APPLICATION SUMMARY:
The applicant requested Final Site Plan and Special Permit approval for an additional paddle court to be located where the existing playsets are, pursuant to Sections 6-13 through 6-15, 6-17, 6-94, 6-158 and 6-205 of the Building Zone Regulations, located at the Burning Tree Country Club, on the 158-acre property at 120 Perkins Road in the R-20 zone.

ISSUES/COMMENTS:
1. **ZEO** – issued comments dated 7/13/21 indicating endorsement for sign-off.
2. **Health** – The Health Department issued comments dated 7/15/21 indicating no issues with the proposal.
3. **Conservation** – issued comments dated 7/13/21 noting the project is relatively low impact but will introduce hardcover over vegetated areas and recommends planting
native trees and/or shrubs to replace the existing lawn equal to the area of the proposed paddle court.

4. **IWWA** – The applicant received IWWA permit #2021-046 for the proposal.

5. **Drainage Exemption** – The applicant has submitted a drainage exemption form indicating the proposal is exempt from full drainage review due to the reconstruction of a deck, but the proposed additional paddle court would be constructed over the existing turf play area. This proposal does not appear to meet the categorical exemption indicated on the form.

6. **Parking** - The proposal includes the removal of two parking spaces and the addition of five parking spaces and one ADA space. The applicant has indicated the parking will be restriped to accommodate lost parking spaces, which are to be relocated next to the existing tennis courts. The applicant should indicate how many total spaces are provided and whether they meet Section 6-158 of the BZR, which required one space per member for maximum membership or as determined by the Commission. The previous 2008 approval included 225 spaces (217 regular and 7 ADA spaces)

7. **ARC** – Any proposed exterior changes, lighting or landscaping would need to be reviewed by the ARC. The Commission should determine whether when this should be done.

**DEPARTMENT COMMENTS:**

- **ZEO** - See Attached
- **HEALTH** - See Attached
- **CONSERVATION** - See Attached
- **FIRE** - Not Received

**Existing conditions:**
The subject property containing 158.4 and is located in the RA-2 zone. The property has conforming lot area, lot shape and frontage (Sec 6-205). The property has frontage on Perkins Road and contains wetlands, mature trees and natural slopes. The property is bound by residential properties.

The Burning Tree Country Club uses the property for the location of its nonprofit recreational club. The property is improved with a club house, tennis courts, pool, driveway, parking lot and other accessory structures related to the club use. The majority of the site is improved with a golf course.

**Proposed improvements:**
The proposal includes the addition of a fourth paddle court between the existing paddle courts and the parking area, where the existing play area is located. The applicant is proposing to eliminate two parking spaces and remove the curb to extend the playground turf and install a new flush curb along the edge and a ramp. Additionally, the applicant is proposing to restripe the parking spaces to relocate five parking spaces next to the existing tennis courts and add one ADA space. The applicant has not indicated how many total spaces would be provided after parking had been restriped.
Background:
PLPZ 2020 00206 – Admin Site Plan - P&Z Commission approved the Burning Tree Country Club to maintain the use of a turf fan but in a new location, at a meeting on 8/5/2020.

PLPZ 2015 00569, 570 – Final Site Plan/Special Permit - P&Z Commission approved installation of a seasonal tennis bubble over existing tennis courts, relocation of court lighting and revision to parking area at a meeting on 2/2/2016.

In 2008 the Planning and Zoning Commission approved final site plan #3509 and special permit #3543 to construct a new singles and new doubles tennis court with lights near the existing pool adjacent to the platform tennis courts.

APPLICABLE REGULATIONS:
BZR Sections: 6-13 through 6-15, 6-17, 6-94, 6-158 and 6-205 of the Building Zone Regulations
CERTIFIED MAIL

February 16, 2016

John P. Tesei, Esq.
Gilbride, Tusa, Last & Spellane LLC
31 Brookside Drive
Greenwich, CT 06830

RE: Burning Tree Country Club, Inc.; applications PLPZ 2015 00569 and PLPZ 2015 00570, for a final site plan and special permit, to: install a seasonal (fall to spring) tennis enclosure (tennis bubble) over existing tennis courts; relocate court lighting; make revisions to an adjacent parking area; and install associated ground equipment on a 158.4 acres property located at 120 Perkins Road in the RA-2 zone.

Dear Mr. Tesei:

At a regular meeting held on February 2, 2016 the Planning and Zoning Commission considered the above referenced application and took the following action:

Upon a motion to approve the final site plan and special permit made by Mr. Maitland and seconded by Mr. Macri, the following resolution was unanimously adopted. (Voting in favor of this item: Macri (for Heller), Maitland, Alban, Levy, and Fox).

WHEREAS the Commission held a public hearing on January 26, 2016 and took all testimony required by law; and

WHEREAS final site plan and special permit applications were submitted to install a seasonal tennis enclosure (tennis bubble) over existing tennis courts and associated ground equipment and site improvements on a 158.4 acres property located at 120 Perkins Road in the RA-2 zone; and

WHEREAS the Commission finds that these final site plan and special permit applications are subject to Sections 6-13, 6-14, 6-15, 6-17, 6-94, 6-101, and 6-205 of the Town of Greenwich Building Zone Regulations; and
WHEREAS the subject property contains 158.4 ac in the RA-2 zone and has conforming lot area, lot shape and frontage; and

WHEREAS the property is improved with a club house, private golf course, tennis courts, pool, driveway, parking lot and other accessory structures related to the club use; and

WHEREAS the site development plans propose to install a temporary tennis dome over two existing tennis courts, install the required mechanical equipment, new walkways ADA parking striping landscaping, and construct a new retaining wall to replace an existing wall; and

WHEREAS the site disturbance will be limited to the location of the existing tennis courts, silt fencing will be installed along the downslope adjacent to the wetlands; and

WHEREAS a 100.5 ft x 119.5 ft, 38 ft tall, temporary air supported structure will be assembled over two existing tennis courts; and

WHEREAS the structure is white and is 100% opaque with no light emitting out from inside the structure; and

WHEREAS the Commission notes that the P&Z Staff Engineer issued comments date 12/10/15 requesting the Stormwater Management Standards- Drainage Report Exemption and a drainage narration be submitted to support the proposal; and

WHEREAS the Commission notes that the Planning & Zoning Board of Appeals (PZBA) granted special exception PLZE #201500739 for the seasonal structure on the condition that operations within the enclosure cease at 10:00 pm; and

WHEREAS the Commission notes that the Inland Wetlands & Watercourse Agency issued consent approval #2015-168 on 12/21/15 for the proposed site activity; and

WHEREAS the Commission notes that the Health Department issued comments dated 12/15/15 stating no objection to the erecting of the seasonal structure; and

WHEREAS the approvals for temporary seasonal tennis structures is for a 6 month time period and shall return to Planning & Zoning Staff for an annual renewal of the installation of the temporary structure; and

WHEREAS the Commission received a staff report as well as department comments from the P&Z staff engineer, the Health Dept, the Conservation Dept, and the Zoning Enforcement Officer; and

THEREFORE be it resolved the applications of John P. Tesi, Esq., authorized agent, for Burning Tree Country Club, Inc., record owners, for a final site plan and special permit, PLPZ 2015 00569 and PLPZ 2015 00570, to: install a seasonal (fall to spring) tennis enclosure (tennis bubble) over existing tennis courts; relocate court lighting; make revisions to an adjacent parking
area; and install associated ground equipment per Sections 6-13 through 6-17, 6-94, 6-101, and 6-205 of the Town of Greenwich Building Zone Regulations on a 158.4 acres property located at 120 Perkins Road in the RA-2 zone as shown on a site plan prepared by Rocco V. D'Andrea, Inc., dated 11/16/15 and architectural plans prepared by The Farley Group, dated 07/31/15 are hereby approved with modifications.

Prior to the issuance of any zoning permit, the applicant shall make an appointment with Planning and Zoning staff to submit three sets of final engineering plans and three sets of architectural plans consisting of floor plans, building elevations, and building sections for review and signoff prior to any activity on site or permit issuance. The plans shall address the following issues:

1. The new location of the tennis lighting should be shown on the development plan.
2. A zoning location survey depicting the distance of the tennis structure from the closest property line shall be provided.
3. The applicant should confirm that the supporting mechanical equipment complies with the Greenwich Noise Ordinance.
4. Planning & Zoning Board of Appeals conditions of the special exception shall be met.
5. The applicant shall confirm with Planning staff where the tennis structure materials will be stored in the off-season.

In accordance with Section 6-14.1 (e) of the Building Zone Regulations of the Town of Greenwich and Section 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: February 2, 2016.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on February 2, 2016.

Sincerely,

Marek Kozikowski, AICP
Senior Planner
EMAIL

John P Tesei, Esq.
Gilbride, Tusa, Last and Spellane
Brookside Drive
Greenwich, CT 06830

RE: Decision Letter for Burning Tree Country Club, 120 Perkins Road, PLPZ 202000206.
Final Site Plan to maintain the turf fan on site in a new location pursuant to Sections 6-13, 6-15, 6-94, and 6-205 of the Building Zone Regulations, on the 158-acre property at 120 Perkins Road in the R-20 zone.

Dear Mr. Tesei:

At a regular meeting held on August 5th (postponed from August 4th due to widespread electricity outages), the Planning and Zoning Commission considered the above referenced application and took the following action:

Upon a motion to approve the final site plan made by Mr. Macri and seconded by Mrs. Goss, the following resolution was unanimously adopted. (Voting in favor of this item: Alban, Macri, Goss (for Fox), Lowe (for Levy) and Hardman).

WHEREAS the Commission held public meetings on August 5th, 2020 and took all testimony required by law; and

WHEREAS the applicant requested Administrative Site Plan approval for a turf fan that has already been installed on the Burning Tree Country Club site; and

WHEREAS, based on neighbor concern and an accompanying petition, the application was converted to a Final Site Plan to be reviewed by the P+Z Commission at a public meeting; and
WHEREAS the applicant requested final site plan approval, pursuant to Sections 6-13, 6-15, 6-94, and 6-205 of the Building Zone Regulations, to maintain the turf fan on site but in a proposed new location on the 158-acre property at 120 Perkins Road in the R-20 zone; and

WHEREAS the Health Department completed inspections of the fan and the field notes indicate that the fan, in its current location, is compliant for day time hours (defined as 7am – 10 pm) but non-compliant at night based on the decibel readings; and

WHEREAS the fan must comply with the Town Ordinance for sound; and

WHEREAS the applicant indicated that the fan would not be operated at night until it can be confirmed by Health that the sound complies with the Town Ordinance; and

THEREFORE, be it RESOLVED, Final Site Plan PLPZ 202000206 for Burning Tree Country Club, 120 Perkins Road, as submitted by John P. Tesei, Esq., agent for the applicant, to maintain the turf fan on site but in a proposed new location pursuant to Sections 6-13, 6-15, 6-94, and 6-205 of the Building Zone Regulations, on the 158-acre property at 120 Perkins Road in the R-20 zone, is hereby approved with modifications as shown on a Zoning Location Survey prepared by Rocco V. D’Andrea, Inc., dated July 9th, 2020 is hereby approved with conditions.

Prior to any activity on site or Zoning Permit issuance, the applicant shall make an appointment with Planning and Zoning staff to submit the following documentation (this submittal can be emailed with hard copies mailed to the office if remote procedures are in place due to Covid precautions, if remote procedures have ended, an appointment shall be made and hard copies of documents shall be submitted in person):

a) four (4) sets of development plans, and any other pertinent documentation necessary to address the Commission’s decision including the following:

1. Confirm compliance with the Town Ordinance for sound and do not operate the fan if non-compliant with decibel levels. No CO will be issued until such time compliance is confirmed.

In accordance with Section 6-14.1 (e) of the Building Zone Regulations of the Town of Greenwich and Section 8-3 (i) of the Connecticut General Statutes, failure to complete all approved work under this approval within five years of the August 5th, 2020 date of approval will result in expiration of the approval. The Commission may grant one or more extensions of time to complete work not to exceed ten years from the date of approval.
The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on August 5th, 2020.

Sincerely,

Marisa Anastasio
Senior Planner
Dygert, Bianca

From: Long, Michael
Sent: Thursday, July 15, 2021 12:13 PM
To: Dygert, Bianca
Subject: RE: ROUTING - 120 Perkins Road - PLPZ 202100275 - Burning Tree Country Club - FSP/SP

The Health Department has no issues with the proposal to add the tennis court

Michael Long
Greenwich Health Department

From: Dygert, Bianca
Sent: Wednesday, June 23, 2021 9:52 AM
To: Couture, Jodi <jodi.couture@greenwichct.org>; Moch, Aleksandra <Aleksandra.Moch@greenwichct.org>; Long, Michael <Michael.Long@greenwichct.org>; Natale, Robert <Robert.Natale@greenwichct.org>
Cc: Sesto, Patricia <patricia.sesto@greenwichct.org>
Subject: ROUTING - 120 Perkins Road - PLPZ 202100275 - Burning Tree Country Club - FSP/SP

Hello All,

Please find attached routing sheet and link to application for a proposed new tennis court at 120 Perkins Road.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/EtSa-kDqGPVKktXOklbQDXEBIoYwLtT4LCQBnx4QJirlA?e=uhUr1h

This is tentatively scheduled for a July meeting, most likely later in the month.
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


ZONING ENFORCEMENT

Project No.  PLPZ202100275  Preliminary  Final  X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Burning Tree Country Club

LOCATION:  120 Perkins Rd.

PLAN DATE:  

ZONE:  RA-2

☐ 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.

Reviewed by:  Jodi Couture  Date:  7/13/2021

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

TO: Bianca Dygert, Planner II
FROM: Aleksandra Moch, Environmental Analyst
DATE: July 13, 2021
RE: Burning Tree Country Club, 120 Perkins Road, PLPZ 202100275

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

1. The proposed paddle tennis court will be located over an existing area of the level playground. This new structure will accompany the existing paddle tennis courts and a swimming pool. No trees will be taken down for the project and no site grading is proposed.

2. This relatively low impact project will introduce hard cover and replace some of the vegetated areas. To compensate for this long-term impact, the applicant should offer planting of native trees and/or shrubs in the vicinity to replace existing lawn equal to the area currently vegetated which will be taken over by the court.

   Native trees and shrubs are superior to lawn in environmental functions such as storm water management, wildlife support, plant diversity, absorption of noise and air pollution, temperature moderation, carbon sequestration, and soil protection/enhancement.

cc: Conservation Commission
June 15, 2021

By Electronic Mail

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

Re: Site Plan and Special Permit applications of Burning Tree Country Club, Inc. for proposed additional paddle tennis court on property at 120 Perkins Road, Greenwich, Connecticut

Dear Commission Members:

We represent Burning Tree Country Club, Inc. (the "Club"), with respect to the accompanying Final Site Plan and Special Permit applications concerning its property located at 120 Perkins Road, Greenwich, Connecticut (the "Property"). The Property contains 158 acres of land area and is located in the RA-2 zone.

The Club's non-golf amenities are located in substantially the same area of the club. These amenities include both tennis and paddle tennis courts. There are currently three (3) paddle tennis courts just to the south of the Club's swimming pool facilities. A fourth paddle tennis court is proposed to be constructed between the existing tennis courts and the swimming pool where shown on the accompanying plans. The parking area along the existing five (5) tennis courts along the Interlaken Road entrance will be re-striped to compensate for the few parking spaces lost by adding the new paddle tennis court. As a result, the parking will remain satisfactory for the activities on site.

The new court and the Property will remain in full compliance with all aspects of the Greenwich Building Zone Regulations.
In connection with the accompanying applications, you will find enclosed the following:

1. Detailed narrative (original and 8 copies);
2. Site Plan and Special Permit application forms;
3. Client authorization;
4. Affidavit of Notice;
5. Certificate of Mailing;
6. GIS Maps;
7. Development plan;
8. Architectural plans; and

Should you have any questions or require further information, please contact me. Thank you.

Very truly yours,

Christopher D. Bristol, Esq.

Enclosures
cc: Burning Tree Country Club, Inc.
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax. 203-622-3795

Site Plan Review Checklist

Property Address: 120 Perkins Road                                            Tax ID: 11-2504
Anticipated Type of Application: Site Plan / Special Permit

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 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

pzSitePlanChecklist 2020
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. 6-5(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 large 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 references 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
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) 203-622-7804.

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.
Site Plan Application

Property Address: 120 Perkins Road  
Property Owner: Burning Tree Country Club Inc.  
Email: jpt@gtlslaw.com  
Applicant: same  
Authorized Agent: Christopher D. Bristol, Esq. & John P. Tasel, Esq.  
Email: cdb@gtlslaw.com  
Address: 120 Perkins Road, Greenwich, CT 06831  
Address: 31 Brookside Drive, Greenwich, CT 06830  

Select One: ☐ Pre-Application  ☒ Final
Zone(s): RA-2  Lot Area: 158 acres

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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<td><strong>AGE OF STRUCTURE</strong></td>
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<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td>□ Additions</td>
<td>□ Alterations</td>
<td>□ Demolition</td>
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pzSitePlanApp 2020
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax: 203-622-3795

Special Permit Application

Property Address: 120 Perkins Road

Property Owner: Burning Tree Country Club Inc.

Address: 120 Perkins Road, Greenwich, CT 06831

Email: jpt@gtlslaw.com
Cell Phone: ____________________________ Other Phone: ____________________________

Applicant: same
Address: ____________________________

Email: ____________________________
Cell Phone: ____________________________ Other Phone: ____________________________

Authorized Agent: Christopher D. Bristol, Esq. & John P. Teseli, Esq.
Address: ____________________________

Email: cdb@gtlslaw.com
Cell Phone: ____________________________ Other Phone: 203-622-9360

Zone(s): RA-2
Lot Area: 158 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 GBR
☐ 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 # ____________________________

pzSpecialPermitApp 2020
# Application Signature Page

Property Address: 120 Perkins Road  
Tax ID: 11-2504

<table>
<thead>
<tr>
<th>Property Owner 1:</th>
<th>Burning Tree Country Club Inc.</th>
<th>Address: 120 Perkins Road, Greenwich, CT 06831</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td><a href="mailto:jpt@gtlslaw.com">jpt@gtlslaw.com</a></td>
<td>Cell Phone:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Other Phone: 203-542-8426</td>
</tr>
<tr>
<td>Signature:</td>
<td>[Signature]</td>
<td>Date: 06/15/2021</td>
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</table>

<table>
<thead>
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<th>Property Owner 4:</th>
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<tbody>
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<td>Other Phone:</td>
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<tr>
<td>Signature:</td>
<td></td>
<td>Date:</td>
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</tbody>
</table>

Applicant:                                              
Email:                                                  |
Signature:                                              | Date:                                                 |

Authorized Agent:                                       
Email:                                                  |
Signature:                                              | Date:                                                 |
AFFIDAVIT

NOTICE OF APPLICATION

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT    )
   ) ss: Greenwich        June 15, 2021
COUNTY OF FAIRFIELD     )

I, Christopher D. Bristol, being duly sworn, do hereby certify that on June 15, 2021, 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 June 15, 2021 as shown on the Town Tax Assessor's Office records of property abutting and across the street from property known as Burning Tree Country Club located at 120 Perkins Road, Greenwich, Connecticut owned by Burning Tree Country Club, Inc., for which Site Plan and Special Permit applications have been filed with the Greenwich Planning and Zoning Commission for a proposed additional paddle tennis court to be constructed south of the swimming pool facilities, adjacent to the existing three (3) paddle and two (2) regular tennis courts already on that area of the property.

Christopher D. Bristol, Esq.

Subscribed and sworn to before me on June 15, 2021.

Notary Public
Commissioner of the Superior Court
EXHIBIT B

June 15, 2021

To Whom It May Concern:

Notice is hereby given that Burning Tree Country Club, Inc., owner of property located at 120 Perkins Road, Greenwich, Connecticut known as the Burning Tree Country Club, has filed Site Plan and Special Permit applications with the Greenwich Planning and Zoning Commission for a proposed additional paddle tennis court to be constructed south of the swimming pool facilities, adjacent to the existing three (3) paddle and two (2) regular tennis courts already on that area of the property.

Further information concerning these applications may be obtained by contacting Greenwich Planning and Zoning or the undersigned.

Sincerely,

__________________________
Christopher D. Bristol, Esq.
Gilbride, Tusa, Last & Spellane LLC
31 Brookside Drive
Greenwich, Connecticut 06830
Telephone: 203-622-9360

Town of Greenwich Planning and Zoning
101 Field Point Road
Greenwich, Connecticut 06830
Telephone: 203-622-7894
<table>
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<tr>
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<td>43 DINGLETOWN ROAD LLC &amp; 55 DINGLETOWN ROAD</td>
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<td>BOLOGNA PETER &amp; JENNIFER</td>
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<td>31 DUNWOODIE PL</td>
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<td>CAFFREY SCOTT &amp; RONNIE J</td>
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<td>HYLAND WILLIAM S &amp; MAYA</td>
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Total Number of Pieces Listed by Sender | Total Number of Pieces Received at Post Office | Postmaster, Per (Name of receiving employee) |
15 | 5 | [Signature]
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### Notes:
- All accounts must be updated monthly by the 10th of the following month.
- Late fees will be charged at 5% of the outstanding balance.

---

**Remittance Information**

- **Account:** 0000
- **Description:** Payment of Services
- **Amount:** $60
- **Due Date:** June 30, 2023
- **Address:** P.O. Box 1234, City, State, Zip
- **Reference:** 123456

---

**Name and Signature**

- **Name:** Jane Doe
- **Signature:** /s/ Jane Doe

---

**Verification:**

- **核实:** Please verify the information provided is accurate and complete.

---

**Customer Support:**

- **Phone:** 123-456-7890
- **Email:** support@customer.com

---

**Terms and Conditions:**

- All payments must be made by wire transfer or certified check.
- Returns are accepted within 14 days of purchase.
- All sales are final.

---

**Payment Options:**

- **Wire Transfer:** Bank of America, Account # 123456789
- **Certified Check:** Payable to [Company Name]
Burning Tree Country Club  
120 Perkins Road  
Greenwich, CT 06830  

RE: Application #2021-045 to conduct regulated activities at 120 Perkins Road  
Permit #2021-046 - Tax #11-2504  

March 31, 2021  

To Whom It May Concern,  

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

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

The statement and permit are on file in the office of this Agency.  

The effective date of the permit is the date of issue. The permit expires 2 years from the effective date, but when deemed necessary, the Agency may extend the period according to the provisions in Section 11.11 of the Regulations.  

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

Sincerely,  

[Signature]  

Brian Harris, Chairman  
Elliot Benton, Vice Chairman  
Stephan Skoufalos, Secretary
Issued to: Burning Tree Country Club  
120 Perkins Road  
Greenwich, CT 06830  

Date Issued: March 31, 2021

Following a review by a duly authorized agent of the Inland Wetlands & Watercourses Agency, regulated activities are APPROVED on the property of Burning Tree Country Club at 120 Perkins Road, Tax #11-2504. The permitted activity consists of construction of a paddle tennis court 27 feet from wetlands as further described in the following documents.


After a full review of the considerations set forth in Section 10 of the Regulations and other pertinent factors, this permit is issued with the following special and standard conditions:

**SPECIAL CONDITIONS**

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

1. Final construction designs and locations shall be submitted for Wetlands Agency staff review and approval prior to the start of site activities. If there is any change from the approved plan for the paddle tennis court, the revised plans shall be submitted in both paper and digital formats.
2. Prior to the commencement of any on-site permit related activity, a cash performance bond of $500.00 shall be submitted to the Agency to ensure compliance with the conditions of this permit. The bond shall be submitted in the form of a check payable to the Town of Greenwich. No portion of the bond shall be eligible for release until all Conditions of this permit are satisfied and staff has deemed the project to be in compliance with the approved plans.

3. Upon completion of construction activities, an "as-built" survey drawing authorized structures with distances to inland wetland and watercourse areas shall be submitted. A copy of the plan shall be submitted in both paper and digital formats.

STANDARD CONDITIONS

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

1. This permit expires on March 31, 2023. If the authorized activity is not completed on or before this date, said activity shall cease and, if not previously revoked or specifically extended, this permit shall be null and void.

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

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

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

5. Fuel oil tanks shall be installed above ground or within the structure unless specifically approved otherwise by the Agency or its staff.
6. This permit shall not be assigned or transferred by the permittee to any other party without the written consent of the Greenwich Inland Wetlands and Watercourses Agency.

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

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

Sincerely,

[Signature]

Brian Harris, Chairman
Elliot Benton, Vice Chairman
Joseph Rogers, Secretary
INLAND WETLANDS AND WATERCOURSES AGENCY

As the contractor engaged by Burning Tree Country Club to perform regulated activities as described in the Greenwich Inland Wetlands and Watercourses Permit #2021-046 at 120 Perkins Road, I am familiar with the IWWA regulations and have read the permit referenced herein and agree to comply with both.

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

__________________________________________
Contractor Name

__________________________________________
Street Address, City, State, Zip Code

__________________________________________
Phone                                    Email Address

__________________________________________
Signature

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

Pursuant to the provisions of the Inland Wetlands and Watercourses Regulations of the Town of Greenwich, Connecticut, effective December 28, 1973 and as amended, notice is hereby given on actions taken by an authorized agent of the Inland Wetlands and Watercourses Agency of the Town of Greenwich.

GRANTED with Conditions Application #2021-045 - 120 Perkins Road – To Burning Tree Country Club for construction of paddle tennis court 27' from wetlands. Tax #11-2504

Brian Harris, Chairman

Dated: March 31, 2021

TO BE PUBLISHED ONCE ON April ____, 2021

BILL TO THE GREENWICH INLAND WETLANDS AND WATERCOURSES AGENCY AND PROVIDE AN AFFIDAVIT OF PUBLICATION
STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: BURNING TREE COUNTRY CLUB - PADDLE TENNIS COURT

Project Address: 120 PERKINS ROAD

Project Lot Number(s): LOT NO 2.25-4 PERKINS ROAD E-20-20A-20B-20C 2

Property Owner(s): BURNING TREE COUNTRY CLUB

Tax Account Number(s): 11-2504 Zone(s): RA-2 Lot Area: 150 ± Acres

1. Check all that apply to the proposed project:

☒ This is a new development or redevelopment project,

☐ The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),

☐ The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:

☐ Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.

☐ Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.

☐ Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.

☐ Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.

☐ Customary cemetery management.

☐ Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.

☐ Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.

☐ Repair of an existing septic system.

☐ Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.

☐ Repair or replacement of an existing roof of a single-family dwelling.

☐ Construction of a second (or higher) floor addition on an existing building.

☐ Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.

☐ The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
The reconstruction or construction of a wood, composite, or plastic deck with the decking boards spaced at least 3/16 of an inch and a pervious surface below the deck. The pervious area below the deck must have the soil tilled 12 to 16 inches and finished with grass seed, sod, or crushed stone. The minimum depth for the crushed stone is 4 inches. A site plan showing the proposed location of the deck and construction details for the deck must be submitted.

☐ The construction of any fence that will not alter existing terrain or drainage patterns.

If so, the Greenwich Stormwater Management Standards shall not apply, and submittal of a Stormwater Management Report is not required. However, application of the standards is still strongly encouraged.

OWNERS' CERTIFICATION

Owners' Name BURNING TREE COUNTRY CLUB

Street Address 120 PERKINS ROAD City GREENWICH State CT Zip

Phone 203-869-9004 FAX 203-869-1858

Owners' Signature HARRIS COBLE

Date 3/19/21

CONTRACTOR'S CERTIFICATION

Company Name

Street Address City State Zip

Phone FAX

Contractor's Signature

Date
STANDARD ALL ALUMINUM / 6 LIGHT PLATFORM TENNIS COURT FOR THE:

BURNING TREE COUNTRY CLUB

THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE OF 2015

DRAWING TITLE
T-100
DWG. NO.
NO CHANGES

TITLE SHEET, SITE PLAN, PROJECT INFORMATION, COURT LAYOUT
CT-300

COURT DETAILS
STANDARD ALL ALUMINUM / 6 LIGHT PLATFORM TENNIS COURT FOR THE:

THIRD TIER

UPDATE 10.8.2020

NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING AND THE CONCEPTS SET FORTH HEREON WITHOUT THE PRIOR WRITTEN CONSENT OF REILLY GREEN MOUNTAIN PLATFORM TENNIS

DRAWING TITLE
DATE
REVISION #
REMARKS
SHEET NUMBER
CGA PROJECT #
CHECKED:
DRAWN:
DATE:
SCALE:
CAD FILE:
X-REF:

CONSULTANTS:
REILLY GREEN MOUNTAIN PLATFORM TENNIS
300 Boston Post Road
Orange, Connecticut
203.795.5696

ISSUED 6-4-2021

BURNING TREE COUNTRY CLUB
120 PERKINS ROAD
GREENWICH, CT 06830

CCAS
4005-1

CONSULTANTS:
JUNE 2021

EST.1952

BURNING TREE COUNTRY CLUB
120 PERKINS ROAD
GREENWICH, CT 06830

CONSULTANTS:

NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING AND THE CONCEPTS SET FORTH HEREON WITHOUT THE PRIOR WRITTEN CONSENT OF REILLY GREEN MOUNTAIN PLATFORM TENNIS

DRAWING TITLE

DATE

REVISION #

REMARKS

SHEET NUMBER

CGA PROJECT #

CHECKED:

DRAWN:

DATE:

SCALE:

CAD FILE:

X-REF:

DJD

AS NOTED

CONSULTANTS:

JUNE 2021

BURNING TREE COUNTRY CLUB
120 PERKINS ROAD
GREENWICH, CT 06830

ISSUED 6.4.2021

RPTC LLC
Reilly Green Mountain Platform Tennis
303 Boston Post Road
Orange, Connecticut
203.795.5696

CCAS
4005-1
FINAL SITE PLAN REVIEW SET
"PADDLE TENNIS COURT"
LOCATION
120 PERKINS ROAD
GREENWICH, CONNECTICUT
PREPARED FOR
BURNING TREE COUNTRY CLUB, INC.

SHEET INDEX

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