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

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<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
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<tbody>
<tr>
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<tr>
<td><strong>Floor Area Ratio:</strong></td>
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</tr>
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<tr>
<td><strong>Front setback</strong></td>
<td></td>
<td>40’</td>
</tr>
<tr>
<td><strong>Side setback</strong></td>
<td></td>
<td>15 ft. Sum of both not less than 35 ft.</td>
</tr>
<tr>
<td><strong>Rear setback</strong></td>
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<td>40’</td>
</tr>
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UPDATE
This application was postponed from the 5/25/21 meeting, however the Commission discussed the project during their Briefing Meeting on 5/24/21 and required that a Special Permit be submitted to reestablish the nursery school. The applicant has since submitted the appropriate documentation for Special Permit. Further, the applicant has provided photos to show the parking lot and specifically the drop off areas where parents will drop off and pick up their children. Staff and the applicant have also discussed the project further with Health Department and have received confirmation that they have no objection to the proposal.

APPLICATION SUMMARY:
A Final Site Plan, PLPZ 202100114, has been submitted to re-establish a nursery school, “Kidz Korner” at the existing Banksville Community House located at 12 Banksville Road 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 nursery school 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. A Special Permit, per Section 6-94(a)(5), has been submitted.
2. Zoning – ZBA comments dated 5/19/21 indicate the original nursery school was approved under Appeal #7910 (as a Special Exception use).
3. Health – Based on discussions with Health Department staff, they do not have any objection to the proposal – their comments note the septic system limitations and the applicant must submit an application to them prior to opening the facility. 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.”
4. DPW Engineering – No change proposed to the site or building.
5. State of CT Department of Early Childhood for a Day Care – the applicant discussed the proposal with the State and confirmed that 24 children was the allowable occupancy based on the square footage of the facility.
6. The Commission should decide if parking and pick up/ drop off areas are sufficient per Section 6-158.
7. 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 Road 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 Road. The Community House site is about 1000 feet away from a business/commercial area located at the intersection of North St. and Banksville Road, 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 PLZ 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. Based on the applicant’s discussion with the State, the allowable occupancy is 24 children based on the square footage of the facility.
The application form indicates there are 25 parking spaces on site. The applicant has provided photos of the parking lot and the area where drop off will occur. 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 applicant has indicated that other programs will not be taking place at the same time as the day care is in session. The applicant and staff have discussed the project with the Health Department and it was confirmed that Health has no issues with the proposal going forward with P+Z. As is standard, the applicant must submit an application to Health prior to opening the facility. 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.

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

**DEPARTMENT COMMENTS:**
Zoning – Attached
Health – Attached
DPW Engineering – N/A
Conservation – Not received
Department Comments
# ZONING ENFORCEMENT

<table>
<thead>
<tr>
<th>Project No.</th>
<th>PLPZ202100144</th>
<th>Preliminary</th>
<th>Final</th>
<th>X</th>
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</table>

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.
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

---

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/EjflMbaAOh5BPjHI8A0A3n4wBq3g5CtJNe4hUagcZlOQBg?e=xhtoPl
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
ZBA Special Exception Appeal #7910
TO THE PLANNING AND ZONING BOARD OF APPEALS

July 3, 1951

Dear Mr. Calhoun:

I have just read on the December 1st issue of the American Planning Review that Mr. Adams has been appointed to the board of directors of the American Planning Association, and I feel that this is a well-deserved recognition of his contributions to the field of planning. Mr. Adams has been a leader in the field for many years, and his work has been widely recognized for its innovative and practical approach to planning. I believe that his appointment to the board will be a significant step forward for the Association.

I am writing to express my own support for Mr. Adams's appointment. As a member of the Planning Board, I have had the opportunity to observe his work firsthand, and I can attest to his dedication and commitment to the field. I believe that his appointment will be a valuable addition to the board, and I look forward to working with him in the future.

Sincerely yours,

[Your Name]
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 18 Banksville Rd. Banksville, Greenwich, Ct. 06831
Parcel ID# 11-4001
Lot Size 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):

Present Use Community House Square Footage 720 sq. ft.
Proposed Use Childcare Facility Square Footage 720 sq. ft.

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
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:\tl\pz\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-0823
    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 9:00a.m. to 12:00 noon is open to children who will be three by December 31st.
Monday and Wednesday 9:00a.m. to 2:00p.m., and Friday 9:00a.m. to 12:00 noon is open to children who will be four by December 31st.

Very truly yours,

[Signature]

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

/cc: Rocco Pangallo
    Paul Hopper Associates
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
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 Rd, Greenwich

TAX ACCT #: 11-4001

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

ACTIVITY: (Circle ONE) Addition Demolition Deck Garbage Interior renovations New residence Pool Tennis court Generator Other (please specify) Reopener

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

NOTE: A separate form is required for each activity. Only a demolition does NOT require a plot plan.

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 Phone

Mailing address: 12 Banksville Rd, Town of Greenwich Zip 06831

Authorized Agent's name [please print] Tonin Natle Phone (203) 869-0281

Mailing address: 79 Cos Cob Avenue, Town of 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 along 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: Joanna Natle 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

Office Rev Date 1/30/13 Permit Required? YES [ ] NO [ ] With Wet? [ ] Tidal [ ] Staff [ ]

Field Rev Date Date Permit Required? YES [ ] NO [ ] With Wet? [ ] Tidal [ ] Staff [ ]

Soils Report Date Date Author [ ] Soils [ ]

Comments: Structure over 300' from 10/15/12

Fee Received: [ ] YES [ ] NO Comment: [ ]

IWWA Questionnaire Revised 11/2/12
EXEMPT

VALUATION RECORD

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LAND DATA AND CALCULATIONS

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B001: BUILDING PERMITS FOR 2001
BATH REMOD
BP06: Aplic furnace. Chg eff yr bldr.
DBA: Banksville Nursery School
P: 10 spca
VC: COST

RECEIVED
- - 2.1.2013

Supplemental Cards
TRUE TAX VALUE
2054400

Supplemental Cards
TOTAL LAND VALUE
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.

I, Toni Natale

Subscribed and sworn to

Before me on

(Notary Signature)

Notary Public

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

RECEIVED
FEB 21 2013
PLANNING & ZONING COMMISSION
PROPERTY OF
THE BANKSVILLE COMMUNITY HOUSE INC.
in the Towns of
GREENWICH, Conn. and NORTH CASTLE, N.Y.

TOTAL AREA = 4.039 ACRES

S. E. Monk & Co., Inc., Civil Engineers

Scale 1 in. = 60 Ft.
Safety criteria for the building site:

- BRICK: 1,500 sq ft
- CONCRETE: 1,500 sq ft
- STEEL: 500 sq ft
- GLASS: 1,000 sq ft

Total area: 5,000 sq ft

Cost:

- BRICK: $15/sq ft
- CONCRETE: $20/sq ft
- STEEL: $30/sq ft
- GLASS: $40/sq ft

Total cost: $100,000

The estimate for the permanent $50,000 is based on $20,000. The total budget estimate for proposed handi-cap accessible improvements is $120,000, or 10 percent of the total cost of the work. Directly applying the aforementioned rate:

- BRICK: $3,000
- CONCRETE: $4,000
- STEEL: $6,000
- GLASS: $4,000

TOTAL: $12,000

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

Very truly yours,

[Signature]

P. J. CARLTON

Encl.:

[Signature]

June 3, 1993

TOWN OF GREENWICH

Mr. Peter Robinson,

Building Code Engineer

2516 Post Road

Greenwich, CT 06831

Re: Permit Application No.

The following is a letter of agreement signed by the Town of Greenwich:

TOWN OF GREENWICH

[Signature]

Encl.:

[Signature]

June 2, 1993

TOWN OF GREENWICH

[Signature]

Encl.:

[Signature]

May 10, 1993

[Signature]

Encl.:

[Signature]

May 10, 1993

[Signature]

Encl.:

[Signature]

May 10, 1993

[Signature]

Encl.:

[Signature]

May 10, 1993

[Signature]

Encl.:

[Signature]

May 10, 1993

[Signature]

Encl.:

[Signature]
<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Lower handle hardware at entry door</td>
<td>$36.00</td>
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<tr>
<td>Installation of two handicap accessible</td>
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<td>handrails</td>
<td>$80.00</td>
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<td>Fixated door knob at mechanical</td>
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<td>room door</td>
<td>$160.00</td>
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<tr>
<td>Accessible panic bar at agrees door</td>
<td>$250.00</td>
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<tr>
<td></td>
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<tr>
<td><strong>Total</strong></td>
<td>$1,345.00</td>
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</tbody>
</table>

The additional work to be done in the Children's Area and the Grand Hall is as follows:

- Installation: $585.00
- Accessible handrails: $198.00
- Fixated door knob: $165.00
- Accessible panic bar: $250.00
- Lower handle hardware: $36.00

**Total:** $1,748.00

If you have any questions or require additional information, please call our office immediately.

Very Truly Yours,

[Signature]

[Name]

[Title]

PAUL F. HOPPER ASSOCIATES
ARCHITECTURE AND PLANNING

Fax: (508) 565-6789

---

**S-0815**

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<th>Current Inspection Date: 10/31/85</th>
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<tbody>
<tr>
<td>Inspector: Mr. W. H. T.</td>
<td>Inspector's Address: 70 Main St.,</td>
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<tr>
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**S-0825**

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**S-0825**

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<th>Inspection Number: 60825</th>
<th>Current Inspection Date: 11/1/85</th>
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<tr>
<td>Inspector: Mr. W. H. T.</td>
<td>Inspector's Address: 70 Main St.,</td>
</tr>
<tr>
<td></td>
<td>Groton, CT 06340</td>
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**S-0825**

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**S-0825**

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<tr>
<td></td>
<td>Groton, CT 06340</td>
</tr>
</tbody>
</table>
APPLICATION FOR BUILDING PERMIT FOR ADDITIONS AND ALTERATIONS

This application is for the purpose of adding an enclosure to the existing building. The proposed addition will be used for storage and utility purposes. The building will be constructed of wood frame and sheathed in plywood. The roof will be asphalt shingles. The addition will be accessible from the existing building through an existing door.

Owner: John Doe
Address: 123 Main St, Anytown, USA

APPLICANT

John Doe
Address: 123 Main St, Anytown, USA

ARCHITECT

Jane Smith
Address: 456 Oak St, Anytown, USA

ENGINEER

Robert Johnson
Address: 789 Pine St, Anytown, USA

SIGNATURES

John Doe

Jane Smith

Robert Johnson

Date: May 2, 1999

AFFIDAVIT

The undersigned, being duly sworn, depose and say:

1. That the undersigned is the owner of the property described.
2. That the proposed addition is necessary to provide adequate and safe living space.
3. That the proposed addition will not exceed the maximum size permitted by law.
4. That the proposed addition is being constructed in accordance with the plans and specifications.

Sworn to and subscribed before me this 2nd day of May, 1999.

Signature: John Doe
Date: May 2, 1999

[Stamp]

APPLICATION FOR ELECTRICAL WORK

Service of Building: 123 Main St, Anytown, USA

Electrical Permit No.: S-0987

Electrical Contractor: John Smith
Address: 456 Oak St, Anytown, USA

Date of Inspection: May 2, 1999

[Stamp]
BANKSVILLE
COMMUNITY HOUSE
PLPZ 201400074
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
Phone: 203-257-5399
Fax: (203) 622-9557
Signature: Joseph S. Huley
Date: 8/19/17

PROPERTY OWNER(S) AUTHORIZATION
Signature: 
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: 
Fax: 
Check #: 9158
Check Amount: $900.00
PLPZ 201400074
### SITE PLAN ZONING STATISTICS

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<tr>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<tr>
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<td><strong>FLOOR AREA RATIO</strong></td>
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<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>
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</table>

CHECK AS APPROPRIATE This Site Plan Involves:

- [ ] ADDITIONS
- [ ] ALTERATIONS
- [ ] DEMOLITION
- [ ] RE-CONSTRUCTION

PLPZ_1234567890

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  GGW  CC  RIV  OG

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) Project Day School

NOTE: A separate form is required for each activity. Only a demolition does NOT require a plot plan.

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 Banksville Community House, Inc. Phone (203) 253-5398

Mailing address 12 Banksville Avenue Town Greenwich Zip 06831

Authorized Agent's name [please print] Joseph S. Huley Phone (203) 633-5899

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 __________________________________________________________________________ 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 IAV 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:** Barksdale Community Day School  
**Project Address:** 12 Barksdale Ave, Greenwich, CT 06830  
**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>
</tr>
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</table>
| 1    | [ ]      | Preliminary Site Plan Review  
|      |           | - Items on Checklist for Construction Plans  
|      |           | - Items on Checklist for Information Required on New & Improved Driveways |
| 2    | [ ]      | Final Site Plan Review  
|      |           | - Approved Stormwater Management Report Part One  
|      |           | - Items on Checklist for Construction Plans  
|      |           | - Items on Checklist for Information Required on New & Improved Driveways  
| 3    | [ ]      | Construction Site Plan Review (Building Permit Submittal)  
|      |           | - Items on Checklist for Construction Plans  
|      |           | - Items on Checklist for Information Required on New & Improved Driveways  
|      |           | - Engineer & Developer of Record Certification |
| 4    | [ ]      | Construction Site Plan Field Change Review |
| 5    | [ ]      | Temporary Certificate of Occupancy Review  
|      |           | - Items on Checklist for Certificate of Occupancy  
|      |           | - Improvement Location Survey (Items on Checklist for Improvement Location Survey Depicting "As-Built" Conditions)  
|      |           | - Drainage Certification Sign-Off  
|      |           | - Site Inspection Certification Sign-Off - Listing Remaining Work  
|      |           | - Amended Soils Certification Sign-Off  
|      |           | - Field Inspection Record  
|      |           | - Retaining Wall Certification Sign-Off & Retaining Wall Field Inspection Record  
* Residential YCO only issued in winter months when vegetation and paving can't be completed. |
| 6    | [ ]      | Certificate of Occupancy Review  
|      |           | - Items on Checklist for Certificate of Occupancy  
|      |           | - Improvement Location Survey (Items on Checklist for Improvement Location Survey Depicting "As-Built" Conditions)  
|      |           | - Drainage Certification Sign-Off  
|      |           | - Site Inspection Certification Sign-Off  
|      |           | - Amended Soils Certification Sign-Off  
|      |           | - Field Inspection Record  
|      |           | - Retaining Wall Certification Sign-Off & Retaining Wall Field Inspection Record |
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 2/19/14

[Signature]

Notary Public

[Seal]
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

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' Lyons 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. Hidley, President, Barksville Community House
Signature Joseph S. Hidley Date 6/19/13
Address 12 Barksville Ave, Greenwich, CT 06831
Telephone 203-253-5399
ESTIMATED WATER DEMAND

Name of Project: Barreville Community Day School
Location: Barreville Community House
Type of Project: Nursery School
□ Office    □ Retail    □ Restaurant
□ 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) = 

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 = 4.039 ACRES

S. E. Minor & Co. Inc., Civil Engineers

SCALE 1 IN. = 60 FT.
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
INITIAL SUBMITTAL and New Documentation
PLPZ 2021 00144
Special Permit Application

Property Address: 12 Banksville Ave, Greenwich, CT
Property Owner: Banksville Community Center
Address: Same
Email: toni.natala4@gmail.com
Cell Phone: 203-667-3700
Other Phone: 203-869-0281
Applicant: Toni Natala
Address: 19 Cos Cob Ave, Cos Cob
Email: Same
Cell Phone: Same
Other Phone: Same
Authorized Agent: Toni Natala
Address: Same
Email: Same
Cell Phone: Same
Other Phone: Same

Zone(s): R-20
Lot Area: 4.039 acres

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 #: 12019
Check Amount: $1090.00
Application #: PLRZ 2021 0144
June 1, 2021

To Whom It May Concern,

Notice is hereby given that Toni Natale has filed A Special Permit Application with the Town of Greenwich Planning and Zoning Commission for the 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

RECEIVED
JUN 10 2021
PLANNING & ZONING COMMISSION
11-1502
RICHARDSON WILLIAM P JR & VIRGINIA
60 THE AVENUE
GREENWICH, CT 06831

11-4001
BANKSVILLE COMMUNITY HOUSE INC
12 BANKSVILLE RD
GREENWICH, CT 06830

11-2797
WREN PHILLIP & BIANA Y.S. W/S
11 ZYGMONT LA
GREENWICH, CT 06831

11-1231
SULLIVAN LAURA
44 THE AVENUE
GREENWICH, CT 06831

11-1428
MEDIAS CHRISTOPHER & STEPHEN & 760 KING STREET

11-1523
FITZPATRICK AMY S
52 THE AVENUE
GREENWICH, CT 06831

11-2796
SOLE MERVY & JAY W/S
7 ZYGMONT LANE
GREENWICH, CT 06831

11-1807
GALVIN KRISTIN MAY & BRENDAN W/S
146 BYRAM ROAD
GREENWICH, CT 06830

11-1039
GREEN RICHARD B
40 THE AVENUE-BANKSVILLE
GREENWICH, CT 06831

11-1134
STATHAM EMILY A
56 THE AVENUE
GREENWICH, CT 06831

11-2795
PORRICELLI MICHELLE & CIRO J
1 ZYGMONT LANE
GREENWICH, CT 06831

11-1127
LIPTAK LEAH
14 BANKSVILLE ROAD
GREENWICH, CT 06831

11-1239
CORNELIUS ALISSA
48 THE AVENUE
GREENWICH, CT 06831

11-1038
GIANNIOS CHRISTOPHER A & DANA W/S
36 THE AVENUE
GREENWICH, CT 06831

11-4031
BANKSVILLE COMMUNITY HOUSE INC
BANKSVILLE RD
GREENWICH, CT 06830

Chappaqua, N.Y. 10514

RECEIVED
JUN 1 0 2021
PLANNING & ZONING COMMISSION
<table>
<thead>
<tr>
<th>Article Number</th>
<th>Addressee</th>
<th>Address</th>
<th>City, State, ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Christopher Grannios</td>
<td>30 The Ave.</td>
<td>Greenwich, CT 06831</td>
</tr>
<tr>
<td>2</td>
<td>Alissa Cornelius</td>
<td>48 The Ave.</td>
<td>Greenwich, CT 06831</td>
</tr>
<tr>
<td>3</td>
<td>Leah Liptak</td>
<td>1 Banksville Rd.</td>
<td>Greenwich, CT 06831</td>
</tr>
<tr>
<td>4</td>
<td>Michelle Porr,celli</td>
<td>1 Zygmont Ln.</td>
<td>Greenwich, CT 06831</td>
</tr>
<tr>
<td>5</td>
<td>Emily Statham</td>
<td>50 The Avenue</td>
<td>Greenwich, CT 06831</td>
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<tr>
<td>6</td>
<td>Richard Green</td>
<td>48 The Avenue</td>
<td>Greenwich, CT 06831</td>
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<td>7</td>
<td>Kristien Brendan Galvin</td>
<td>146 Byram Rd.</td>
<td>Greenwich, CT 06830</td>
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<tr>
<td>8</td>
<td>Solve Meryl &amp; Jas Meryl</td>
<td>T &amp; Zygmont Ln.</td>
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See Privacy Act Statement on Reverse
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<th>Handling Charge</th>
<th>Actual Value if Registered</th>
<th>Insured Value</th>
<th>Value Sender if COD</th>
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<td>Amy Fitzpatrick</td>
<td>52 The Avenue, Greenwich, CT 06831</td>
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<td>2.</td>
<td>Christopher &amp; Stephen Mezias</td>
<td>760 King St, Chappaqua, NY 10519</td>
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<td>3.</td>
<td>Laura Sullivan</td>
<td>44 The Ave, Greenwich, CT 06831</td>
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<td>4.</td>
<td>Philip Wren</td>
<td>11 Zygmont Ln, Greenwich, CT 06831</td>
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<td>5.</td>
<td>William Richardson</td>
<td>601 The Ave, Greenwich, CT 06831</td>
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</tbody>
</table>

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PLANNING & ZONING COMMISSION

JUN 10 2001

See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2)
Office
Women's Room
Storage
Kitchen

Classroom
Table
12 children

Cabinet
25'

Table
Accordion Room Divider with a 3-door

Cabinet
25'

Scale 1/4 per 1'
Banksville Community Center

Interior Space

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Interior Space
Banksville Community Center

Exterior of building

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Exit to parking lot.

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Entrance to parking lot.
Entrance to school from side of building.

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

Drop off to exit

Drop off to exit of parking lot
Entrance to building

Sent from my iPhone
Site Plan Application

Property Address: 12 Banksville Ave, Greenwich CT 06831

Property Owner: The Banksville Community House Board

Email: bchinfo@optonline.net  Cell Phone: 12 Banksville Ave, Greenwich CT 06831

Applicant: Toni Natale

Email: toni.natale4@gmail.com  Cell Phone: 203-867-3720

Address: 79 Cos Cob Ave, Cos Cob CT 06807

Authorized Agent: Ali Cornelius, President - The Banksville Community House

Email: ali.cornelius618@gmail.com

Address: 48 the ave greenwich ct 06831

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

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PLANNING & ZONING COMMISSION

To be completed by P&Z staff only:
Check # 118 69  Check Amount: $10,010.00

Application # PZ-2021-044
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<tr>
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<tr>
<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td><strong>COMMERCIAL/RETAIL</strong></td>
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<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td>Number of Units</td>
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<td>Number of Bedrooms</td>
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<td>Gross Floor Area</td>
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<td>Lot Coverage</td>
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<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
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<td>Green Area</td>
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<td>Age of Structure</td>
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<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td>□ Alterations</td>
<td>□ Demolition</td>
<td>□ Re-Construction</td>
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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.

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COMMISSION
**BANKSVILLE COMMUNITY HOUSE INC**  
**BANKSVILLE ROAD 0012**

**ADMINISTRATIVE INFORMATION**
- **PARCEL NUMBER**: 11-4001
- **Parent Parcel Number**:
- **Property Address**: BANKSVILLE ROAD 0012
- **Neighborhood**: BANKSVILLE [3]
- **Property Class**: 299 Exempt Commercial

**TAXING DISTRICT INFORMATION**
- **Jurisdiction**: 57 Greenwich, CT
- **Area**: 001
- **Corporation**: 057
- **District**: 15
- **Section & Plat**: 199
- **Routing Number**: 036350004

**Site Description**
- **Topography**:
- **Public Utilities**: Electric
- **Street or Road**:

**Neighborhood**
- **Zoning**: R-20 Single Fam 20,000 sf
- **Legal Acres**: 1 Residential Land
- **4.1000**

---

**EXEMPT**

**VALUATION RECORD**

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<td>2006 List</td>
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**LAND DATA AND CALCULATIONS**

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<tr>
<td>-or-</td>
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**SUPPLEMENTAL CARDS**

**BANKSVILLE ESTATE**
- **SUPPLEMENTAL CARDS**
- **TRUE TAX VALUE**: 2054400
- **TOTAL LAND 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
Inland Wetlands & Watercourses Agency  
Town Hall, 101 Field Point Road, Greenwich, CT 06830  
Phone 203 622-7736

PERMIT NEED DETERMINATION QUESTIONNAIRE  
[This form is NOT an IWWA Application]

PROJECT: Street Address: 12 Banksville Rd, Greenwich  
PARCEL ID: 11-4001  
Has there ever been an IWWA application for this site? YES NO  
Appl. #:  

ACTIVITY: (Circle) Addition Demolition Deck Garage Interior renovations New residence Pool Tennis court  
Generator Site Work/Landscaping Septic Other (please specify): no changes 

Will this activity require an addition to the septic system or Biooo? YES NO  
USE approval

FEE: $65 for reviews requiring a site visit or further in office analysis

Owner’s full name (please print): Banksville Community Center  
Mailing address: 12 Banksville Rd  
Phone (203)  
Zip 06831

Authorized Agent’s name (please print): Toni Natale  
Mailing address: 79 Cos Cob Ave  
Phone (203)  
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, I believe that the information I have submitted is correct.  
Signature: Toni Natale  
Date 4/11/21

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

Office Rev Date: 4/1/21  Field Inv Date:  WET/WC: YES NO TIDAL
Action Required: YES  
Soils Report Date:  Author:  
Comments:  
Fee Received: YES NO  Comment: N/A

IWWA Questionnaire Revised 9/21/17
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

Authorized Agent: Ali Cornelius

Email: ali.cornelius618@gmail.com

Signature: ________________________________ Date: 3/24/21

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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. 8-14)

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 MWWA, 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

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APR 09

PLANNING & ZONING

CTM-90
Mr. William Richardson, Jr.
700 Long St.
Asheville, NC 28801

1. Address accuracy:
   a. Adapt the card to the block of the message.
   b. Print your name and address on the reverse.
   c. Complete lines 1, 2, and 3.

2. Address correction:
   a. Adapt the card to the block of the message.
   b. Print your name and address on the reverse.
   c. Complete lines 1, 2, and 3.

3. Senders' instructions:
   a. Adapt the card to the block of the message.
   b. Print your name and address on the reverse.
   c. Complete lines 1, 2, and 3.

4. Certified mail postmark:
   a. Adapt the card to the block of the message.
   b. Print your name and address on the reverse.
   c. Complete lines 1, 2, and 3.

5. Domestic mail postmark:
   a. Adapt the card to the block of the message.
   b. Print your name and address on the reverse.
   c. Complete lines 1, 2, and 3.
Meryl Sale
7 Eppington La
Greenwich, CT
06831

9590 9402 5191 9122 7950 10

2019 2970 0001 7919 1906

PS Form 3811, July 2015 PSN 7530-02-009-0933
Domestic Return Receipt