment? □ Yes □ No □ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? □ Yes □ No □ N/A
- Do any manholes require additional repair? (identify below): □ Yes □ No □ N/A
- Is there any evidence of stormwater piping failure? □ Yes □ No □ N/A
- Has a comprehensive video inspection been completed? □ Yes □ No □ N/A

Notes:
# Operations and Maintenance Log (Page 2 of 4)

Denis & Jennifer Manelski  
29 Meadowcroft, Greenwich, CT  
April 22, 2021

## Stormwater Control Structures:

- Has accumulated debris been removed?  □ Yes □ No □ N/A  
- Are any repairs required? (identify below):  □ Yes □ No □ N/A  
- Have orifices and weirs been cleaned of debris?  □ Yes □ No □ N/A

## Notes:


## Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

- Have all drainage outlets been cleared of debris?  □ Yes □ No □ N/A  
- Have all outlet protections been inspected/reppaired?  □ Yes □ No □ N/A  
- Have all erosion issues been repaired?  □ Yes □ No □ N/A

## Notes:


## Drywells and Infiltration Systems:

- Have units been cleared of debris/sediments?  □ Yes □ No □ N/A  
- Do units require additional repair? (identify below):  □ Yes □ No □ N/A  
- Has draining times of system been verified?  □ Yes □ No □ N/A

## Notes:


Operations and Maintenance Log (Page 3 of 4)
Denis & Jennifer Manelski
29 Meadowcroft, Greenwich, CT
April 22, 2021

Bioretention/Biofiltration Basins/Rain Gardens:
- Have basins been cleared of debris/sediments? □ Yes □ No □ N/A
- Have draining times of basins been verified? □ Yes □ No □ N/A
- Has vegetation been mowed (twice/year max.)? □ Yes □ No □ N/A
- Has plantings and mulch been replaced (twice/year)? □ Yes □ No □ N/A

Notes:

Roof Gutters:
- Has accumulated debris been removed from gutters? □ Yes □ No □ N/A
- Do any gutters require additional repair? (identify below): □ Yes □ No □ N/A

Notes:
Operations and Maintenance Log (Page 4 of 4)
Denis & Jennifer Manelski
29 Meadowcroft, Greenwich, CT
April 22, 2021

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector: ___________________________ Date: ___________
FINAL SITE PLAN REVIEW SET
"SINGLE—FAMILY DWELLING"

LOCATION
29 MEADOWCROFT LANE
GREENWICH, CONNECTICUT

PREPARED FOR
DENIS MANELSKI
JENNIFER MANELSKI

SHEET INDEX

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LOCATION MAP = 1" = 1000'6"
NOTE: DO NOT SCALE DRAWINGS, REFER TO WRITTEN DIMENSIONS ONLY.
This drawing is the property of the Architect and has been prepared specifically for the Owner for this project at this site and is not to be used for any other purpose, location or Owner without the written consent of the Architect.

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