Final Coastal Site Plan PLPZ 2021 00288

| Location: | 89 River Road, Cos Cob |
| Zone: | WB |
| Lot Area: | 1.36 acres |
| Uses: | Use Group 7a, 7b, 7c |

**APPLICATION SUMMARY:**
The Applicant is requesting final coastal site plan approval, to change the paving material between the approved building and the boat slips and within the public accessway, from pea gravel to contrasting color brick pavers on a 1.36-acres property located at 89 River Road Cos Cob in the WB and COZ Zones.

**ISSUES/RECOMMENDATIONS:**
1. The Commission should review the proposed changes and determine if it continues to meet the intent of the prior decision.
2. **Engineering** – the Engineering Division commented and noted that the impervious coverage from the approved plan set would be increased by this proposal and would need to be documented properly. The proposed change still appears to be a net decrease in impervious of the prior condition(s), but not as much as previously designed. They are asking for corrected documentation prior to zoning permit. They also noted that the sidewalk easement map is not correct and needs to include the area along River Road.
3. **DEEP** – provided comments on 7/6/2021, noting the change to be consistent with the Coastal Area Management Act.
4. The Commission should wait to hear comments from all other relevant Town Departments regarding this item prior to rendering a decision.

**DEPARTMENT COMMENTS:**
- ZEO - see attached
- ENGINEERING - see attached
- CONSERVATION - previous comments reissued by Dept.
- CAM-DEEP - see attached

**PROPOSAL:**
The Applicant is requesting to change the paving material between the approved building and the boat slips and within the public accessway, from pea gravel to contrasting color brick pavers. The last site plan approval contains, a public access easement area that starts on the north side of the parcel, extend east to the water and then south along the waterfront, and return west along the southern property line. That accessway connects the sidewalk on the south side of the property and end at the northern property line. The Commission’s last approval requested that the applicant, “provide a public access way along the waterfront of at least 10 feet in width along the waterfront connecting with the similarly approved access ways on adjacent parcels in the WB Zone. The width
of the access way may be narrowed in the side yard connecting to River Road. The applicant shall clearly demarcate the public access way on the ground and/or with signage on the site. The Public access shall be open from dawn to dusk and so noted on the plans and posted on signs on site. The design of the public access way shall be clearly demarcated on the ground in a gray color material and in a boardwalk pattern.” The Commission should determine if this change meets the intent of the prior approval or if further revisions are needed.

**ZONING:**
The applicant was approved for three uses on the site: a marina (a 7a use), a rowing club (a 7b e) and a multi-family development (7c). All three are defined as permitted uses under Sec. 6-100 Use Group 7. As a property in the WB Zone the Commission would need to determine in the proposed uses comply with the intents and purposes of Sec. 6-107(a) through (g).

**ENGINEERING:**
The proposed action continues to qualify as a drainage exemption under the Town’s Drainage Manual. However, the proposed action vs. the prior conditions would increase the amount of impervious surface area on site and net decrease in impervious area would appear to be reduced from about 9,000 sq. ft. in the prior plans to a net decrease of about 3,000 sq. ft. DPW has reviewed the plans and noted several items that need to be corrected/documented prior to zoning permit issuance. They also noted that the sidewalk easement does not appear to capture the entire area as required by DPW. The applicant will need to address this prior to CO with Department Staff.

**Other permits/reviews:**
ARC: Staff was directed by the Commission to have the applicant present this change to the Commission first, before, possibly, going to the ARC.

STATE DEEP: Comments from the State have been provided (see email from Mr. Gaucher dated 7/6/2021). He notes, “The proposal to replace a large area of pea stone with colored concrete paves may provide benefits over the existing design. For example, the colored pavers can better identify the area dedicated for public access/use. Also, over time, pea stone surfaces can experience reductions in imperviousness. Therefore, the pavers can maintain a higher and more consistent, long-term infiltration rate of stormwater runoff into the stone below versus pea stone.”

**APPLICABLE REGULATIONS:**
Sections 6-5, 6-15, 6-17, 6-101, 6-107, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations.

The Commission should review the standards for the WB zone per Section 107 of the BZR.
Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Row America

LOCATION: 89 River Rd

PLAN DATE:

ZONE: WB

☐ 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.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(40)  Department Project No.  PLPZ20200288
Submittal Received Date: 7/6/2021

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

PLAN SET INFORMATION

Plan Title: Planting Plan  Project Address: 89 River Road
Firm: ARTEMIS Landscape Architects, Inc.  Original Plan Date: 2/26/2019  Latest Plan Revision Date: 5/21/2021

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: Juan Paredes, P.E. - Civil Engineer II  Date: 07/15/2021

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

1. Reference is made to Development Plan dated 02/01/16 and revised to 03/04/19 prepared by Rocco V. D’Andrea, Inc., last reviewed by the Engineering Division on 08/14/19 as part of PLPZ201900075, 76; said plan shows pea gravel as the surface between the east side of the building and public access walkway; the public access walkway is shown as Hanover Plankstone Pavers having a cement/sand mix for in-between joints and bedding. The pea gravel area is recognized as a porous surface while the Plankstone Pavers as impervious (due to the cement/sand mix).

2. Reference is made to Development Plan dated 02/01/16 and revised to 08/06/19 prepared by Rocco V. D’Andrea, Inc.; this revision was not reviewed by the Engineering Division; pea gravel and Hanover Plankstone Pavers surfaces remain as in the previous revision (03/04/19).

3. Reference is made to Landscaping Plans dated 02/26/19 and revised to 05/21/21 prepared by ARTEMIS Landscape Architects, Inc.; said plan shows Cambridge Ledgestone Pavers as the surface between the east side of the building and public access walkway; the public access walkway is also shown as Cambridge Ledgestone Pavers having a cement/sand mix for in-between joints and bedding. These pavers are recognized as impervious (due to the cement/sand mix).

4. Original application (PLPZ201900075, 76) had specific impervious surface reductions (9,539sf) that qualified the development under a Drainage Report Exemption; it appears the change in the type of hardscape (pea gravel to Cambridge Ledgestone Pavers) reduces this impervious surface credit.

5. Prior to the issuance of a zoning/building permit; applicant must:
   a. Revise the Drainage Report Exemption to account for revised landscape plan new surface types and areas.
   b. The sidewalk easement map must be revised to include all of the sidewalk along the River Road frontage; it appears a small portion in the western property corner is missing.
c. The sidewalk easement document must be revised to closely reflect the attached sample.
d. A revised easement map and document must be reviewed and approved by the Engineering Division prior
to the issuance of Certificate of Occupancy (C.O.).

6. The Engineering Division doesn’t review the drainage design for projects that submit a Stormwater Management
Standards – Exemption Request Form.

Standard Conditions for Each Submittal

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

Standard Conditions of Approval

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a
      Certificate of Occupancy. A review of the documents above must be completed before filing on the Town
      of Greenwich Land Records.
2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be
   met.
3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be
   submitted one month before the T.C.O. or C.O. is required.
4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   a. Site Inspection Certification Sign-Off – Form SC-102 – Sealed and Signed by a Connecticut Licensed
      Professional Engineer.
   b. Drainage Certification Sign-Off – Form SC-103 – Sealed and Signed by a Connecticut Licensed
      Professional Engineer.
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut
      Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and
      the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed
      Professional Engineer.
   e. Directly Connected Impervious Area (DCIA) Certification Post-Construction – Form SC-108 – Sealed and
      Signed by a Connecticut Licensed Professional Engineer.
   f. Operations & Maintenance Plan Report (Stormwater Management Practices Maintenance Declaration and
      Exhibit A) – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   g. Improvement Location Survey Depicting “As-Built” Conditions – Sealed and Signed by a Connecticut
      Licensed Land Surveyor.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of
      Occupancy Submittal).
MEMORANDUM

To: Patrick LaRow, Deputy Director, Planning and Zoning / Assistant Town Planner

From: Aleksandra Moch, Environmental Analyst

Date: April 12, 2019


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

1. A similar project was proposed for the site and approved in July of 2016. The comments at that time focused on the large area of impervious surface, public access and the restoration of the coastal edge.

2. The proposed plan decreases the area of the impervious surface (approximately 9,539 sq. ft). This provides more space for vegetative cover. In addition, the proposed permeable surface for the portion of the parking will significantly decrease the amount of storm water runoff and provide some of the water renovation services.

3. On this revised plan, the building is placed close to the water with the parking situated in the back. This will allow a longer travel time for the most polluted runoff from the parking and more potential for infiltration and renovation. The planted strips along the edges should be designed to capture some of the runoff and the curbs along these edges should be installed with open joints.

4. The proposed planting plan is densely covering the available areas. Most of the plants are native and they will enhance the coastal habitat. To improve the plant structure and variety, three native trees should be planted along the eastern side of the public access. New trees will provide shade, perching opportunity for coastal birds, and assist in stormwater management and pollution renovation.

cc: Conservation Commission
Dygert, Bianca

From: Gaucher, John <John.Gaucher@ct.gov>
Sent: Tuesday, July 6, 2021 1:12 PM
To: Dygert, Bianca
Cc: Anthony D’Andrea
Subject: RE: ROUTING - 89 River Road - PLPZ202100288 - FSP/SP

Importance: Low

[EXTERNAL]

Bianca,

We have reviewed the above-referenced proposal to modify an existing CSPR approval for consistency with Connecticut Coastal Management Act policies and offer the following comment for the Planning & Zoning Commission’s consideration.

The proposal to replace a large area of pea stone with colored concrete paves may provide benefits over the existing design. For example, the colored pavers can better identify the area dedicated for public access/use. Also, over time, pea stone surfaces can experience reductions in imperviousness. Therefore, the pavers can maintain a higher and more consistent, long-term infiltration rate of stormwater runoff into the stone below versus pea stone.

Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analyst III
Land & Water Resources Division
Bureau of Water Protection and Land Reuse
79 Elm Street
Hartford, CT 06106

Phone 860.424.3660
fax 860.424.4054
Hello John,

Hope you had a nice holiday weekend.

Please find the application below for 89 River Road. They are proposing to change the pea gravel to pavers from a previously approved application. This is tentatively scheduled for a meeting in August. Please let me know if you have any comments.

https://greenwichct-my.sharepoint.com/:f:/g/personal/katie_deluca_greenwichct_org/Eu1PawKbQx1ApprS8n93nJsBoY38ZykUgzOhlYjsymUYdg?e=bRh53i

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

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

PROJECT: Street Address 89 River Road

PARCEL ID.# 08A1817

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) Yawing Club

Will this activity require an addition to the septic system or B100a? 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] River Road Development LLC Phone ()

Mailing address 2 Greenwich Office Park Town Greenwich Zip 06831

Authorized Agent's name [please print] John Heagney Phone (203) 661-8400

Mailing address 248 Greenwich Avenue Town Greenwich Zip 06830

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.
Staff cannot review your proposal without a plan.

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

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

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

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

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

Signature John Heagney Date 1/19/16

If mailing, return completed form and a $30 check (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency.

If a site visit is required, you will be notified and asked to remit an additional $35. The site visit will not take place until this additional fee is received.

STAFF NOTES

Office Rev Date 1/19/16 Field Inv Date Field Inv Staff

Action Required? YES NO If yes, DR AA AR SIA Staff

Soils Report Date Author Soils

Comments:

Fee Received: YES NO Comment:
PLANNING AND ZONING - LAND USE DEPARTMENT

CERTIFIED MAIL

July 9, 2019

Mr. Thomas Heagney, Esq.
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830

RE: The applications of John Heagney, Esq., authorized agent, for River Road Development LLC, Row America record owners, for a final coastal site plan and special permit, PLPZ 2019 00075 and PLPZ 2019 00076, to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway. This application is filed pursuant to Sections 6-13 and 6-15, 6-17, 6-98, 6-101, 6-107, 6-111, 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations for a 1.36-acres property located at 89 River Road Cos Cob in the WB and COZ Zones as shown on a site plan prepared by Rocco V. D’Andrea, Inc. last revised 3/4/2019 and architectural plans prepared by Halper Architects, LLC last revised 5/6/2019.

Dear Mr. Heagney:

At a regular meeting held on June 25, 2016 the Planning and Zoning Commission considered the above referenced applications and took the following action:

Upon a motion made by Messr. Macri and seconded by Fox, the following resolution was adopted 5-0. (Voting in favor of this item: Alban, Macri, Levy, Fox and Hardman).

WHEREAS the Commission held public hearings on April 16, May 14, and June 11, 2019 and took all testimony as required by law; and

WHEREAS the Commission closed the public hearing on June 11, 2019 and decided on the matter at the June 25, 2019 Meeting; and
WHEREAS the applicant proposed to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide "plank-style" stone paver walkway, on a 1.36-acre property located at 89 River Road in the WB zone; and

WHEREAS the subject site was the subject of an earlier application, final coastal site plan and special permit, PLPZ 2016 00038 and PLPZ 2016 00039, to construct a building, over 40,000 cubic feet in building volume, for a recreational boating facility; replace the existing docks and floats with new docks conducive to launching rowing vessels, construct 72 parking spaces and 3 handicapped parking spaces and associated site and stormwater drainage improvements on July 19, 2016, and which the applicant is superseding with approval of the subject application; and

WHEREAS the proposed use is considered by the Commission to be a Use Group 7a use (Marina and Public waterfront access per Section 6-107(g)), Use Group 7b use (Rowing clubs, public or private) and a Use Group 7c use (multi-family), which are all defined as a water dependent uses under Sec. 6-100 Use Group 7; and

WHEREAS the subject property is within the AE-11 flood zone and shall comply with the requirements of FEMA FIRM and Sec. 6-139.1 of the Town’s Zoning Regulations, where enclosed areas below elevation 12 would need to be flood proofed or flood vented and cannot be finished space; and

WHEREAS the first floor storage area of the proposed building would at elevation 8 and the finished portions of the first floor would appear to be at elevation 12’4”; and

WHEREAS details of the foundation and flood proofing measures will need to be provided, prior to zoning permit issuance, to comply with the requisite flood zone regulations; and

WHEREAS the proposed location of the building would appear to meet the applicable setbacks for the WB zone and is 30 feet from the mean high water, not requiring the Commission to make a determination as to its placement under Sec. 6-107(c)(8) of the BZR; and

WHEREAS the Applicant’s design called for the area designated for the multifamily use to cover 18% of the subject site; and

WHEREAS the Commission noted the language of Sec. 6-107(e)(2)(B) which states, “Once the upland improvements needed to satisfy Section 6-107(e)(2)(a) have been met, including but not limited to the structures and buildings to support the Use Group 7a and/or 7b uses, the public access walkway, and all parking requirements, the remaining available upland parking area may be used to support a Use Group 7c use, provided that the total building coverage of any buildings or structures occupied by a Use Group 7c use shall be no more than fifteen percent (15%) of the gross lot area.”; and

WHEREAS the Commission requested that a revised design indicating that the floorplates of the residential use (second and third floor) do not exceed 15% of the gross lot area as per section, 6-107(e)(2)(B). Design revisions shall be submitted to staff for review. If staff deems that the revisions
constitute a significant change to the overall design, the project shall return to the Commission for review and approval; and

WHEREAS the rowing club would be a membership based facility and is anticipating to have a membership body of up to 500 adult members and a junior program would operate from this site of about 200 persons; and

WHEREAS the Commission prohibits this applicant, as it has for similar uses on the Cos Cob Harbor, from hosting racing events; and

WHEREAS the Commission noted as was presented in the prior application that all lights would be off by 10 PM for this site; and

WHEREAS the Commission prohibits music or the use of amplified sound outside of the building; and

WHEREAS the subject property will continue to utilize a low profile dock suitable for rowing shell launching; and

WHEREAS the applicant proposed to install 21 new boats slips; and

WHEREAS the approval for said slips must be made to and granted by the State’s DEEP; and

WHEREAS as stated by the applicant, boat trailers are only present on site to pick up boats five (5) times during the spring and five (5) times during the fall. Arrival to load will be early in the day and return to unload boats in the evening. The loading and unloading will not occur when other activities and members are present on site; and

WHEREAS the junior rowing program would operate seasonally and juniors would pay, by the season, to use the facility; and

WHEREAS Applicant provided a schedule of classes and staffing for the Winter, Spring, Summer and Fall seasons; and

WHEREAS the applicant represented that they would limit members at each session as noted; and

WHEREAS as noted in the prior approval, the junior rowing program would take place in the afterschool hours for up to 100 junior rowers and novice junior rowing session would occur later in the afternoon/evening for up to 30 junior rowers; and

WHEREAS class participation is for members only and no classes would be permitted for non-rowers; and

WHEREAS the Commission noted that if the number classes per day, or the maximum number of participants in any class were to change, the applicant shall return to Planning and Zoning for approval of such changes; and

WHEREAS the applicant is proposing to install 78 Parking spaces + 3 ADA spaces on the site; and
WHEREAS the Commission requested and the applicant agreed to designate 12 parking spaces for the residential tenants of the site; and

WHEREAS the Commission determined, based on the proposed use of the site, that the proposed parking count is appropriate for this use; and

WHEREAS the Commission requested and the applicant agreed to provide a public access way along the waterfront connecting to River Road and the access way on the adjacent parcel to the north; and

WHEREAS said public access would be a minimum 10 feet-wide pedestrian access way along the water side of the building and may be narrower in the side yards connecting to the street; and

WHEREAS the Applicant shall clearly demarcate the public access way on the ground in a gray material in a boardwalk pattern. The look of the path shall be wood like and similar to that which was approved on other sites in the WB Zone; and

WHEREAS the Commission requires the applicant to demarcate with signage, the public access and the parking space available for the public to park onsite; and

WHEREAS the applicant shall install proper direction signage in particular indicating the one way driveways; and

WHEREAS the Department of Public Works noted that a new sidewalk needs to be installed along the frontage of this property, the design of which shall include: a grass strip along the property frontage and the width of the strip must be constant for the entire property frontage and must include the utility pole (this pole has been recently changed); the surveyor must add the new utility pole to the plans and the project engineer must revise the design to include a minimum 2-foot grass strip and 6-foot reinforced concrete sidewalk; and a sidewalk easement will be needed if the sidewalk must be located onto private property; and

WHEREAS the Commission found that the proposed action would not affect the existing scenic vistas, would be compatible with the public enjoyment of waterfront views and would not adversely impact existing or potential water-dependent activities or development opportunities and meets the standards of 6-107 of the BZR regarding uses in the WB Zone; and

WHEREAS the Commission noted as stated in Sec. 6-107, that any change in the uses of any of the interior spaces or the site would require review and approval of the Planning and Zoning Commission; and

WHEREAS the Commission noted comments from the Planning and Zoning Staff, Staff Engineer, Sewer Division, and State Department of Energy and Environmental Protection; and

WHEREAS the Commission notes that the applicant will need to provide existing & proposed sanitary sewer flow calculations including supporting documentation, for the Sewer Division prior to permit issuance; and

WHEREAS the applicant received advisory approval from the Architectural Review Committee on 5/22/19 for the exterior, lighting and landscaping; and
WHEREAS the Commission determined that the proposed application meets the intents and purposes of Sections 6-15, 6-17, 6-101, 6-107, 6-158 and 6-205 of the Town of Greenwich Building Zone Regulations;

THEREFORE, BE IT RESOLVED that the applications of John Heagney, Esq., authorized agent, for River Road Development LLC, Row America record owners, for a final costal site plan and special permit, PLPZ 2019 00075 and PLPZ 2019 00076, to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway. This application is filed pursuant to Sections 6-13 and 6-15, 6-17, 6-98, 6-101, 6-107, 6-111, 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations for a 1.36-acres property located at 89 River Road Cos Cob in the WB and COZ Zones as shown on a site plan prepared by Rocco V. D’Andrea, Inc. last revised 3/4/2019 and architectural plans prepared by Halper Architects, LLC last revised 5/6/2019, are hereby approved with modifications.

The applicant shall address the following and then set up an appointment with Staff to review the conditions of approval for Zoning Permit Sign-off:

1. The number of classes and maximum number of participants, by season, are to be as submitted by the applicant on May 20, 2016 and presented to the Commission at the 6/7/16 meeting. Any changes to the number of classes or increase in the number of participants shall be reviewed and approved by Planning and Zoning.
2. The applicant shall provide a public access way along the waterfront of at least 10 feet in width along the waterfront connecting with the similarly approved access ways on adjacent parcels in the WB Zone. The width of the access way may be narrowed in the side yard connecting to River Road. The applicant shall clearly demarcate the public access way on the ground and/or with signage on the site. The Public access shall be open from dawn to dusk and so noted on the plans and posted on signs on site. The design of the public access way shall be clearly demarcated on the ground in a gray color material and in a boardwalk pattern.
3. The applicant shall indicate a parking space for the public to park onsite and use the public access way.
4. Any changes to the approved uses onsite shall require review and approval of the Commission.
5. No music or amplified sound shall be permitted outside of the building.
6. The lights of the building shall be off at 10 PM daily.
7. The applicant shall provide a revised design indicating that the floorplates of the residential use (second and third floor) do not exceed 15% of the gross lot area as per section, 6-107(e)(2)(B). Design revision shall be submitted to staff for review. If staff deems that the revisions constitute a significant change to the overall design, the project shall return to the Commission.
8. Applicant to indicate flood vent calculations on the boat storage floor plan.
9. Per DPW, a grass strip must be included along the property frontage. The width of the strip must be constant for the entire property frontage and must include the utility pole (this pole has been recently changed). The surveyor must add the new utility pole to the plans and the project engineer must revise the design to include a minimum 2-foot grass strip and 6-foot reinforced concrete sidewalk. A sidewalk easement will be needed if the sidewalk must be on private property.
10. The revised plan set must be submitted for review and if a sidewalk easement is needed a draft easement must be submitted.
11. All necessary signage should be installed to indicate the one-way driveways.
12. Applicant shall submit existing & proposed sanitary sewer flow calculations including supporting documentation.
13. Any outstanding comments from the ZEO, the Engineering Division, Sewer Division and/or staff.
14. Four copies of revised site, architectural and landscaping plans shall be submitted for zoning permit review and address the modifications as stipulated by the Commission.

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 Statues, construction in connection with this site plan must start be completed within five years, of the following date of approval: June 25, 2019.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on June 25, 2019.

If you have any questions, please contact our office.

Sincerely,

[Signature]

Patrick LaRow, AICP
Deputy Director/Assistant Town Planner
Site Plan Application

Property Address: 89 River Road
Property Owner: River Road Development LLC
Address: 89 River Road

Email: __________________________  Cell Phone: __________________________  Other Phone: __________________________
Applicant: RowAmerica
Address: __________________________

Email: __________________________  Cell Phone: __________________________  Other Phone: __________________________
Authorized Agent: Heagney, Lennon & Slane, LLP
Address: 248 Greenwich Avenue
Email: jheagney@HLS248.com
Cell Phone: __________________________  Other Phone: 203-661-8400

Select One: □ Pre-Application  □ Final
Zone(s): WB
Lot Area: 59,590.08sf

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
<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OTHER USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>Usable Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LOT COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PARKING SPACES</strong></td>
<td></td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td><strong>GREEN AREA</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
<td>2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Additions</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Alterations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Demolition</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Re-Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Application Signature Page

Property Address: 89 River Road

Property Owner 1: River Road Development LLC

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: RowAmerica

Email: _____________________________ Cell Phone: _____________________________ Other Phone: _____________________________

Signature: _____________________________ Date: _____________________________

Authorized Agent: Heagney, Lennon & Slane, LLP

Email: jheagney@HLS248.com

Signature: John Heagney

Address: 248 Greenwich Avenue

Email: _____________________________ Cell Phone: _____________________________ Other Phone: _____________________________

Signature: _____________________________ Date: _____________________________

Tax ID: 08A-1817/S
Property Address: 89 River Road
Tax ID: 08A-1817/S

Anticipated Type of Application: Site Plan Modification

All applications for preliminary and final site plan approval shall be made on the appropriate forms as provided by the Planning Staff. The following items must also be provided with the application. If any of the following items are not filed at the time of application, the application may be returned to the applicant in order that it may be filed in the entirety at an appropriate future date. Required Items: (Sec. 6-14)

Please check the items submitted below:

□ 1. Fifteen copies of a survey, folded to 9" x 12", showing existing conditions, including:
   □ a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   □ b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   □ c. The location of all existing watercourses, intermittent streams wetlands as required by IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   □ d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   □ e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   □ f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   □ g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   □ h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

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

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

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

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

4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(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) 203-622-7894.

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
January 15, 2016

Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 89 River Road

To Whom It May Concern:

We hereby authorize Heagney, Lennon & Slane, LLP to act as our agent to appear before the Town of Greenwich Planning and Zoning Commission and any other municipal boards, departments, or agencies in connection with the filing of an application for coastal site plan and special permit approval for the above captioned property.

OWNER
RIVER ROAD DEVELOPMENT LLC

By: ____________________________

APPLICANT
ROW AMERICA

By: ____________________________
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF MODIFICATION TO SITE PLAN APPLICATION TO THE PLANNING AND ZONING COMMISSION

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

I, JOHN HEAGNEY, being first duly sworn, do hereby certify that on June 23, 2021, I caused to be mailed, postage prepaid, evidenced by certificate of mailing, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice Exhibit B. Said persons are the record owners, as of June 23, 2021, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property located at 89 River Road, Cos Cob Connecticut for which an application requesting site plan and special permit approval has been filed with the Greenwich Planning and Zoning Commission.

[Signature]
JOHN HEAGNEY

Subscribed and sworn to before me this 23rd day of June 2021

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

Abutting property owners of 89 River Road, Cos Cob:

Frederick Allardt
78 River Road Un1
Cos Cob, CT 06807
08-3625/S

Brunswick School
100 Maher Avenue
Greenwich, CT 06830
08-1402/S

Jeannie Ingram
78-14 River Road
Cos Cob, CT 06807
08A-1797/S

Michael Mora
78 River Road – Unit 11
Cos Cob, CT 06807
08A-1794/S

Michele Perri
PO Box 458
Cos Cob, CT 06807
08A-1798/S

Jane L. Snowden
78 River Road Un 6
Cos Cob, CT 06807
08A-1789/S

Jonathan M. Wells
90 River Road
Cos Cob, CT 06807
08-2707/S

Frederick E. Allardt
78 River Road Unit 8
Cos Cob, CT 06807
08A-1791/S
Helen T. & Jimmie Chin
14814 Speer Lake Drive
Orlando, FL 34787
08A-1799/S

Matthew T. Lombardi TR
78 River Road Un#10
Cos Cob, CT 06807
08A-1793/S

Brian D. Olson
78 River Road Un12
Cos Cob, CT 06807
08A-1795/S

RFK Greenwich
49 River Road
Cos Cob, CT 06807
08-2782/S

River Road Realty LLC
133 River Road
Cos Cob, CT 06807
08-3240/S

Shelley S. Sun
78 River Road Unit 7
Cos Cob, CT 06807
08A-1790/S

Frederick J. Whelan, Jr. TR
530 Old Post Road #3
Greenwich, CT 06830
08A-1715/S

Jane Howard Basham
78 River Road Un13
Cos Cob, CT 06807
08A-1796/S

Adrienne K. Harrison, TR
78 River Road Apt5
Cos Cob, CT 06807
08A-1788/S
Matthew & Ariel Maguire
78 River Road Unit9
Cos Cob, CT 06807
08A-1792/S

Kenneth Olsson
78 River Road Unit4
Cos Cob, CT 06807
08A-1787/S

Lauren L. Ridberg
78 River Road Un#3
Cos Cob, CT 06807
08A-1786/S

Jean Ryan
78 River Road – Un2
Cos Cob, CT 06807
08A-1785/S

William B. Wagner TR
88 River Road
Cos Cob, CT 06807
08-2992/S
EXHIBIT B

June 23, 2021

To Whom It May Concern:

Notice is hereby given that Row America, as Applicant, and River Road Development LLC, as property owner, have filed an application with the Town of Greenwich Planning and Zoning Commission to request a modification to the site plan for the property located at 89 River Road, Cos Cob, Connecticut.

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

John Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7753
June 23, 2021

To Whom It May Concern:

Notice is hereby given that Row America, as Applicant, and River Road Development LLC, as property owner, have filed an application with the Town of Greenwich Planning and Zoning Commission to request a modification to the site plan for the property located at 89 River Road, Cos Cob, Connecticut. Further information regarding this application may be obtained at the Planning and Zoning Commission or this office.

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

John Heagney
<table>
<thead>
<tr>
<th>11</th>
<th>10</th>
<th>9</th>
<th>8</th>
<th>7</th>
<th>6</th>
<th>5</th>
<th>4</th>
<th>3</th>
<th>2</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>7</td>
<td>6</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>78 River Rd Unit 7, Cos Cob, CT 06807</td>
<td>78 River Rd Unit 12, Cos Cob, CT 06807</td>
<td>49 River Rd, Cos Cob, CT 06807</td>
<td>133 River Rd, Cos Cob, CT 06807</td>
<td>78 River Rd Unit 10, Cos Cob, CT 06807</td>
<td>78 River Rd Unit 9, Cos Cob, CT 06807</td>
<td>78 River Rd Unit 8, Cos Cob, CT 06807</td>
<td>78 River Rd Unit 7, Cos Cob, CT 06807</td>
<td>78 River Rd Unit 6, Cos Cob, CT 06807</td>
<td>78 River Rd Unit 5, Cos Cob, CT 06807</td>
<td>78 River Rd Unit 4, Cos Cob, CT 06807</td>
</tr>
<tr>
<td>51</td>
<td>44</td>
<td>44</td>
<td>44</td>
<td>44</td>
<td>44</td>
<td>44</td>
<td>44</td>
<td>44</td>
<td>44</td>
<td>44</td>
</tr>
</tbody>
</table>

Compliance by Typewriter, Inc. or Ball Point Pen

Please note that the table contains addresses and values, and the form is marked as filed.
From: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>
Sent: Thursday, June 10, 2021 9:25 AM
To: John Heagney
Cc: DeLuca, Katie; LaRow, Patrick
Subject: Re: 89 River Road - change of pea gravel to Cambridge paver

Hi John,

Yes, I think that's the way to go - Site Plan application with drainage info/ letter to be reviewed by DPW Engineering.

Thank you,

Marisa Anastasio, Senior Planner
Town of Greenwich
Planning and Zoning
Ph. 203-622-7894

From: John Heagney <jheagney@hls248.com>
Sent: Thursday, June 3, 2021 12:40:43 PM
To: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>
Cc: DeLuca, Katie <Katie.DeLuca@greenwichct.org>; LaRow, Patrick <Patrick.LaRow@greenwichct.org>
Subject: RE: 89 River Road - change of pea gravel to Cambridge paver

[EXTERNAL]
Really appreciate it Marisa,
I'll double check with Tony to see if we can make sure Scott is on board, but we did check with him before coming in.
An invitation to file as a site plan would be great if possible. My hope would be to not have to file a pre-app for a special permit modification.
Attached are the updated plans that Artemis put together for us.
Changing from the pea gravel to pavers will help with some of RowAmerica's concerns of tracking the gravel into the clubhouse or onto boats that come to the site.
We'll put a site plan application together and run it by Peter unless we hear otherwise.
Thanks,
John

From: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>
Sent: Thursday, June 03, 2021 12:34 PM
To: John Heagney <jheagney@hls248.com>
Cc: DeLuca, Katie <Katie.DeLuca@greenwichct.org>; LaRow, Patrick <Patrick.LaRow@greenwichct.org>
Subject: RE: 89 River Road - change of pea gravel to Cambridge paver

Correction – Based on the Commission’s assessment, the change would have to go back to P+Z not ARC, but not necessarily a Special Permit since it’s not changing floor area, etc..

Marisa Anastasio, Senior Planner
Town of Greenwich Planning and Zoning
101 Field Point Road
From: Anastasio, Marisa  
To: John Heagney  
Cc: DeLuca, Katie; LaRow, Patrick  
Subject: RE: 89 River Road - change of pea gravel to Cambridge paver

Hi John,

Based on my discussion with the Commission, they are not in favor of the replacement of pea gravel with pavers at 89 River Road / Row America. Apparently discussion with Scott Marucci further confirmed their concerns regarding replacing of the pea gravel (i.e. it would affect the Drainage report). Based on this assessment, they are not referring it to ARC. I think technically you could ask for an amendment to the Special Permit via submittal of a new Special Permit application (although it may not be approved). I have copied Katie and Pat – I would recommend attaching the pdf of the plan for their reference.

1. On 89 River Road:
   a. Is it worth checking with Katie if there is any wiggle room?
   b. Would it be helpful if we provided an email from Tony saying there is no impact to the drainage?
   c. And I wanted to double check that the Commission wanted us to come back to them rather than meet with ARC. Is that right?

Thank you,
Marisa Anastasio, Senior Planner  
Town of Greenwich Planning and Zoning  
101 Field Point Road  
Greenwich, CT 06830  
Ph. 203-622-7894  
Fax 203-861-6102

From: John Heagney  
Sent: Thursday, June 3, 2021 11:27 AM  
To: Anastasio, Marisa  
Subject: 89 River Road

[EXTERNAL]
Hi Marisa,
Our clients are a little hot to trot.  
Do you mind if I run this situation by Katie?  
John

John Heagney  
Heagney, Lennon & Slane, LLP  
248 Greenwich Avenue  
Greenwich, CT 06830  
O: 203-661-8400  
F: 203-661-7496
This electronic message contains information which may be privileged, confidential or otherwise protected from disclosure. The information in this message is intended for the addressee only. If you are not the addressee, any disclosure or copying of the contents of this message, and any attachments, is prohibited. If you have received this message in error, please notify the sender immediately and destroy the original message, attachments and all copies in your possession.

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.
June 14, 2021

John Heagney  
Heagney Lennon & Slane  
248 Greenwich Avenue  
Greenwich CT 06830

Re: 89 River Road  
Change Pea Stone to Pavers  
PLPZ 2019 75, 76

Dear Mr. Heagney,

At your request, I reviewed the proposed change in the Landscape Plan, which would eliminate the previously proposed pea stone surface treatment from the area between the east side of the building and the Public Access Walkway. Please refer to Landscape Planting Plan, Sheet L-100.05 prepared by Artemis Landscape Architects, dated May 21, 2021.

The current plan is to install a contrasting color of brick paver where pea stone had been proposed. I strongly support the change because installing the pea stone surface in an area likely to experience high pedestrian traffic is not practical, in my opinion.

The pea stone was not specified for any aspect of drainage or water quality. All of the runoff from the main parking lot was designed to filter through pervious pavement. Runoff from the southerly driveway is collected in a catch basin and discharged directly to a level spreader trench. 

The manufacturer’s detail for installation of these pavers includes open sand-filled joints in the bricks that will be set on two inches of sand over eight inches of crushed stone. Water falling on the bricks will be filtered through the sand and crushed stone thereby providing additional water quality treatment that was not anticipated in the original design with pea stone.

In our Drainage Summary Report dated March 4, 2009, we documented a significant reduction in pervious surfaces. That reduction combined with the permeable pavement in the main parking lot would produce improved water quality of
the runoff from the site. The pea stone was not a factor in the drainage design and the change to a durable surface of brick pavers is appropriate, in my opinion.

Please call if you need additional information.

Sincerely,

ROCCO V. D'ANDREA, INC.

[Signature]

Anthony L. D’Andrea, PE&LS

ALD:adm
15NGJH01
Enclosures

cc:  Howard Winklevoss
NOTE:
ALL SITE FURNISHINGS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS