LOT AREAS

<table>
<thead>
<tr>
<th>Proposed Lot 'A'</th>
<th>12,187 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Lot 'B'</td>
<td>12,190 SF</td>
</tr>
<tr>
<td>Open Space Parcel</td>
<td>2,000 SF</td>
</tr>
<tr>
<td>Conservation Easement Area</td>
<td>1,957 SF</td>
</tr>
<tr>
<td><strong>Total Open Space:</strong></td>
<td>3,957 SF (15% of total lot area)</td>
</tr>
</tbody>
</table>

ZONING STATISTICS

<table>
<thead>
<tr>
<th>Proposed Lot 'A'</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>35'</td>
<td>&gt; 35'</td>
</tr>
<tr>
<td>Side</td>
<td>10' / sum of 25'</td>
<td>&gt; 10' and 27.5' (street side)</td>
</tr>
<tr>
<td>Rear</td>
<td>35'</td>
<td>&gt; 35'</td>
</tr>
<tr>
<td>Lot Area</td>
<td>12,000 SF minimum</td>
<td>12,187 SF</td>
</tr>
<tr>
<td>Green Area</td>
<td>55%</td>
<td>70.1%</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 5,484 SF</td>
<td>3,650 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Lot 'B'</th>
<th>ALLOWED/REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
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</tr>
<tr>
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<td>10' / sum of 25'</td>
<td>&gt; 10' and Not provided'</td>
</tr>
<tr>
<td>Rear</td>
<td>35'</td>
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</tr>
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<td>12,190 SF</td>
</tr>
<tr>
<td>Green Area</td>
<td>55%</td>
<td>70.9%</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>Maximum 5,485 SF</td>
<td>3,551 SF</td>
</tr>
</tbody>
</table>

2nd UPDATE:
The application was opened at the 9/14/21 meeting. The Commission discussed a possible planting buffer and sidewalk easement, but the sidewalk does not appear to be feasible in the near future. The applicant satisfied previous Sewer division comments and updated comments were issued 9/10/21.
indicating sign-off for subdivision. DPW Engineering provided updated comments dated 9/21/21 indicating issues still to be resolved before final subdivision approval.

**UPDATE:** The application was scheduled for the 8/3/21 P&Z Commission meeting but postponed after the briefing discussion to address DPW Engineering issues. The applicant submitted revisions on 9/1/21 and DPW Engineering issued comments dated 9/8/21 indicating some of the same issues. The applicant has submitted a letter dated 9/10/21 to address the issue of compensation for an easement and limited landscaping. The applicant appears to have addressed the Sewer Division comments and provided individual lines for each parcel.

**APPLICATION SUMMARY:** The applicant is requesting final subdivision approval to subdivide a 26,377 SF property into two lots, with proposed Lot ‘A’ with 12,187 SF and proposed Lot ‘B’ with 12,190 SF, a 2,000 SF open space area and a 1,957 SF Conservation Easement Area on a property located at 89 Indian Field Road in the R-12 zone.

**ISSUES/RECOMMENDATIONS:**

1. **DPW Engineering** – Issued updated comments dated 9/21/21 requiring revisions prior to final subdivision approval with several comments still needing to be addressed.

2. **Sight distance** – It appears the 46” hickory tree may block the required 250-foot sight distance requirement. The applicant will need to submit a revised driveway sight distance sheet and landscaping sheet to show existing vegetation and verify any new proposed trees/shrubs do not block lines of sight or possible easements.

3. **ZEO** – Issued comments dated 7/27/21 indicating endorsement for subdivision.

4. **IWWA** – The applicant has received an IWWA green sheet dated 7/22/20.

5. **Sewer** – Issued comments dated 9/10/21 indicating the no issues to be resolved during the P&Z phase.

6. **Conservation** – Issued comments dated 7/29/21 indicating support of the location of the proposed easement and fee-simple conservation areas. Conservation also suggested more native plants to be added to the 1,200 SF disturbed area, a line of sunken boulders for demarcation and preserving existing mature trees instead of removal and planting arborvitae between the I-95 and railroad and the subject property. Conservation has not issued updated comments.

7. **Open Space** – The proposal includes one 2,000 SF open space parcel and one 1,957 SF Conservation Easement area totaling 3,957 sq. ft. (15% of the total lot area). This area is located to the east of proposed lot ‘B’. The Commission should determine if an open space parcel provided meets the standards per Sec. 6-297 of the GSR.

8. The subdivision map should include a signature block for the Planning and Zoning Chairman’s signature in accordance with 6-269(b)(16) of the GSR.

9. The following note should be placed on the subdivision map. “Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified hereon, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown hereon, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility” [Sec. 6-269(15)]
DEPARTMENT COMMENTS:
Zoning Enforcement – Attached – dated 7/27/21
DPW Engineering – Attached – dated 9/21/21
Sewer – Attached – dated 9/10/21
Conservation – Attached – dated 7/29/21
Law – Not Received

Original staff report follows:

APPLICATION DETAILS:
Existing Conditions:
The subject parcel is a corner lot located on the intersection of Indian Field Road and Station Drive (paper road). It is a 26,377 SF lot, appears to be conforming and contains an existing single family dwelling with driveway. The house is served by public water and sewer. There are no wetlands or water bodies present on the site. The topography slopes gently to the west toward Indian Field Road.

Proposal:
The proposed subdivision would subdivide the 26,377 SF lot into one 12,187 SF lot and one 12,190 SF lot, a 2,000 SF open space parcel and 1,957 SF Conservation Easement Area (15% of the total lot area). Each lot would be developed with a single family dwelling, patio. Lot ‘B’ would also be developed with a 576 SF detached garage. Both lots would use a single shared driveway. The proposed lots would appear to be in conformance with respect to lot shape, size, frontage and setbacks.

Engineering/Drainage:
The applicant submitted a full drainage report indicating the drainage design would be in compliance with the Town Drainage Manual and include a combination of surface rain gardens, subsurface infiltration including porous pavement and other LID BMPs.

DPW Engineering noted revisions are required prior to final subdivision approval with several comments to be addressed. DPW Engineering requests that P&Z, Law Department and Engineering Division review the draft drainage maintenance agreement, utility easement and driveway easement prior to final subdivision approval.

DPW Engineering noted that residents on Indian Field Road have been discussing with DPW the request for the installation of a sidewalk on Station Drive (paper road not owned by the Town). DPW comments indicated that there is no documentation of a meeting with the Deputy Commission or DPW staff in regards to the installation of a sidewalk on Station Drive. The applicant submitted an email and annotated plan which were discussed during a zoom meeting dated 10/16/20 with Jim Michel and Eleanor Rogers from DPW. The applicant noted that there was no funding, the timeframe would be at least 5 years and the project is in the preliminary planning stages.

It appears the 46” hickory tree may block the required 250-foot sight distance requirement. The applicant will need to submit a revised set of plans, including a revised driveway sight distance sheet and
landscaping sheet to show existing vegetation and verify any new proposed trees/shrubs do not block lines of sight or possible sidewalk easements.

**Sewer:**
The second proposed dwelling will require its own separate sanitary sewer lateral to the Town sewer main. The proposed plan does not meet the Town regulations, as separate structures are required to have separate sewer laterals to the Town sewer main. The proposed development has shared sewer lateral between two separate single family dwellings on two lots. This is not permitted for residential lots. The applicant will need to coordinate directly with the Sewer Division for all permitting needs and the specifics related to the connection to the main. They noted this can be resolved during the Sewer and Building Permit phase but wanted to bring it to the attention of the applicant/owner during the P&Z phase in case they want to make revisions.

In addition, no new penetration to the existing Town sewer manhole will be permitted. The applicant must coordinate directly with the Sewer Division on where sanitary sewer connection(s) can be made for this project. An easement will be required for the rear property’s sanitary sewer lateral to connect to the sewer main on Indian Field Road.

The proposed cultec is too close to the proposed sanitary sewer lateral. There needs to be a minimum of 5-feet of clearance between the sewer lateral and the cultec system and the proposed sewer lateral will require concrete encasement, as it is within 10-feet of cultec system. Ideally, it would be best if the cultec location could be revised to provide a minimum of 10-feet of clearance from any sewer lateral, which would also eliminate the need to concrete encase the lateral near the cultec. The applicant must coordinate with Sewer Division during Sewer Permitting. Any sewer lateral within 10-feet of any drainage system (cultec), as well as any permeable pavement, etc. requires concrete encasement of the sewer lateral. Please coordinate with the Sewer Division for requirements.

The applicant/owner must adhere to the findings of the CCTV inspection of the sewer lateral from Sewer Permit PRSD202000139, cleaning and removing the roots from the sewer lateral and installing a cure-in-place liner in the clay sewer lateral to within 1 foot of the sewer main. Must use a Town Sewer Division approved installer. This will be for one of the proposed dwellings. The drawings need to be revised accordingly.

**Background/Title Search:**
The applicant submitted a deed history for the lot which dates to April 7, 1910 and GLR Map No. 386 which shows the property of Laurence Timmons dated October 20, 1909.

**APPLICABLE REGULATIONS:**
A. Subdivision Regulations Section 6-261 – Definitions
B. Subdivision Regulations Section 6-269 – Record Sheets; Contents
C. Subdivision Regulations Section 6-270 – Construction Sheet; Contents
D. Subdivision Regulations Section 6-271 – Health Dept. Report; Sewage Disposal Facility
E. Subdivision Regulations Section 6-278 – Signing of Subdivision Plan
F. Subdivision Regulations Section 6-279 – Filing with Clerk
G. Subdivision Regulations Section 6-296 – Natural Features; preservation.
H. Subdivision Regulations Section 6-297 – Parks and Playgrounds; standards.
I. Subdivision Regulations Section 6-298 – Ownership of Park and Playground or Open Space Land; Proof; Filing.
J. Subdivision Regulations Section 6-304 – Lot Dimensions
K. Building Zone Regulations Section 6-205 – Schedule of Required Open Spaces, Limiting Heights and Bulk of Buildings
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-4(6)  
Department Project No.  
PLPZ202000212  
Submittal Received Date: 9/10/2021

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

PLAN SET INFORMATION

Plan Title: Jay Palylyk  
Project Address: 89 Indian Field Road

Engineering Firm:  
S.E. Minor and Co., Inc.  
Original Plan Date: 6/7/2021  
Latest Plan Revision Date: 8/31/2021

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm:  
S.E. Minor and Co., Inc.  
Original Report Date: 6/7/2021  
Latest Report Revision Date: 8/31/2021

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: ___________________________ Date: 09/21/2021  
Juan Paredes, P.E. - Civil Engineer II

COMMENTS AND CONDITIONS OF APPROVAL: 
Resubmit Prior to Final Subdivision Approval

1. The subdivision map must be revised to show the following:
   a. Driveway, drainage and utility easement between lots.
2. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) the 46” Hickory tree must be shown as removed on the Improvement Location Survey map.
3. A draft easement must be created for the section of gravel drive on the rear of the lots.
4. A draft of the drainage maintenance agreement between all the lots needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final subdivision approval.
5. The driveway, drainage and utility easement needs to be approved by Planning & Zoning and Law Department prior to final subdivision approval.
6. Form SC-107 needs to be submitted.
7. The construction plan set needs to be revised as follows:
   a. Site Plan Sheet:
      i. Show all proposed easements.
      ii. Show all trees to be removed.
b. Driveway Sight Distance Sheet
   i. Sight lines must be measured to the center of the oncoming traveling lane. Based on a field inspection by Engineering Division staff it appears that the 46” Hickory tree may block the required 250-foot sight line.
   ii. Callout all vegetation (trees, bushes, shrubs, etc.) to be removed for the required sight distance to be met.

c. Landscaping Sheet
   i. Verify proposed trees/shrubs do not block lines of sight.

8. The Operations and Maintenance Plan Report must be a separate document (for each lot) and include the following:
   b. Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. A maintenance log form must also be included. A draft must be completed prior to Final Site Plan Approval. The final version must be submitted with the request for Certificate of Occupancy.
   c. Exhibit B: Improvement Location Survey showing a location of the Property and an accurate location of each stormwater management practice affected by this Declaration. This must be submitted prior to the issuance of the Certificate of Occupancy.
   d. The Maintenance Declaration will need 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.

**Standard Conditions for Each Submittal**

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g. P&Z, IWWA, and DPW Building and Highway Divisions).

2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.

3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

**Standard Conditions of Approval**

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.


h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
Ms. Bianca Dygert, Planner II  
Planning & Zoning  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: PLPZ 2021 00314  
89 Indian Field Road, Greenwich, CT 06830

Dear Bianca:

We would like to respond to the comments by the Engineering Division regarding the construction of a sidewalk along Indian Field Road. As I mentioned in my e-mail to you in July, the preliminary approval letter for the subdivision required us to meet with the Public Works Department to discuss the possibility of a sidewalk along the property. We did have that meeting via zoom on October 16, 2020. During that meeting the Public Works Department shared with us a plan for sidewalks along Indian Field Road. We were told some in the neighborhood favor the sidewalks, others did not. Members of Public Works also indicated that no funding had yet been allocated and the timeframe for any sidewalk would be at least five years.

We did not hear again from the Public Works Department until last month when a proposed sidewalk was sketched on our subdivision map and proposed language was provided. There has been no discussion of compensation to my client for such an easement and since it will limit the amount of landscaping that can go along the road and encroach toward the location of the house facing on Indian Field Road such compensation would need to be discussed.

At the time the Public Works Department is prepared to proceed with construction of a sidewalk and an easement on my clients property could be considered.

It is not either appropriate nor proper to attempt to secure an easement without compensation from my client as part of the subdivision application.

Very Truly Yours,

Thomas J. Heagney

TJH/em
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 20-4(6)  Department Project No.  Submittal Received Date: 9/1/2021
PLPZ202000212

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

PLAN SET INFORMATION

Plan Title: Jay Palylyk  Project Address: 89 Indian Field Road
Engineering Firm: S.E. Minor and Co., Inc.
Original Plan Date: 6/7/2021  Latest Plan Revision Date: 8/31/2021

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor and Co., Inc.
Original Report Date: 6/7/2021  Latest Report Revision Date: 8/31/2021

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: ________________________ Date: 09/08/2021
Juan Paredes, P.E. - Civil Engineer II

COMMENTS AND CONDITIONS OF APPROVAL: Resubmit Prior to Final Subdivision Approval

1. The subdivision map must be revised to show the following:
   a. Sidewalk easement along Indian Field Road.
   b. Driveway, drainage and utility easement between lots.
   c. Easement for section of gravel drive in rear of lots (see comment 4 below).

2. The following comment is for information only:
   a. Included within the deed from Book 127 Page 32 it states that the grantee, his heirs, and assigns, shall not sub-divide said lot herby conveyed, nor erect upon said lot more than one dwelling house.

3. The residents on Indian Field Road have been discussing with the Department of Public Works (DPW) the request for the installation of a sidewalk on Station Drive (paper road not owned by the Town) from Indian Field Road to Sachem Road. Since the Station Drive Right-of-Way is a private Right-of-Way any sidewalk would be owned by the owner of the Station Drive Right-of-Way. Based on the deeds it appears the Right-of-Way is still owned by Laurence Timmons and within the deed from Book 127 Page 32 it states Together with the right to use the streets, roads, and drives designated on said map of “Property of Laurence Timmons, Greenwich, Conn.” as fully as if said

20-4(6) 89 Indian Field Road 09-08-21  1 of 3
street, roads, and drives were public highways. It appears that all the properties shown on Map 386 would have rights to the Station Drive Right-of-Way (paper road not owned by the Town).

a. The sidewalk easement was requested on an email dated August 6, 2021 to the project attorney (Thomas J. Heagney) and engineering firm of record (S.E. Minor).

4. An easement must be created for the section of gravel drive on the rear of the lots.

5. A draft of the drainage maintenance agreement between all the lots needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final subdivision approval.

6. The driveway, drainage and utility easement needs to be approved by Planning & Zoning and Law Department prior to final subdivision approval.

7. Form SC-107 needs to be submitted.

8. The construction plan set needs to be revised as follows:
   a. Site Plan Sheet:
      i. Show all proposed easements.
      ii. Show all trees to be removed.
   b. Driveway Sight Distance Sheet
      i. Sight lines must be measured to the center of the oncoming traveling lane. Based on a field inspection by Engineering Division staff it appears that the 46” Hickory tree may block the required 250-foot sight line.
      ii. The 46” Hickory tree is located within the requested ten-foot (10’) easement. This tree must be proposed for removal.
      iii. Callout all vegetation (trees, bushes, shrubs, etc.) to be removed for the required sight distance to be met.
   c. Landscaping Sheet
      i. Verify proposed trees/shrubs do not block lines of sight.
      ii. Verify proposed trees/shrubs do not block sidewalk easement.

9. The Operations and Maintenance Plan Report must be a separate document (for each lot) and include the following:
   b. Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. A maintenance log form must also be included. A draft must be completed prior to Final Site Plan Approval. The final version must be submitted with the request for Certificate of Occupancy.
   c. Exhibit B: Improvement Location Survey showing a location of the Property and an accurate location of each stormwater management practice affected by this Declaration. This must be submitted prior to the issuance of the Certificate of Occupancy.
   d. The Maintenance Declaration will need 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.

**Standard Conditions for Each Submittal**

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g. P&Z, IWWA, and DPW Building and Highway Divisions).

2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.

3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

**Standard Conditions of Approval**

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
b. The final completed Exhibit A, and B

c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
   c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
   h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
Ms. Bianca Dygert, Planner II
Planning & Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: PLPZ 2021 00314
89 Indian Field Road, Greenwich, CT 06830

Dear Bianca:

In connection with the above application, attached is the revised development plan from S.E. Minor & Co. along with their cover letter enumerating the changes which have been made in response to the Engineering Memo. The plan also separates the sewer lines for each dwelling as requested in the July 29th Sewer Division Memo.

In addition, we are including the revised landscape plan responding to the Conservation comments. Lastly, included is the draft easement for driveway utilities and drainage between the two properties.

We would like to have this application scheduled for the September 14th hearing if it all possible. Thank you for your assistance in this matter.

Very Truly Yours,

Thomas J. Heagney

TJH/em
Enclosures
August 30, 2021

Town of Greenwich
Department of Public Works – Engineering Division
Town Hall
101 Field Point Road
Greenwich, CT 06830
Att.: Juan Paredes, P.E., Civil Engineer II

Re: Property of Jay Palylyk
89 Indian Field Road
Greenwich, CT

Dear Mr. Paredes,

Enclosed you will find a copy of the subdivision application showing revisions in response to your comments dated July 13, 2021 for the above referenced property:

1) The drainage report has been updated to reflect the following changes. The responses below follow the outline of your drainage comments.
   a) Offsite runoff has been verified and modelled based off of survey data and GIS data
   b) Watersheds have been revised to correctly model driveway runoff
   c) Drainage model has been updated to show driveway runoff changes as well as correctly model (2) catch basin outlets.
   d) Cultec has been resized to account for driveway runoff
   e) All weir callouts are given
   f) Footing drain system has been modelled on site plan drawing
   g) All computations have been revised

2) The proposed conditions site plan has been updated to reflect the following changes. The responses below follow the outline of your site plan comments.
   a) All known utilities are shown
   b) Entire pipe networks have been shown to outfall
   c) All sump elevations are given
   d) All pipe callouts are given
e) All outlet callouts are given

f) All permeable pavement callouts are given

3) The proposed conditions have been updated to reflect the following changes. The responses below follow the outline of your Driveway Sight Distance Sheet comments.

a) After a site visit to review sight distances around the 46" Hickory tree, standing 10’ back from the roadway, there is a sight distance in front of the tree up to the center of the bridge over the train tracks. This distance is roughly 380 feet. Although no distance can be seen behind the tree due to its location as well as overgrowth, the current sight distance is acceptable in front of the tree.

b) The driveway flare has been changed to be 1-foot to the south of the northern property line.

c) All driveway callouts are given

4) The final completed items necessary for the Certificate of Occupancy will be included with the submittal for Certificate of Occupancy.

5) This letter constitutes a point-by-point written response to the Engineering Division’s comments.

Please contact us should you have any questions regarding this matter.

Sincerely,

[Signature]

Abed Yacoub
Project Engineer
DRIVEWAY, UTILITY, AND DRAINAGE EASEMENT AGREEMENT

KNOW YE, that JAROSLAW PALYLYK and ALEXANDRA PALYLYK hereinafter “PALYLYK” desire to provide a driveway, utility, and drainage easement agreement as hereinafter described; and

WHEREAS, PALYLYK is owner of property shown on a map entitled “Subdivision Map of Property of Jay Palylyk at 89 Indian Field Road, Greenwich, Connecticut” prepared by S.E. Minor & Co., Inc., dated _______________, 2021, and filed in the Office of the Town Clerk of Greenwich as Map #_____, hereinafter referred to as “MAP”; and

WHEREAS, PALYLYK has a common development plan for LOT A and LOT B shown on the MAP requiring LOT B to:

1. Utilize, replace, and maintain a driveway on LOT A in EASEMENT Y;
2. Install, utilize, replace and maintain underground utilities, including but not limited to water, gas, electric, and telecommunication lines, which run through LOT A in EASEMENT Y; and
3. Connect to, utilize, replace, and maintain the new drainage system installed on Lot A in EASEMENT Y.

WHEREAS, PALYLYK wishes to formalize their agreement to grant LOT B an easement to utilize, replace, and maintain a driveway on LOT A, and install, utilize, replace and maintain underground utilities, including but not limited to water, gas, electric, and telecommunication lines, which run through LOT A shown on the MAP as “EASEMENT Y”.

NOW THEREFORE, for One Dollar ($1.00) and other good and valuable consideration and subject to the terms and conditions hereof, the parties hereby agree as follows:

DRAINAGE EASEMENT FROM LOT A TO LOT B.

1. LOT A grants to LOT B its successors and assigns a perpetual easement for the purpose of entering on to EASEMENT Y to connect to, utilize, replace and maintain the connection to the drainage system on LOT A.

2. The grant of the easement shall be expressly limited to the right of LOT B to come on to the property to connect to, utilize, replace and maintain the connection to the drainage system on LOT A. In the event that LOT B enters on to the property, LOT B shall be responsible to replace, repair and restore any disturbance in EASEMENT Y. LOT B shall indemnify LOT A and its successors and/or assigns from any claims, damages, liability, costs or expenses caused whether directly or indirectly, by reason of any activity of LOT B on LOT A in EASEMENT Y.

3. In the event that LOT B fails to restore EASEMENT Y, LOT A may complete such restoration at LOT B’s cost and expense. Nothing herein stated shall relieve LOT B of the duty to repair and restore EASEMENT Y.
4. LOT B will not enter upon EASEMENT Y without reasonable advance notice to LOT A which, in any event, shall be no less than 48 hours, except to prevent damage to persons or property in an emergency.

5. The grant of this easement shall in no way restrict the right of LOT A to develop its property in any way, means or manner allowed by law, even to the extent of relocating said drainage system; provided that the relocation of the drainage system shall be in accordance with the rules and regulations of the Town of Greenwich and the State of Connecticut; and at the cost and expense of LOT A.

**DRIVEWAY AND UTILITY EASEMENT FROM PARCEL A TO PARCEL B**

1. LOT A grants to LOT B its successors and assigns a perpetual easement for the purpose of entering on to the EASEMENT Y to utilize, replace, and maintain a driveway; and pass and repass over the driveway in the EASEMENT Y.

2. LOT A grants to LOT B its successors and assigns a perpetual easement for the purpose of entering on to the EASEMENT Y to install, utilize, replace and maintain underground utilities, including but not limited to water, gas, electric, and telecommunication lines.

3. The grant of the easement shall be expressly limited to the right of LOT B to come on to the property to utilize and maintain said driveway and underground utilities. In the event that LOT B enters on to the property, LOT B shall be responsible to replace, repair and restore any disturbance in EASEMENT Y. LOT B shall indemnify LOT A and its successors and/or assigns from any claims, damages, liability, costs or expenses caused whether directly or indirectly, by reason of any activity of LOT B in EASEMENT Y.

4. In the event that LOT B fails to restore EASEMENT Y, LOT A may complete such restoration at LOT B’s cost and expense. Nothing herein stated shall relieve LOT B of the duty to repair and restore EASEMENT Y.

5. The grant of this easement shall in no way restrict the right of LOT A to develop its property in any way, means or manner allowed by law, even to the extent of relocating said driveway and underground utilities; provided that the relocation of the driveway and underground utilities shall be in accordance with the rules and regulations of the Town of Greenwich and the State of Connecticut; and at the cost and expense of LOT A.

This agreement shall run with the land and shall bind the heirs, successors and assigns of the parties hereto, in perpetuity.
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this day of _________________, 2021.

Signed, Sealed and Delivered
In the presence of:

________________________        _________________________________
JAROSLAW PALYLYK

________________________        _________________________________
ALEXANDRA PALYLYK

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD ) ss: Greenwich

On this the _____ day of ____________, 2021, before me, Thomas J. Heagney, the undersigned officer, personally appeared JAROSLAW PALYLYK who acknowledged himself to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

____________________________
Thomas J. Heagney
Commissioner of the Superior Court

STATE OF CONNECTICUT )
COUNTY OF FAIRFIELD ) ss: Greenwich

On this the _____ day of ____________, 2021, before me, Thomas J. Heagney, the undersigned officer, personally appeared ALEXANDRA PALYLYK who acknowledged herself to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

____________________________
Thomas J. Heagney
Commissioner of the Superior Court
SURVEY ON PROPERTY OF JAY PALLYK
89 INDIAN FIELD ROAD
GREENWICH, CONN.

TOTAL AREA = 26,377 SQ. FT.

LOT SHAPE 60'x100'
LOT "B"
AREA - 12,190 S.F.

LOT "A"
AREA - 12,190 S.F.
S 69° 10' W
S 9° 07' W
91.66'
110.27'

S 80° 53' E 200.0'
PLOT SHAPE 60'x100'
LOT "A"
AREA - 12,190 S.F.

TOTAL AREA = 26,377 SQ. FT.

LAND PURPORTED TO BE RAILROAD PROPERTY
ESTABLISHED 1887
ENGINEERING      LAND SURVEYING
GREENWICH, CONNECTICUT  06830
203-869-0136

THIS BUILDING ERECTION LIES PREVIOUSLY GRANTED FOR ERECTION OF HOUSES ONLY.
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LAND PURPORTED TO BE RAILROAD PROPERTY

LOT No. 2
STATION DRIVE
ASSOCIATES INC. PARK
LOT No. 4
INDIAN FIELD ROAD
AREA= 1,921 S.F.

S 80° 53' E
200.0'
S 9° 07' W
91.66'
S 69° 10' W
110.27'
N 9° 07' E
77.86'
N 0° 49' W
22.08'
L= 130.19'R= 67.8'

TAX ACCOUNT No. 08-2672/S

METRO NORTH (NEW YORK, NEW HAVEN & HARTFORD RAILROAD)

UTILITY NOTE:
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.
1. A HIGHWAY PERMIT IS REQUIRED FOR ALL WORK WITHIN TOWN OF GREENWICH - RIGHT OF WAY.

2. ALL WORK WITHIN THE TOWN OF GREENWICH - RIGHT OF WAY SHALL BE CONSTRUCTED TO TOWN OF GREENWICH ROAD SCALE: 1"=1000'.

3. ALL DETENTION/RETENTION SYSTEMS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. ALL SYSTEMS SHALL USE A MANIFOLD SYSTEM TO DISTRIBUTE RUNOFF EVENLY INTO EACH ROW OF INFILTRATORS. DETENTION SYSTEMS WILL HAVE A MANIFOLD SYSTEM THAT CREATES THE LONGEST TRAVEL TIME TO THE CONTROL STRUCTURE. ALL DETENTION/RETENTION SYSTEMS MUST USE A STRUCTURE SUCH AS A MANHOLE FOR THE CONTROL STRUCTURE SO ALL INFILTRATION STRUCTURE TO SEASONAL HIGH GROUNDWATER FOR LAND USES WITH HIGHER POTENTIAL POLLUTANT LOADS (HIGH LOAD AREAS). PRIOR TO THE INSTALLATION OF THE INFILTRATORS THE ENGINEER SHALL VERIFY THE INFILTRATION STRUCTURE IS BEING INSTALLED IN THE APPROVED LOCATION AND IF THE STRUCTURE HAS BEEN CHANGED ADDITIONAL SOIL TESTING SHALL BE PERFORMED AND THE ENGINEER SHALL APPROVE THE REVISED LOCATION. A REVIEW BY THE APPROVING AUTHORITY WILL BE REQUIRED.

4. ALL AREAS THAT ARE USED BY CONSTRUCTION EQUIPMENT AND USED FOR CONTRACTOR PARKING MUST HAVE THE SOIL TILLED 12 TO 16 INCHES AND AMENDED WITH SMALL AMOUNTS OF ORGANIC MATERIAL IF NEEDED. THE AREA TO BE RESTORED SHALL BE DETERMINED BY THE SITE ENGINEER.

5. THE HIGHWAY DIVISION IS REQUIRED FOR ALL CONNECTIONS TO THE TOWN DRAINAGE SYSTEM.


7. PROPERTY IS IN THE "F" ZONE AS DESIGNATED UNDER THE 1989 ZONING CODE OF THE TOWN OF GROTON, CONNECTICUT.

8. THE APPROVING AUTHORITY WILL BE NOTIFIED THAT THE APPLICATION HAS BEEN SUBMITTED.


10. DEVELOPMENT OF EACH PARCEL SHALL INCLUDE SUBMISSION OF A DRAINAGE SUMMARY TO THE DEPARTMENT OF PLANNING AND ZONING AND DRAINAGE ENGINEER'S BID TENDER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
A L F A N O
LOT No. 2
STATION DRIVE
ASSOCIATES INC. PARK
LOT No. 4
INDIAN FIELD ROAD
AREA = 1,921 S.F.
TAX ACCOUNT No. 08-2672/S
METRO NORTH (NEW YORK, NEW HAVEN & HARTFORD RAILROAD)
LAND PURPORTED TO BE RAILROAD PROPERTY
LOT SHAPE 60'x100'
LOT "A"
AREA - 12,187 S.F.
LOT SHAPE 60'x100'
LOT "B"
AREA - 12,190 S.F.
DT-1
DT-2
DT-3
89 INDIAN FIELD ROAD ASSOC. OPEN SPACE
AREA = 2,000 SQ. FT.
EASEMENT
AREA = 1,957 SQ. FT.
LOT "C"
AREA - 2,000 S.F.

ENGINEERING
LAND SURVEYING
ENVIRONMENTAL SCIENTISTS
33 West Elm Street
Greenwich, Connecticut 06830
203-869-0136
www.seminor.com
ESTABLISHED 1887

NOTES:
1. PROPERTY IS IN "R" ZONE AS SHOWN ON PLANS
2. PLANS REFER TO NORTH AMERICAN ORTHOGRAPHIC DATUM OF 1983 (NAD 83).
3. PROPERTY IS SERVED BY TOWN SEWER AND PUBLIC WATER SUPPLY.
4. LOT NUMBERS AS SHOWN ON MAP ARE APPROXIMATE.
5. EASEMENT, RESTRICTIONS, AGREEMENTS AND OR CONDITIONS, IF ANY, EXIST, MUST NOT BE REFERENCED OR PLOTTED HEREIN.
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
7. THIS SURVEY HAS BEEN MAINTAINED AND CHECKED TO THE SATISFACTION OF THE SURVEYORS AND IS TRUE TO WITHIN THE LIMITS OF ERROR.
8. THE DRAWING OF ANY PARCEL HAVING A X-U Nincinnati AGREED TO MAINTAIN THE ALINCCORCUS COURT FOR THE REMOVAL OF OIL STAINS, IF ANY, EXISTING ON THE PROPERTY. THE OWNER MAY BE REQUIRED TO PAY THE COST OF REMOVAL.
9. TOWN OF NORTH TOWNE. THE OWNER MAY BE REQUIRED TO PAY THE COST OF REMOVAL.
10. THE DRAWING OF SUCH PARCEL HAVING A DRAWN BLOCK. THE OWNER MAY BE REQUIRED TO PAY THE COST OF REMOVAL.
A L F A N O
LOT No. 2
S T A T I O N   D R I V E
A S S O C I A T E S   I N C.   P A R K
LOT No. 4
I N D I A N         F I E L D        R O A D
AREA= 1,921 S.F.
TAX ACCOUNT No. 08-2672/S
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AREA - 12,190 S.F.
DT-1
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DT-3
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CIRCLE
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ARD
ORCH
DRIVE
WOODSIDE
RD. CLIFF
DRIVE
BROTHER
WEST
EAST     BROTHERS     BROOKDRIVE
OVERLOOKWIDGEON     WAYDRIVE
MALLARD
ROADDESI
HILL
RD.
POST
OLD
AVENUE
PUTNAM
EAST
ROAD
RIDGE
BROOK
ROAD
STANWICH
STREET
SALEM
PASS
INDIAN
ROAD
FIELD
INDIAN
SCALE: 1"=1000'
LOCATION MAP
SITE
TOTAL  AREA =  26,377  SQ. FT.
ZONE :  R-12
UTILITY NOTE:
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The
locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the
existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey
shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction
activities to verify the location of underground utilities.
S.E. Minor & Co., Inc. Engineers & Land Surveyors
33 WEST ELM STREET
Greenwich, Connecticut  06830
www.seminor.com
ESTABLISHED 1887

S.E. Minor & Co., Inc. Engineers & Land Surveyors
33 WEST ELM STREET
date
Greenwich, Conn. 06830

08-2672/S

P1

DT-1

PERM-#
Larry, Tom,

In connection with above subdivision, Scott Marucci, Jim Michel and I met to discuss the sidewalk easement area along the frontage of Indian Field Road; following are our observations:

- The construction of a sidewalk along Indian Field Road remains a conceptual design; however, we take every opportunity to facilitate its future implementation e.g. creating easement areas;
- Sidewalks must follow Town’s standards: 5’-wide, 2’ min. grass strip and 5” thick granite curb. You may utilize these dimensions to draft the easement area within your property starting at the edge of pavement (not the property line);
- Because it is very unlikely that this sidewalk would continue southerly across the railroad bridge; we would want this sidewalk to continue northeasterly along Station Drive and eventually connect to the Cos Cob train station;
- Any sidewalk along Station Drive will likely be constructed along the side closest to the railroad; therefore a ramp crossing this road (Station Drive) from the southwestern corner of the subject subdivision would further shape the requested sidewalk easement (say 8’ offset from the Station Drive ROW);
- Attached please find a schematic layout of the requested easement area and a draft easement for your review;
- Once the easement documents are completed by the project attorney, they need to be reviewed and approved by Law and DPW; these documents must be completed and filed before the subdivision map.

Please email me any questions.

Thank you,

Juan P. Paredes, PE
Civil Engineer II
Town of Greenwich, DPW
Engineering Division
Office (203) 622-3731
Thank you Juan. They have postponed to the 9/14 meeting in hopes to resolve the issues. Please let me know if you have any updates following your meeting.

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

Bianca,
I spoke to Larry Liebman from S.E. Minor and corroborated that aside from the sidewalk easement issue, there were plenty other comments that need to be addressed prior to our approval for the subdivision.

I also spoke to Jim Michael on this matter and we have a pending meeting to review further.

Please email me any questions.

Thank you,

Juan P. Paredes, PE
Civil Engineer II
Town of Greenwich, DPW
Engineering Division
Hi Juan and Scott,

Please see email below from Tom Heagney regarding your comments dated 7/27/21. Would this address some of your comments? Please let me know.

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

From: Tom Heagney [mailto:theagney@hls248.com]
Sent: Thursday, July 29, 2021 9:18 AM
To: Dygert, Bianca <bianca.dygert@greenwichct.org>
Cc: larry.liebman@seminor.com
Subject: RE: 89 Indian Field Road DPW Comments

[EXTERNAL]
Bianca,

The preliminary approval letter dated October 6, 2020 required the property owner to meet with the Public Works Department to discuss the possibility of a sidewalk along the property. The meeting was held via Zoom on October 16, 2020. In attendance were my client, myself and Jim Michel and Eleanor Rogers from DPW. We were advised at the meeting that DPW had met with some neighbors to discuss sidewalks along Indian Field Road from Morningside to the train station. We were told that some residents in the neighborhood wanted sidewalks and others did not. There was no funding allocated yet and the timeframe for any sidewalk would be at least 5 years. We were provided with the attached sketch. We were told that the specifications for the sidewalk would likely involve a 5 foot walk and 2-3 feet of grass. Trees would need to be removed including the large hickory adjacent to our client’s property. Our client is willing to consider an easement to the town for a sidewalk but it appears at this point that the sidewalk concept is only in the preliminary planning stages.

SE Minor will comment on the other issues raised in the memo.

We would like to remain on the agenda to determine if there are other issues which need to be addressed.
Hello Tom,

Please see attached DPW Engineering comments for 89 Indian Field Road. Please let me know if you would like to remain on the agenda for 8/3.

Thanks,

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
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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.
The preliminary approval letter dated October 6, 2020 required the property owner to meet with the Public Works Department to discuss the possibility of a sidewalk along the property. The meeting was held via Zoom on October 16, 2020. In attendance were my client, myself and Jim Michel and Eleanor Rogers from DPW. We were advised at the meeting that DPW had met with some neighbors to discuss sidewalks along Indian Field Road from Morningside to the train station. We were told that some residents in the neighborhood wanted sidewalks and others did not. There was no funding allocated yet and the timeframe for any sidewalk would be at least 5 years. We were provided with the attached sketch. We were told that the specifications for the sidewalk would likely involve a 5 foot walk and 2-3 feet of grass. Trees would need to be removed including the large hickory adjacent to our client’s property. Our client is willing to consider an easement to the town for a sidewalk but it appears at this point that the sidewalk concept is only in the preliminary planning stages.

SE Minor will comment on the other issues raised in the memo.

We would like to remain on the agenda to determine if there are other issues which need to be addressed.

Tom

Thomas J. Heagney
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830
O: 203-661-8400
F: 203-661-7496
theagney@HLS248.com

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Please see attached DPW Engineering comments for 89 Indian Field Road. Please let me know if you would like to remain on the agenda for 8/3.

Thanks,

**Bianca Dygert**

**Planner II**

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Land Use - Planning & Zoning  
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Bianca.Dygert@greenwichct.org

www.greenwichct.gov

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Reviewed by: Jodi Couture  
Date: 7/27/2021  

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

ZONING ENFORCEMENT

Project No. PLPZ202100314  

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Palylyk

LOCATION: 89 Indian Field Rd.

PLAN DATE:

ZONE: R-12

☐  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**.
Date: July 29, 2021

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
      Al Romano, Environmental Asset Engineer – Sewer Division

Re: PLPZ202100314: 89 Indian Field Road, Jaroslaw Palylyk and Alexandra Palylyk

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
  • Subdivide parcel into two separate lots.

Sewer Division Comments:
As indicated in the Sewer Division’s prior comments dated September 16, 2020, the following comments still apply and need to be addressed:

Comments to be addressed during P&Z phase:
  • The proposed sewer connection(s) cannot be approved as shown. Please refer to our comments below. This can be addressed during the Sewer and Building Permit phase but we wish to make the applicant/owner aware during the P&Z phase in case they wish to revise anything pertaining to their proposed plans with P&Z. The applicant/owner should be required to confirm in writing their understanding and agreement to comply. They cannot have a shared sewer lateral connection to the main for two separate single family dwellings.

Comments to be addressed during Sewer and Building Permit phase:
  • The applicant/owner will be required to obtain all necessary Sewer Permits. Please coordinate directly with the Sewer Division for permits.

  • The applicant/owner must adhere to the findings of the CCTV inspection of the sewer lateral from Sewer Permit PRSD202000139, cleaning and removing the roots from the sewer lateral and installing a cure-in-place liner in the clay sewer lateral to within 1 foot of the sewer main. Must use a Town Sewer Division approved installer. This will be for one of the proposed dwellings. The drawings need to be revised accordingly.

  • The second proposed dwelling will require its own separate sanitary sewer lateral to the Town sewer main. The proposed plan does not meet the Town regulations, as separate structures are required to have separate sewer laterals to the Town sewer main. The proposed development has shared sewer lateral between two separate single family dwellings on two lots. This is not permitted for residential lots. Please coordinate directly with the Sewer Division for all permitting needs and the specifics related to the connection to the main.
• In addition, no new penetration to the existing Town sewer manhole will be permitted. Please coordinate directly with the Sewer Division on where sanitary sewer connection(s) can be made for this project.

• An easement will be required for the rear property’s sanitary sewer lateral to connect to the sewer main on Indian Field Road.

• The proposed cultec is too close to the proposed sanitary sewer lateral. There needs to be a minimum of 5-feet of clearance between the sewer lateral and the cultec system and the proposed sewer lateral will require concrete encasement, as it is within 10-feet of cultec system. Ideally, it would be best if the cultec location could be revised to provide a minimum of 10-feet of clearance from any sewer lateral, which would also eliminate the need to concrete encase the lateral near the cultec. Please coordinate with Sewer Division during Sewer Permitting. Any sewer lateral within 10-feet of any drainage system (cultec), as well as any permeable pavement, etc. requires concrete encasement of the sewer lateral. Please coordinate with the Sewer Division for requirements.

• Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.

• Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.

Also, please note, the applicant should NOT submit for Sewer Permits until the project has received approval from P&Z.
MEMORANDUM

TO:    Bianca Dygert, Planner II
FROM:  Aleksandra Moch, Environmental Analyst
DATE:  July 29, 2021
RE:    89 Indian Field Road, Jaroslaw Palylyk & Alexandra Palylyk, PLPZ 2021 00314
        Site plan by S.E. Minor & Co., Inc., dated July 7, 2021 and landscape plan by Jay Fain & Associates, LLC, dated June 29, 2021

The Conservation Commission staff had review the preliminary application and supported the location of the easement and fee-simple conservation areas. In addition, two recommendations were offered.

1. The paved and disturbed section of the conservation areas are supposed to be restored with native plantings. This request was only partially fulfilled. The disturbed area shown on the landscape plan covers approximately 1,200 sf. The proposed plant material will fill only about 429 s.f. when mature. More native plants should be added to this area to fully repair the 1,200 s.f.

The plant assembly should be dominated by woody plants rather than herbaceous ground cover. Low growing perennials once planted along the edges may be easily mowed. Shrubs and trees will provide greater benefits given the close proximity to I-95 and railroad. Larger biologically active surface areas are more effective in noise and pollution absorption.

A line of sunken boulders installed every 5 feet should be used as a permanent demarcation feature.

2. The existing, mostly mature trees were recognized as an important buffer between the major transportation corridor and residential development. The proposed landscape plan indicates trees along Indian Field Road will be removed and the property line replanted with arborvitae. The applicant should consider pruning the existing trees and applying supplemental plantings to enhance the existing green buffer along Indian Field Road and the railroad. Such buffer will offer a wildlife corridor, carbon sequestration, absorption of air and noise pollution, help with storm water management and protect the soil.

3. The applicant should be recognized for using permeable and shared driveway.

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

Engineering Project No. 20-4(6)  Department Project No. PLPZ202000212  Submittal Received Date: 7/13/2021

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

PLAN SET INFORMATION

Plan Title: Jay Palylyk  Project Address: 89 Indian Field Road
Engineering Firm: S.E. Minor and Co., Inc.  Original Plan Date: 6/7/2021  Latest Plan Revision Date: ___

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor and Co., Inc.  Original Report Date: 6/7/2021  Latest Report Revision Date: ___

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

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

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

Reviewed and Approved by: _______________________________  Date: _____07/27/2021_____
Juan Paredes, P.E. - Civil Engineer II

COMMENTS AND CONDITIONS OF APPROVAL:  Resubmit Prior to Final Subdivision Approval

1. The following comment is for information only:
   a. Included within the deed from Book 127 Page 32 it states that the grantee, his heirs, and assigns, shall not sub-divide said lot herby conveyed, nor erect upon said lot more than one dwelling house.

2. The residents on Indian Field Road have been discussing with the Department of Public Works (DPW) the request for the installation of a sidewalk on Station Drive (paper road not owned by the Town) from Indian Field Road to Sachem Road. Since the Station Drive Right-of-Way is a private Right-of-Way any sidewalk would be owned by the owner of the Station Drive Right-of-Way. Based on the deeds it appears the Right-of-Way is still owned by Laurence Timmons and within the deed from Book 127 Page 32 it states Together with the right to use the streets, roads, and drives designated on said map of “Property of Laurence Timmons, Greenwich, Conn.” as fully as if said street, roads, and drives were public highways. It appears that all the properties shown on Map 386 would have rights to the Station Drive Right-of-Way (paper road not owned by the Town). Please contact the Deputy Commissioner of Public Works to discuss a potential sidewalk easement area along the frontage of Indian Field Road.
   a. There is no documentation of a meeting with the Deputy Commission or DPW staff in this regards.
3. The creation of an easement needs to be considered for the section of gravel drive on the rear of the lots.
4. A draft of the drainage maintenance agreement between all the lots needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final subdivision approval.
5. A draft of the utility easement needs to be submitted for review by Planning & Zoning, Law Department, and Engineering Division prior to final subdivision approval.
6. A draft of the driveway easement needs to be submitted for review by Planning & Zoning and the Law Department prior to final subdivision approval.
7. Form SC-107 needs to be submitted.
8. The Drainage Summary Report must be revised as follows:
   a. Verify if any off-site drainage area discharge runoff across subject property; Town of Greenwich GIS data may be utilized for this.
   b. Portions of watershed area 6S (and possibly off-site areas) are directed towards porous asphalt driveway No. 2.; revise routing computations to include these area or bypass accordingly.
   c. Porous driveway No. 2 overflows onto porous driveway No. 1.; porous driveway No. 1 overflows onto Cultec system (4P); routing model must be revised accordingly.
   d. Outlet structure for Cultec system must be revised to account for two (2) catch basins (as shown on the site plan).
   e. Show location, width and elevation of weirs on site plan; match routing model.
   f. Building cross sections show footing drains are proposed; footing drain pipe networks must be shown to the outfall. If sump pumps are proposed, these must be shown connecting into an infiltration practice and thereafter to a level spreader.
   g. Revise all other computations as needed.
   h. Additional comments may be issued upon submission of revised site plans and drainage report.
9. The construction plan set needs to be revised as follows:
   a. Site Plan Sheets
      i. Show utilities and easements.
      ii. Show the entire pipe network from the starting point (roof leaders, catch basin, etc.) to the outfall.
      iii. Show the footing drain network from the house/sump pump to the outfall.
      iv. Show all catch basins/yard drains/drain inlets with the following in the callout:
         1. Sump elevation.
      v. Show all pipes with the following in the callout:
         1. Pipe size.
         2. Pipe material.
         3. Pipe slope.
      vi. Show all level spreaders/scour holes'/riprap aprons with the following in the callout:
         1. Dimensions (length and width).
         2. Depth of stone.
         3. Pipe/stone elevation.
         4. Pipe size.
         5. Pipe material.
   b. Driveway Sight Distance Sheet
      i. Based on a field inspection by Engineering Division staff it appears that the 46” Hickory tree may block the required 250-foot sight line. The sight distance plan must show the sight distance length for the sight line in front of the tree as well as behind the tree. The vegetation from the 46” Hickory tree to Utility Pole No. 78686 needs to be added to the plans and all vegetation from the sight line to the edge of the road shall be removed (this appears to require approval from the railroad).
      ii. Show sight distance for proposed driveways (use GIS data to supplement the A-2 and T-2 Survey as needed to show the entire road for the required sight distance).
      iii. The driveway location within the Indian Field Road Right-of-Way needs to be revised as follows:
         1. Where the driveway flare meets the edge of the road it must be 1-foot to the south of the northern property line projection where it would meet the edge of Indian Field Road.
iv. Show width of driveways at property line.

v. Show width of driveways at edge of road.

vi. Show distance from edge of driveways to parallel property line.

vii. Show profile for each driveway from edge of road to garage. The profile shall include slopes, spot elevations and if porous pavement is used the entire porous pavement section to the bottom of stone shall be included with elevations.

viii. Callout all vegetation (trees, bushes, shrubs, etc.) to be removed for the required sight distance to be met.

c. Landscaping Sheet

   i. Verify proposed trees/shrubs do not block lines of sight.

   ii. Verify proposed trees/shrubs do not block possible sidewalk easement.

10. The Operations and Maintenance Plan Report must be a separate document (for each lot) and include the following:


   b. Exhibit A: Long-term Maintenance Plan that prescribes those activities that must be carried out to maintain compliance with this Declaration. A maintenance log form must also be included. A draft must be completed prior to Final Site Plan Approval. The final version must be submitted with the request for Certificate of Occupancy.

   c. Exhibit B: Improvement Location Survey showing a location of the Property and an accurate location of each stormwater management practice affected by this Declaration. This must be submitted prior to the issuance of the Certificate of Occupancy.

   d. The Maintenance Declaration will need 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.

Standard Conditions for Each Submittal

1. The Engineering Division will no longer keep any records for the submittals. All records for the submittal shall be obtained from the Town of Greenwich Department/Division that has taken in applications and/or submittals. These documents are maintained within each office (e.g. P&Z, IWWA, and DPW Building and Highway Divisions).

2. All revisions to the reports and plans must follow the requirements in the Town of Greenwich Drainage Manual February 2014 as amended.

3. All revisions must be accompanied by a point-by-point written response to the Engineering Division’s comments.

Standard Conditions of Approval

1. The Operations and Maintenance Plan Report must include the following for the Certificate of Occupancy:
   b. The final completed Exhibit A, and B
   c. The Maintenance Declaration needs to be filed on the Town of Greenwich Land Records prior to a Certificate of Occupancy. A review of the documents above must be completed before filing on the Town of Greenwich Land Records.

2. The Town of Greenwich – Standard Construction Notes for Site and Subdivision Plans are conditions that must be met.

3. All requests for a Temporary Certificate of Occupancy (T.C.O.) or a Certificate of Occupancy (C.O.) shall be submitted one month before the T.C.O. or C.O. is required.

4. The submittal for a Temporary or Final Certificate of Occupancy must include the following:
c. Field Inspection Record (All required photos) – Form SC-106 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
d. Bioretention Soil Testing Certification Sign-Off (as applicable with the bioretention soil gradation test and the phosphorous test for the mixed soil) – Form SC-104 – Sealed and Signed by a Connecticut Licensed Professional Engineer.
h. A Letter discussing all the work that remains to be completed (Only for a Temporary Certificate of Occupancy Submittal).
October 6, 2020

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

RE: The application of Thomas J. Heagney, Esq., authorized agent for Jaroslaw and Alexandra Palylyk, record owners, for a preliminary subdivision, PLPZ 2020 00212, to subdivide an existing 26,377 sq. ft. parcel into two parcels where Lot ‘A’ would be 12,187 sq. ft. and Lot ‘B’ would be 12,190 sq. ft. with 1,957 sq. ft. conservation easement and a 2,000 sq. ft. open space parcel on a property at 89 Indian Field Road in the R-12 zone

Dear Mr. Heagney:

At a regular meeting held on September 22, 2020 the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion to move the preliminary subdivision to final subdivision made by Mr. Macri and seconded by Ms. Goss, the following resolution was unanimously adopted (Voting on this item: Alban, Macri, Goss (for Levy), Yeskey (for Fox), and Lowe (for Hardman))

WHEREAS the Commission held a regular meeting on September 22, 2020 and took all testimony required by law; and

WHEREAS a preliminary subdivision application was submitted to the Planning & Zoning Commission to subdivide an existing 26,377 sq. ft. parcel into two parcels where Lot ‘A’ would be 12,187 sq. ft. and Lot ‘B’ would be 12,190 sq. ft. with 1,957 sq. ft. conservation easement and a 2,000 sq. ft. open space parcel on a property at 89 Indian Field Road in the R-12 zone; and

WHEREAS a chain of title was submitted which dates back to 1910; and

WHEREAS the applicant received an IWWA green sheet dated 7/22/20; and

WHEREAS the ZEO issued comments dated 9/16/20 indicating endorsement for sign-off; and
WHEREAS the Sewer division issued comments dated 9/16/20 indicating no comments to be addressed during the P&Z phase; and

WHEREAS the Conservation department issued comments dated 9/16/20 which note the concrete curb would need to be removed and the area restored with predominantly native vegetation and suggests preserving the large trees growing along Station Drive; and

WHEREAS the Commission noted that DPW Engineering comments dated 9/17/20 need to be addressed prior to final subdivision; and

WHEREAS the applicant shall address tree replacement and/or protection of the large hickory tree; and

WHEREAS the applicant shall discuss with the Deputy Commissioner of Public Works regarding the possibility of installation of a sidewalk on Station Drive (paper road not owned by the Town) which would include a sidewalk easement area; and

WHEREAS the applicant shall submit a landscaping plan prior to final subdivision which show buffer planting along the southern and southwestern portions of the land owned in the subdivision, including the triangular property to the south; and

WHEREAS the applicant shall address any sightline issues prior to final subdivision; and

WHEREAS the Commission received a staff report as well as department comments from DPW Engineering and Sewer Divisions, Conservation and Zoning Enforcement; and

THEREFORE BE IT RESOLVED the application of Thomas J. Heagney, Esq, authorized agent for Jaroslaw and Alexandra Palylyk, record owners, for a preliminary subdivision, PLPZ 2020 00212, to subdivide an existing 26,377 sq. ft. parcel into two parcels where Lot ‘A’ would be 12,187 sq. ft. and Lot ‘B’ would be 12,190 sq. ft. with 1,957 sq. ft. conservation easement and a 2,000 sq. ft. open space parcel on a property at 89 Indian Field Road in the R-12 zone is hereby moved to final subdivision with modifications.

The applicant shall address the following issues with any application for final subdivision:

1. The applicant shall submit a landscaping plan that shows buffer planting along southern and southwestern area of the property, including the triangular area, protection of the large hickory tree and removal of the concrete curb and all structures within the proposed open space;
2. The applicant shall discuss with DPW Deputy Commissioner regarding the possibility of a sidewalk along Station Drive;
3. DPW Engineering comments dated 9/17/20 shall be addressed;
4. Conservation comments dated 9/16/20 shall be addressed.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on September 22, 2020.

If you have any questions, please contact our office.
Sincerely,

Bianca Dygert
Planner II
Subdivision Application

Property Address: 89 Indian Field Road, Greenwich, CT 06830  
Property Owner: Jaroslaw Palylyk & Alexandra Palylyk  
Address: 89 Indian Field Road, Greenwich, CT 06830
Email:  
Cell Phone:  
Other Phone:
Applicant: Jaroslaw Palylyk & Alexandra Palylyk  
Address: 89 Indian Field Road, Greenwich, CT 06830
Email:  
Cell Phone:  
Other Phone:
Authorized Agent: Heagney, Lennon & Slane, LLP  
Address: 248 Greenwich Avenue, Greenwich, CT 06830
Email: Theagney@HLS248.com  
Cell Phone:  
Other Phone: (203) 661-8400

Zone(s): R-12  
Total Area: 26,377 sf

Please select all relevant items below:

☐ Preliminary  ☑ Final  ☐ Coastal

☑ Subdivision  ☐ Resubdivision

Number of Lots:
Existing: 1  
Proposed: 2

Zone:
Existing: R-12  
Proposed: R-12

Land Reserved:
Area of Land Reservation: 3,957  
Reserved Land Area as Percent of Total Land Area: 15%

History:
Previous SB #:
GLR Map # of any previously filed subdivisions or surveys: 386

Utilities:
☐ Septic  ☐ Well  ☑ Sewer  ☑ Public Water

Health Permit needed and received? N/A

IWWA Permit received? N/A  
IWWA Permit #: __________________________

☐ Property is within 500 feet of a Municipal Boundary of ____________________ (for notification)

☐ 10 lots or 10 or more acres requires Environmental Assessment § 6-266 (19)

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

pzSubdivisionApp 2020
Property Address: 89 Indian Field Road, Greenwich, CT 06830  
Tax ID: 08-2671/S

Property Owner 1: Jaroslaw Palylyk & Alexandra Palylyk  
Address: 89 Indian Field Road, Greenwich, CT 06830

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: Jaroslaw Palylyk & Alexandra Palylyk  
Address: 89 Indian Field Road, Greenwich, CT 06830

Email:  
Cell Phone:  
Other Phone:  
Signature:  
Date:  

Authorized Agent: Heagney, Lennon & Slane, LLP  
Address: 248 Greenwich Avenue, Greenwich, CT 06830

Email: THeagney@HLS248.com  
Cell Phone:  
Other Phone: (203) 661-8400  
Signature:  
Date: 7/2/21
NARRATIVE

In September 2020 applicant received a proceed to final decision from the Planning and Zoning Commission for a two-lot subdivision on the east side of Indian Field Road. The lots would be 12,187 square feet and 12,190 square feet with a 1957 square foot conservation easement area and a 2,000 square foot open space parcel. This provides for 15% set aside.

As required by the preliminary letter, the applicant has prepared and submits a landscape plan showing the buffer plantings along the southern and south western portion of the property including the triangular area on the other side of Station Drive.

The applicant also met with the Deputy Commissioner of Public Works to review a potential sidewalk along Indian Field Road and has prepared a drainage summary report for the development of each of the two lots. In response to the Conservation Commission comments, the hard surfaces in the open space and in the conservation easement area are shown to be removed and the area restored. In addition, the development plan and landscape plan show the preservation of the large agrees on Indian Field Road and on the southern part of Lot A.

Applicant request final subdivision approval.

Respectfully Submitted,
Thomas J. Heagney
Dated: July 6, 2021
DECLARATION OF RESTRICTIONS

WHEREAS, JAROSLAW PALYLYK and ALEXANDRA PALYLYK of Greenwich, Connecticut, (hereinafter referred to as the Grantor) is the owner of certain real property in the Town of Greenwich, County of Fairfield and State of Connecticut, described and shown on a certain map entitled, “Subdivision Plan on property of Jay Palylyk, 89 Indian Field Road, Greenwich, Connecticut”, prepared by S.E. Minor & Co., Inc. dated ________, 2021, submitted to the Planning and Zoning Commission as a subdivision map of property located at 89 Indian Field Road, and filed in the Office of the Town Clerk of Greenwich as Number ________, said real property being composed of lots designated “Lot A”, “Lot B”, “Conservation Easement Area” and “89 Indian Field Road Assoc. Open Space.”

WHEREAS, the property is shown as lot 1 on a map entitled “Property of Laurence Timmons, Greenwich, Conn.” recorded as Map 386 in the Greenwich Land Records.

WHEREAS, said Grantor, in order to induce the Planning and Zoning Commission to approve proposed subdivision of Grantor's real property as shown on said map, desire to create such covenants and restrictions as are necessary to comply with the provisions of the Subdivision Regulations of the Town of Greenwich adopted September 10, 1970, by the Planning and Zoning Commission and approved September 14, 1970, by the Representative Town Meeting.

NOW THEREFORE, the Grantor does hereby declare the following covenants and restrictions, which covenants and restrictions shall run with the land in perpetuity and shall be binding on the Grantor, his heirs, legal representatives and assigns and all future owners of any and all of the lots within the herein described subdivision.

1. The areas designated on the Map as “Conservation Easement Area” and “89 Indian Field Road Assoc. Open Space” shall be forever reserved, preserved, used and maintained by the
Grantor, or the association hereinafter provided for, as the case may be, solely for Open Space purposes.

2. Grantor shall subject any conveyance of either of the lots within the subdivision to the burden of these covenants and restrictions and shall, in any instrument of conveyance, express and make specific reference to this declaration by book and page number in the Greenwich Land Records. Grantor, its successors and or assigns shall have the right and obligation to enter onto the “89 Indian Field Road Assoc. Open Space” for purposes of maintaining, pruning and replacing the trees, shrubs and plantings thereon.

3. At the time of conveying any one of the lots shown on the Map, Grantor shall create an unincorporated Connecticut non-profit association named “89 Indian Field Road Association” of which the only members will be the owner, or owners, from time to time of said lots and the primary purpose of which shall be to own, reserve, preserve, maintain and keep in good order and condition said “89 Indian Field Road Assoc. Open Space.” Said association shall have no purpose and shall conduct no business which is or may become repugnant to the covenants and restrictions contained in this declaration. Said association shall have the power to assess its members equally for all costs necessary to perform the association's obligations hereunder. The Grantee of each of the lots shall, by acceptance of the instrument of conveyance, be deemed to have agreed to become a member of the association and to have agreed to pay such share or such costs as shall be assessed against Grantee's lot for the purposes and obligations of the association as hereinbefore described. Said association shall, with the prior review and approval of the Planning and Zoning Commission or its authorized representative, adopt, maintain and enforce reasonable regulations for the preservation, maintenance and use of such area reserved as “Conservation Easement Area” and “89 Indian Field Road Assoc. Open Space.” If at any time the reservation, preservation,
maintenance or use of the area reserved as “Conservation Easement Area” and “89 Indian Field Road Assoc. Open Space” does not comply with the purposes of such reserved area or with the regulations adopted by the association pursuant hereto, the Town of Greenwich may take any and all necessary action to assure proper compliance and may assess against the association all costs incurred by the Town, including reasonable attorney's fees, for such purposes. Any such assessment not paid within thirty days after demand therefore shall bear interest from the date of demand at the rate established by law for interest upon money judgments, and the Town may bring an action at law to collect such assessment and there shall be added to the amount of such assessment, in such event, all costs incurred by the Town for such collection, including reasonable attorney's fees.

4. All members of the association shall have access to the area reserved as “89 Indian Field Road Assoc. Open Space.”

5. In the event the Association mentioned in paragraph 3 herein fails, neglects or refuses to pay assessments made by the Town of Greenwich on the area entitled “89 Indian Field Road Assoc. Open Space”, the individual lot owners in the subdivision that is subject to these restrictions shall each be jointly and individually liable for any and all taxes and assessments made by the Town of Greenwich.

In the event that any tax or assessment is not paid within thirty (30) days after demand therefore shall bear interest from the date of demand at the rate established by law and any penalties thereon, and the Town may bring an action at law to collect such assessments and there shall be added to the amount of such assessment, in such event, all costs incurred by the Town for such collection, including reasonable attorney's fees.

6. The covenants and restrictions declared herein shall inure to the benefit
of the Town of Greenwich and all property owners adjoining the subdivided real property of the
Grantors described herein above and will run with the land in perpetuity and be binding on all
future owners of any and all lots within the subdivision. The Town may enforce any of such
covenants or restrictions by appropriate court action.

7. The restrictive covenants and agreements herein declared may not be modified, altered,
amended, changed, or released without the written approval of the Town of Greenwich acting
jointly by its Planning and Zoning Commission or such municipal officer or agency as may have
succeeded them and with the unanimous approval of all the property owners in the subdivision as
shown on the map.

8. The covenants and restrictions declared herein shall not be affected in any manner by
change in zoning or land use subsequent to the final approval of the subdivision hereinbefore
described.

9. “Open Space Parcel” on the Map designated as “89 Indian Field Road Assoc. Open
Space” shall be forever reserved, preserved, used and maintained by the Owner or the association
hereinafter provided for, solely for Open Space subject to the following:

a) No building or other structure or improvement, either temporary or
permanent, shall be erected or caused to be placed on any portion of the Open Space or
Conservation Easement Areas other than sunken boulder demarcation denoting the Open Space
boundary.

b) No topographic changes shall be made in any portion of the Open Space or
Conservation Easement Areas, including, filling, grading, excavation or the altering of natural or
existing drainage without the prior written approval of the Planning and Zoning Commission or
designee.
c) No tree shall be removed from the Open Space or Conservation Easement Areas by the Owner unless, as a result of disease or death, said tree poses a threat to the residential use of the lot and the removal of said tree is approved in writing by the Planning and Zoning Commission or designee.

d) No refuse, trash, debris, garbage, waste matter, sewage, organic yard debris (grass clippings, leaves, branches, wood chips, etc.) or other like substance or offensive material shall be placed, caused to be placed or allowed to remain in or upon the Open Space or Conservation Easement Areas.

e) The Owner shall have the right to protect from erosion portions of the Open Space by planting trees, plants and shrubs where and to the extent necessary, or by other appropriate means after said planting(s) is approved in writing by the Planning and Zoning Commission or designee. Owner shall demarcate the Open Space parcel and Conservation Easement Areas and allow the area to naturalize.

f) Any new plantings in the Open Space and Conservation Easement Areas parcel will use only native species. All management of the Open Space parcel and Conservation Easement Areas will be done as to encourage biodiversity and growth of native species and discourage the growth and spread of invasive species. Any work to prevent the spread of invasive species will be done in consultation with the Planning and Zoning Commission or designee, including but not limited to the Conservation Commission staff.

g) Portions of the Open Space parcel may be maintained by mowing of overgrown grass by no more than twice a growing season.

h) As part of the future management of the Open Space parcel and Conservation Easement Areas, the Owner may through application to the appropriate Town agency
address invasive/nuisance species.

10. NOTWITHSTANDING ANY OTHER REQUIREMENT CONCERNING MODIFICATION OF THIS INSTRUMENT, OR ANY DOCUMENT FILED PREVIOUSLY IN THE GREENWICH LAND RECORDS, NO MODIFICATION OR INSTRUMENT PURPORTING TO MODIFY ANY CONDITION, TERM OR PROVISION OF THIS DECLARATION OF RESTRICTIONS SHALL BE VALID UNLESS IT IS FILED ON THE GREENWICH LAND RECORDS AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF GREENWICH AND THE SIGNATURE OF THE CHAIRMAN OF SUCH PLANNING AND ZONING COMMISSION APPEARS THEREON.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of July, 2021.

__________________________
JAROSLAW PALYLYK

__________________________
ALEXANDRA PALYLYK
STATE OF CONNECTICUT             )
                                ) ss: Greenwich
COUNTY OF FAIRFIELD            )
                                )

On the                        day of      , 2021, before me the undersigned, personally appeared
JAROSLAW PALYLYK known to me (or satisfactorily proven) to be the person whose name is
subscribed to the within instrument and acknowledged that he executed the same for purposes
therein contained.

In witness whereof I hereunto set my hand.

________________________________________
Notary Public

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

On the                        day of      , 2021, before me the undersigned, personally appeared
ALEXANDRA PALYLYK known to me (or satisfactorily proven) to be the person whose name is
subscribed to the within instrument and acknowledged that she executed the same for purposes
therein contained.

In witness whereof I hereunto set my hand.

________________________________________
Notary Public
TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF FINAL SUBDIVISION APPLICATION
TO
PLANNING AND ZONING COMMISSION

STATE OF CONNECTICUT  )
                  ss: Greenwich
COUNTY OF FAIRFIELD  )

I, THOMAS J. HEAGNEY, being first duly sworn, do hereby certify that on July 6, 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 July 6, 2021, as shown on the Town Tax Assessor’s Office records of property abutting and across the street from the property for which an application for a final subdivision of the property located at 89 Indian Field Road, Greenwich, Connecticut has been filed with the Greenwich Planning and Zoning Commission.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF JULY, 2021

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

Abutting property owners of 89 Indian Field Road:

David A. Motay
92 Indian Field Road
Greenwich, CT 06830
01-2302/S

Sandra Alfano
87 Indian Field Road
Greenwich, CT 06830
08-2574/S

Timothy & Tatiana Andersen
94 Indian Field Road
Greenwich, CT 06830
01-2303/S

Station Drive Associates Inc. Park
Station Drive
Cos Cob, CT 06807
08-9005

Elaine DiAngelo
88 Indian Field Road
Greenwich, CT 06830
01-2301/S

MTA Metro-North Railroad
420 Lexington Avenue
New York, NY 10017-3739
July 6, 2021

To Whom It May Concern:

Notice is hereby given that Jaroslaw and Alexandra Palylyk have filed an application with the Town of Greenwich Planning and Zoning Commission to request final subdivision approval at 89 Indian Field Road in Greenwich, Connecticut.

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

As an adjoining property owner you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Commission to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined.

______________________________

Thomas J. Heagney

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
July 6, 2021

To Whom It May Concern:

Notice is hereby given that Jaroslaw and Alexandra Palylyk have filed an application with the Town of Greenwich Planning and Zoning Commission to request final subdivision approval at 89 Indian Field Road in Greenwich, Connecticut.

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

As an adjoining property owner you are entitled to this notice. You may appear at the Public Hearing of this appeal or send a representative. You may also write to the Planning and Zoning Commission to express your position on this matter under review if you so choose. The date of the hearing has not yet been determined.

For information contact:
Planning and Zoning Commission
Town Hall, 101 Field Point Road
Greenwich, CT 06836
Tel: 203-622-7894
March 31, 2020

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

RE: 89 Indian Field Road
     Greenwich, CT 06830

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 or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

[Signatures]

Jaroslav Palylyk

Alexandra Palylyk
CERTIFICATE OF TITLE

89 Indian Field Road
(Tax ID 08-2671/S)

THIS IS TO CERTIFY that after an examination of the Land Records, as indexed, of the Town of Greenwich, County of Fairfield and State of Connecticut, and of the books and pages to which they refer, to the date hereof, we are of the opinion that JAROSLAW PALLYK and ALEXANDRA PALLYK are the owners in fee simple, conveyed to them by a Warranty Deed from DONALD FOX and SUSAN LENCZYCKI-FOX on February 14, 2020 in Book 7628 at Page 35 of the Greenwich Land Records.

The chain of title to the property is as shown on the attached schedule.

Dated at Greenwich, Connecticut this 20 day of July, 2020.

HEAGNEY, LENNON & SLANE, LLP

By: ____________________________
    Thomas L. Heagney
<table>
<thead>
<tr>
<th>Date</th>
<th>Book</th>
<th>Page</th>
<th>Conveyance</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 7, 1910</td>
<td>127</td>
<td>32</td>
<td>Deed from Laurence Timmons to Theodore Fowler</td>
</tr>
<tr>
<td>July 17, 1944</td>
<td>394</td>
<td>455</td>
<td>Deed from Elise Scherer to Marion A. Lencycki and Nellie F. Lencycki</td>
</tr>
<tr>
<td>August 29, 1980</td>
<td>1184</td>
<td>183</td>
<td>Probate Court Tax Certificate for Land Records - Estate of Marion A. Lencycki and Nellie F. Lencycki</td>
</tr>
<tr>
<td>June 11, 2002</td>
<td>3877</td>
<td>309</td>
<td>Probate Court Certificate of Devise from Estate of Nellie F. Lencycki to Joseph J. Lencycki</td>
</tr>
<tr>
<td>March 9, 2005</td>
<td>4868</td>
<td>50</td>
<td>Quit Claim Deed from Joseph J. Lencycki to Donald Fox and Susan Lencycki-Fox</td>
</tr>
<tr>
<td>February 14, 2020</td>
<td>7628</td>
<td>35</td>
<td>Warranty Deed from Donald Fox and Susan Lencycki-Fox to Jaroslaw Palylyk and Alexandra Palylyk</td>
</tr>
</tbody>
</table>
BOOK 127. MISCELLANEOUS.

STATE OF NEW YORK,
COUNTY OF WESTCHESTER,

SS: Fort Chester, April 4th 1910.

Personally appeared George A. Slater, Walter S.
Cosby and Charles H. Lounsbury signers and sealers of the following instrument, and
acknowledged the same to be their free act and deed before me,

Arthur R. Wilson, Commissioner for Connecticut,
(SEAL)"(1)

Residing at Fort Chester, N. Y.

Received for record April 7th, 1910, at 9:45 a.m., and received by,-

TOWN CLERK.

TO ALL PEOPLE TO WIT THOS presents shall come, GREETING:

KNOW THOU I, Lawrence Timmons of the town of Greenwich, County of Fairfield and
State of Connecticut, for the consideration of One Dollar and other good and valuable
consideration received to my full satisfaction of Theodore Porter of the town of North
Castle, County of Westchester and State of New York, do give, grant, bargain, sell and
convey unto the said Theodore Porter. All that certain tract, piece or parcel of
land located at Cos Cob in said Greenwich, and being lot No. 1 on map entitled "Property
of Lawrence Timmons, Greenwich, Conn.," which map is on file in the Town Clerk's Office
of said Greenwich, also additional land on the north of said lot as appears by map
hereto attached, reference therefor being had.

Said tract as a whole is bounded and described as follows:

Beginning at the southwesterly corner of lot No. 2 on said map of property of said
Timmons and the northwesterly corner of lot No. 1 on said map of said Timmons aforesaid,
then running Easterly along the southerly boundary of lot No. 2, 200 feet,
then southerly along the westerly boundary of lot No. 36 on said map of said Timmons
91.66 feet; thence southeasterly along the highway Station Drive (as-called) as laid
on said map of Property of Lawrence Timmons 110.23 feet, thence running a circle as
appears on map hereto attached, and being 128.95 feet to a point 100 feet from the
point of beginning, thence running northerly along the highway Indian Field Road 100
feet to the point or place of beginning.

Also all that certain tract of land which appears on the southerly side of the high-
way on said map hereto attached, and which is bounded northerly by said Station
Drive; southerly by land of N. Y. H. H. & H. R. R. Co; westerly by highway Indian
Field Road (so-called).

Together with all right, title and interest in and to the highway-Indian Field Road
(so-called).

Together with the right to use the streets roads and drives designated on said map of
"Property of Lawrence Timmons, Greenwich, Conn." as fully as if said streets, roads
and drives were public highways.

This deed is given and accepted upon the express covenant and agreement as part of the
consideration hereof, that the grantees, his heirs and assigns, shall not sub-divide
said lot hereby conveyed; nor erect upon said lot more than one dwelling house, said
dwelling house in not to be what is known as a flat roof house, or a double house, and
is to cost not less than $5,000, and said premises are to be used for residential
purposes only.
BOOK 127. MISCELLANEOUS.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereto unto the said grantee his heirs and assigns forever to him and their proper use and benefit. And also I the said grantor, do for myself my heirs, executors and administrators, covenant with the said grantee his heirs and assigns, that at and until the unsealing of these presents, I am as well seized of the premises, as a good indefeasible estate in fee simple; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as aforesaid.

AND FURTHERMORE I the said grantor do by these presents, bind myself and my heirs forever to warrant and defend the above granted and bargained premises to him the said grantee, his heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 6th day of April A.D. 1910.

Signed, sealed and delivered in presence of:

Millen S. Morris
Stephan L. Redford

STATE OF CONNECTICUT, } SS:
FAIRFIELD COUNTY; }

Personally appeared Laurence Thomens, signer and
witness of the foregoing instrument, and acknowledged the same to be his free act and deed before me,

Stephen L. Redford
Notary Public, Connecticut.

Received for Record April 7th, 1910, at 10:22 A.M., and recorded by:

R. W. Wood Town Clerk.

THAT I IS TO CERTIFY that Joseph P. Crosby, of the town of Greenwich, County of Fairfield and State of Connecticut, on the eighth day of April 1910, in the Court of Common Pleas for Fairfield County held at Bridgeport in the said County, did obtain a Judgment in his favor against Amy H. White of said Town of Greenwich, for the sum of $570.93 damages and $35.91 costs of suit, which judgment remains wholly unsatisfied, and to secure said sum and the lawful interest thereon, a judgment lien in favor of the said Joseph P. Crosby is hereby placed on the following real estate of the said Amy H. White situate in the said Town of Greenwich and bounded and described as follows: on a certain map made by S. E. Minor C. E., dated Dec 1, 1899 entitled "Map of Trust Estate of Thomas A. Read, building sites offered for sale at Greenwich Conn," as Lot No. 23 which map is as
BOOK No MISCALLANEOUS

AND FURTHERMORE, the said grantor does by these presents covenant that it has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

IN SUCH DEED OF, it has hereunto caused to be set its hand and seal this 27 day of June in the year of our Lord nineteen hundred and forty-four.

Signed, sealed and delivered

In presence of

Eurige Thomas

Nona Evans

STATE OF UTAH

COUNTY OF SALT LAKE

JUNE 17 A.D. 1944.

Personally appeared American Institute of Architects by Raymond J. Ashby, its President, as aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said Corporation, before me.

Received from Esmera July 19, 1944 at 11:45 a.m. and recorded by

Town Clerk

TO ALL TO WHOM THESE PRESENTS MAY COME, GREETING:

KNOW YE, that I, ERIE SHERRID, of the Town of Greenwich, County of Fairfield and State of Connecticut, for the consideration of One ($1.00) dollar and other valuable considerations received to my full satisfaction of RAGNAR A. LUNDBRED and HELLE P. LUNDBRED, husband and wife, both of the said Town of Greenwich do give, grant, bargain, sell and convey unto the said RAGNAR A. LUNDBRED and HELLE P. LUNDBRED during their joint lives with the remainder in fee to the survivor

All that certain tract, piece or parcel of land, with the buildings and improvements thereon situated at Cos Cob in said Town of Greenwich, being lot No. 1 on map entitled "Property of Lawrence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 35; said premises being bounded and described as follows:

Beginning at the southwesterly corner of Lot No. 2 on said map of property of said Timmons and the northeasterly corner of Lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of said Lot No. 2, 200 feet, thence southerly along the westerly boundary of said Lot No. 38, 200 feet, thence easterly along said Timmons Drive (so-called) as laid out on said map 150.20 feet, thence 128.28 feet along the arc of a circle curving to the right and having a radius of 66.01 feet, thence running northwesterly and northerly along the Indian Field Road as laid out on said map 100 feet to the point or place of beginning.

Also all that certain triangular tract of land situated at Cos Cob in said Town of Greenwich, the northerly boundary of which is located about 50 feet south of the first parcel herein first above described, bounded and described as follows: Northerly by said Timmons Drive, southerly by land of the New York, New Haven and Hartford Railroad Company and westerly by Indian Field Road.

Together with all right, title and interest which the grantor has in and to Indian Field Road in front of and adjoining said premises to the center line thereof.

Together also with the right to use the streets, roads and drives designated on said map of "Property of Lawrence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.

Said premises are conveyed subject, however, to the following:

1. Covenant and restrictions set forth in a warranty deed from Lawrence Timmons to Emma Newton dated October 25, 1929 and recorded in the Greenwich Land Records in Book 126 at Page
BOOK 394 MISCELLANEOUS

77 and recited in a certain deed from Lawrence Elmam to Theodore Fowler dated April 6, 1910
and recorded in said land records in Book 677 at Page 36.
2. Second installment of the Town of Greenwich tax on the list of June 1, 1943 due and payable
in July, 1944.
3. Town of Greenwich tax on the list of June 1, 1944 due and payable in January and July, 1944.
4. Cos Cob Sewer Maintenance tax on the list of June 1, 1944 due and payable in May, 1944.
5. The 15th and final installment of Cos Cob Sewer Construction assessment due and payable
in April, 1944.
6. Lease of said premises expiring September 30, 1944.
7. Zoning and plumbing laws, rules and regulations as established in and for the Town of
Greenwich.

TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof, unto the said grantees for and during the joint lives of either of them, unto the survivor of them and to his or her heirs and assigns forever, to their own proper use and behoof. It being the intention hereof to convey to the said grantees the use and improvement of said premises during their joint lives and the remainder in fee to the survivor.

AND ALSO, I, the said grantor, do for myself, my heirs, executors, administrators, and assigns, covenanted with the said grantees, their heirs and assigns, that at and until the surrender of these premises, I am well and truly parted all the premises, as a good and usable estate in FIX SIMILAR.

AND FURTHERMORE, I, the said grantor do by these presents bind myself and my heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them, the said grantees, their heirs and assigns, against all claims and demands whatsoever, except as above mentioned.

In witness whereof, I have hereunto caused to be set my hand and seal this 27th day of July in the year of our Lord nineteen hundred and forty-four.

Signed, Sealed and Delivered in presence of

G. J. Knack
Benjamin F. Farris

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared ELICE SCHERER of the County of Fairfield, and acknowledged the said Deed to be her free act and deed before me.

July 27 A.D. 1944

Benjamin F. Farris, Notary Public

Received and recorded July 17, 1944 at 10:04 A.M. and recorded by--

This LEASE is renewed for one year from 3/3/43 to March 1st/44.

E. Neal Lorford

LEASE

E. O. Naytby

THIS INSTRUMENT, MADE BY AND BETWEEN B. BENJAMIN LOCKWOOD of Old Greenwich, Conn. Lessor, and
DR. ERNEST G. SIEFFEN OF SALEM, MASSACHUSETTS, LESSOR, WITNESSETH:

That the Lessor has leased, and does hereby lease to the said Lessee from #4 on the second
door to 210-212 Sound Beach Avenue, Old Greenwich, Connecticut to be used as a dentist's
office. The lease is to contain all expenses of fitting up office #4 at a rental office. If
any damage by negligence, any water should go into the store below and damage same or any
which is responsible for same and pay the cost at once. If a fire should occur in office
#4, it is to be the Lessee to pay whether this lease should be broken or stand as is. The
Lessor gives the Lessee the right to take possession of office #4 June 1st, 1943 without
TAX CERTIFICATE FOR LAND RECORDS

BOOK 1184 PAGE 183
STATE OF CONNECTICUT
COURT OF PROBATE

State File separate certificate with town clerk, in each town, where real property is situated.

Court of Probate District of: Greenwich District No. 057

Estate of Marion A. Lenceycki

Date of Death: 4/18/78

Date of Deed: July 17, 1944

Town Where Deed Recorded: Greenwich

Vol. 394 Page 455

Grantor: Elise Scherer

Grantee: Marion A. Lenceycki and Nellie P. Lenceycki

This is to certify that, by the records and files of this Court, said deceased was one of the joint tenants with right of survivorship in, or retained an interest in or made a conveyance of real property whereby the gross taxable estate of said deceased included, the real property described in the deed or deeds recorded in the above written volume and page of the land records of the town above written.

THE COURT FINDS that:

☐ No succession tax is due the State of Connecticut in connection with the interest of said deceased.
☐ All succession taxes due the State of Connecticut have been fully paid.
☐

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of this Court on

this 26th day of August, 1980

Sarah Poinkey
Ass. Clerk

FOR COURT USE ONLY

ORIGINAL TO

DATE:

TAX CERTIFICATE FOR LAND RECORDS

AUG 29 1980

Received for Record

Town Clerk
CERTIFICATE OF DEVISE, DESCENT, OR DISTRIBUTION
STATE OF CONNECTICUT
COURT OF PROBATE
PC-259 RSV. 182
(Type or print in block ind. File certificate with town clerk
where real property is situated.)

COURT OF PROBATE, DISTRICT OF Greenwich
DISTRICT NO. 027

ESTATE OF
Nello F. Lenczycki (99-0123)

DATE OF DEATH
January 10, 1991

Pursuant to C.G.S. §45a-450, this certificate that as appears from the records of this court, said decedent died on the date above written, and the following real property of the decedent is devised or distributed or set out or divided or descends to: (Give name, place of residence, and share of distribution. Give street or lot number of real property, or, if none, a brief description of the location. C.G.S. § 45a-450.)

Joseph J. Lenczycki, of Greenwich, CT the decedent’s interest in to the following described real estate:

89 Indian Field Road, Greenwich, CT

Legal description attached hereto

For a more particular description, reference should be made to the records of said probate court.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of this court

on this 26th day of April, 2003.

David R. Tobin, Judge

For Town Clerk’s Use Only

For Court Use Only
Original to:
Date sent:

CERTIFICATE OF DEVISE, DESCENT, OR DISTRIBUTION
PC-259
All that certain tract, piece or parcel of land, with the buildings and improvements thereon
situated at Oak Scb, in said Town of Greenwich, being Lot No. 1 on said map entitled "Property of
Lennas Tenヌes, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of
Greenwich as Map No. 261; said premises being bounded and described as follows:
Beginning at the southwesterly corner of Lot No. 2 on said map of property of said Tenヌes
and the northeasterly corner of Lot No. 1 on said map of said Tenヌes aforesaid, thence
courting easterly along the southerly boundary of Lot No. 2, 200 feet, thence southerly along
the westerly boundary of Lot No. 2 on said map of said Tenヌes 111.90 feet; thence
southerly along Station Drive (as-called) as laid out on said map 111.90 feet, thence
northerly along the arc of a circle curving to the right and having a radius of 43.65 feet, then
courting northerly and northerly along the Indian Field Road as laid out on said map 108
feet to the point of beginning.
Also all that certain township tract of land situated at Oak Scb in said Town of Greenwich
the northerly boundary of which is located about 20 feet south of the first parcel herein
first more described, bounded and described as follows: Northerly by said Station Drive,
southerly by Land of the New York, New Haven and Hartford Railroad Company and property by
Indian Field Road,
together with all right, title and interest which the grantor has in and to Indian Field Road,
and in interests in and to the easements, roads and drives designated on said map of
"Property of Lennas Tenヌes, Greenwich, Conn." as fully as if said easements, roads and drives
were public highways.

Received for Record 6/11/2002 at 2:05 P.M. and recorded by
[Signature]
[Notary Public]
To all People to Whom these Presents shall Come, Greeting:

Know Ye, That I, Joseph J. Lencayczki, whose mailing address is 323 Linden Street, Wellesley, MA 02481, herein designated as the Releasor, for love and affection received to Releasor’s full satisfaction from Donald Fox and Susan Lencayczki-Fox whose mailing address is 323 Linden Street, Wellesley, MA 02481, herein designated as the Releases, do by these presents remise, release and forever Quit-Claim unto the Releases, and unto the survivor of them, and unto such survivor’s heirs and assigns forever all the right, title interest, claim and demand whatsoever as they the said Releasor has or ought to have in: all that certain piece or parcel of land, situated in the Town of Greenwich, County of Fairfield and State of Connecticut, described in “SCHEDULE A” attached hereto and made part hereof.

To have and to hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the Releases, so that neither the Releasor nor the Releasor’s heir’s, successors or assign nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents forever barred and excluded.

In Witness Whereof the Releasor has signed and sealed this instrument this 27Th day of January, 2005.

Signed, Sealed and Delivered in the Presence or Attested by

[Signatures]

[Handwritten notes]

$ Conveyance Tax Received
Town Clerk of Greenwich
Commonwealth of Massachusetts

County of

On this the 27th day of January, 2005, before me, the undersigned Notary Public, personally appeared Joseph J. Lenczycki, proved to me through satisfactory evidence of identity, which was the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose.

ANDY H. BROWN
NOTARY PUBLIC
Commonwealth of Massachusetts
SCHEDULE A

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated at Cos Cob in said Town of Greenwich, being lot No. 1 on map entitled "Property of Laurence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 386; said premises being bounded and described as follows:

Beginning at the southwesterly corner of lot No. 2 on said map of property of said Timmons and the northwesterly corner of lot No. 1 on said map of said Timmons aforesaid; thence running easterly along the southerly boundary of lot No. 2, 200 feet, thence southerly along the westerly boundary of lot No. 2, 200 feet, thence southwesterly along Station Drive (so-called) as laid out on said map 110.28 feet, thence 128.96 feet along the arc of a circle curving to the right and having a radius of 66.55 feet, thence running northeasterly and northerly along the Indian Field Road as laid out on said map 100 feet to the point or place of beginning.

Also all that certain triangular tract of land situated at Cos Cob in said Town of Greenwich, the northerly boundary of which is located about 50 feet south of the first parcel herein first above described, bounded and described as follows: Northerly by said Station Drive, Southerly by land of the New York, New Haven and Hartford Railway Company and Westerly by Indian Field Road.

Together with all right, title and interest which the grantor has in and to Indian Field Road in front of and adjoining said premises to the center line thereof.

Together also with the right to use the streets, roads and drives designated on said map of "Property of Laurence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.
STATUTORY FORM WARRANTY DEED

Donald Fox and Susan Lenczycki-Fox for consideration of $680,750.00 grant to Jaroslaw Palytyk and Alexandra Palytyk, as joint tenants with right of survivorship, with WARRANTY COVENANTS, all that certain real property known as 89 Indian Field Road, Greenwich, CT being more particularly described in Schedule A attached hereto and made a part hereof.


Witnessed by:

Michael C. Jachimczyk

Donald Fox

Jeffrey L. Meyers

Susan Lenczycki-Fox

STATE OF CONNECTICUT }
COUNTY OF Fairfield } ss. Stamford

The foregoing instrument was acknowledged before me this February 11, 2020 by Donald Fox and Susan Lenczycki-Fox.

Michael C. Jachimczyk

Commissioner of the Superior Court
Notary Public; My Comm. Exp.: 10/31/21

CONVEYANCE TAX RECEIVED
STATE $ 5,105.63
LOCAL $ 1,701.88
CARMELLA C. BUDKINS
GREENWICH Town Clerk
SCHEDULE A
(Legal Description)

All that certain tract, piece or parcel of land, with the buildings and improvements thereon, situated at Cos Cob, in said Town of Greenwich, being lot No. 1 on map entitled "Property of Laurence Timmons, Greenwich, Conn." on file in the Office of the Town Clerk of said Town of Greenwich as Map No. 386; said premises being bounded and described as follows:

Beginning at the southwesterly corner of lot No. 2 on said map of property of said Timmons and the northwesterly corner of lot No. 1 on said map of said Timmons aforesaid, thence running easterly along the southerly boundary of lot No. 2, 200 feet, thence southerly along the westerly boundary of lot No. 38 on said map of said Timmons 91.66 feet; thence southwesterly along Station Drive (so-called) as laid out on said map 110.28 feet, thence 128.96 feet along the arc of a circle curving to the right and having a radius of 66.55 feet, thence running northeasterly and northerly along the Indian Field Road as laid out on said map 100 feet to the point or place of beginning.

Also all that certain triangular tract of land situated at Cos Cob in said Town of Greenwich, the northerly boundary of which is located about 50 feet south of the first parcel herein first above described, bounded and described as follows: Northerly by said Station Drive, Southerly by land of the New York, New Haven and Hartford Railway Company and Westerly by Indian Field Road.

Together also with the right to use the streets, roads and drives designated on said map of "Property of Laurence Timmons, Greenwich, Conn." as fully as if said streets, roads and drives were public highways.

SUBJECT TO:

Any and all restrictions, limitations, regulations, ordinances and/or laws imposed by any governmental authority;

Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
RESIDENTIAL

LAND DATA AND CALCULATIONS

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<th>Soil ID</th>
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Supplemental Cards

TRUE TAX VALUE 623000

Additional Information:
- APS: 08-2672/S
- BA19: Increase Land value by $50,000
- BF20: 20-5620 Demo SF Hse blt 1907 100% complete
- CRMF: 386
- LAND: A- TRAFFIC
- X- RAILROAD INFLUENCE
- RV18: Sketch Revision
- TRDS: Teardown Sale 2/14/20
June 7, 2021

Town of Greenwich
Department of Public Works
Building Inspection Department
Zoning Enforcement Division
101 Field Point Road
Greenwich, CT 06830
Attn: Zoning Enforcement Officer

RE: Palmyrk – 89 Indian Field Road LOT A
    Zone: R-12
Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the
above referenced project to be 34.46 for a weighted first floor elevation of 37.13 as
shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on
Planning and Zoning Regulations Section 6-5 (26). We have also determined that at
no point is the finished floor more than 12' above grade.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,

S. E. Minor & Co., Inc.

Prepared by A.Y.
Att.: Grade Plane Worksheet & Sketch
### PALYLYK RESIDENCE
89 INDIAN FIELD ROAD
GREENWICH, CT.
PROPOSED GRADE PLANE COMPUTATION

<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>LENGTH</th>
<th>LOWEST ELEVATION WITHIN 6' ENVELOPE</th>
<th>LENGTH X ELEVATION</th>
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<td>C</td>
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**TOTAL**

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<th>COLUMN 2</th>
<th>COLUMN 3</th>
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<tbody>
<tr>
<td>245.43</td>
<td>-</td>
<td>8457.17</td>
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**FIRST FLOOR RLEVATION**

37.13

**COLUMN 3 / COLUMN 1 = GRADE PLANE ELEVATION**

34.46

**DIFFERENTIAL**

2.67

S. E. MINOR & CO., INC.
FIRST FLOOR:  75.2% @  37.5  =  28.20  
GARAGE:  24.8% @  36.0  =  8.93 

WEIGHTED FIRST FLOOR:  37.13

S. E. MINOR & CO., INC.  
June 7, 2021

PALYLYK
89 INDIAN FIELD ROAD
LOT A
08-2671/S
June 7, 2021

Town of Greenwich
Department of Public Works
Building Inspection Department
Zoning Enforcement Division
101 Field Point Road
Greenwich, CT 06830
Attn: Zoning Enforcement Officer

RE: Palynyk – 89 Indian Field Road LOT B
Zone: R-12
Dear Sir:

S. E. Minor & Co., Inc. (SEM) has established Proposed Grade Plane for the above referenced project to be 35.99 for a weighted first floor elevation of 38.12 as shown on attached worksheet and sketch by S. E. Minor & Co., Inc. and based on Planning and Zoning Regulations Section 6-5 (26). We have also determined that at no point is the finished floor more than 12' above grade.

Please feel free to call if you have any questions regarding this matter.

Respectfully submitted,

S. E. Minor & Co., Inc.

Roy G. Cary, L.S.

Prepared by A.Y.
Att.: Grade Plane Worksheet & Sketch
<table>
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<td>36.80</td>
</tr>
<tr>
<td>J</td>
<td>6.18</td>
<td>36.80</td>
</tr>
</tbody>
</table>

| TOTAL      | 240.94 | -        | 8470.48          |
| COLUMN 1   | COLUMN 2 | COLUMN 3 |

FIRST FLOOR LEVEL = 38.12
COLUMN 3 / COLUMN 1 = GRADE PLANE ELEVATION = 35.99
DIFFERENTIAL = 2.13
FIRST FLOOR: 74.6% @ 38.5 = 28.72
GARAGE: 25.4% @ 37.0 = 9.40
WEIGHTED FIRST FLOOR: 38.12
Final Subdivision Application Checklist
(Per Section 6-267 and 6-272 of the Subdivision Regulations)

All requests for final subdivision review by the Planning and Zoning Commission shall include all information indicated on this checklist and confirmation that all modifications as specified in a Commission review of any preliminary plan have been resolved. Applications shall be submitted in a single submission, including a list of submitted plans and a project narrative. The subdivision plan record sheet and construction sheet(s) are to be prepared in accordance with the Town's subdivision regulations and Department of Public Works Roadway and Drainage Design Manuals. A complete application must be received a minimum of 30 days prior to the Commission meeting at which the applicant desires to be heard. Fifteen copies of the plans are to be submitted (up to 20 copies of the plans may be required if in Coastal Zone or including new roads). Plans must be folded to 9' x 12'.

Please Check Items Submitted:

☐ 1. Record Sheets: shall be drawn at a scale of 20, 40, 50 feet to 1 inch except that for tracts in the RA-1, RA-2 or RA-4 zones a scale of 100 feet to 1 inch may be used. Provided required data is clearly shown. An index is to be provided in the event multiple sheets are required.

☐ a. Title (Subdivision or Resubdivision) of the sheet including the name of the subdivider and/or contract purchaser. Town Project Number issued upon request by the Clerk of the Engineering Division of the Department of Public Works and endorsement block for Commission signature in the lower right-hand corner of the tracing. A graphic scale, north arrow, and drawing and revision date(s) are to be shown.

☐ b. The location and dimensions of all boundary lines (metes and bounds) of the property.

☐ c. The dimensions and areas of all existing and proposed lots.

☐ d. Information to show the location of the subdivision in relation to surrounding property and streets.

☐ e. The names of owners of adjacent land (including properties across the street) or names of adjacent subdivisions; and locations of structures, walls, and septic on adjacent properties within 100 feet of the proposed subdivision.

☐ f. The lines of existing and proposed streets within the subdivision and lines of existing or approved streets. Survey data shall be shown across all street intersections to relate accurately one block with another and one side of a street with the opposite side.

☐ g. Location and type of all proposed monuments.

☐ h. The names of existing and proposed streets. The names of proposed streets are to be unique within the Town and not easily confused with names of other accepted streets.

☐ i. The lines and purposes of existing and proposed easements immediately adjoining and within the subdivision.

☐ j. The location of all existing and proposed water bodies, streams and wetlands.

☐ k. The location and dimension of all property proposed to be set aside for park and playground use or other public or private reservations with designation of the purposes thereof.

☐ l. The location of any Town and zone boundary lines within and adjoining the tract; and yard dimensions in respect to existing buildings.

☐ m. Sufficient data acceptable to the Engineering Division, to determine readily the location, bearing and length of all street lines, and to reproduce such lines upon the ground. These should be tied to reference points previously established such as State Highway or Town lines, adjacent subdivision monuments, or Town or State established grid points, and shown on the map. Datum used shall also be indicated.

☐ n. Certification with date, signature and seal of a registered land surveyor that the drawing is substantially correct to an A-2 degree of accuracy and that the property is in a designated zone or zones under the zoning regulations and a statement as to whether or not the lots in the proposed subdivision comply with zoning regulations.

☐ o. The following note shall be placed on the record sheet for any subdivision with a defined drainage course, swale or structure: *"Upon approval of this subdivision plan, the owner agrees with the Town that unless otherwise specified herein, the areas within at least ten (10) feet of the center line of any drainage facility, ditch or stream shown herein, are dedicated for drainage, that no building or other structure shall be located thereon and that the Town shall not be under any obligation to maintain, clean, enclose, or otherwise alter or improve, such drainage facility."

☐ p. The endorsement block for Commission action required to appear on the record sheet shall be shown as follows:

*Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut, dated

Signature of Chairman  Date

☐ q. A note indicating the type of sewage disposal and water supply facilities to be provided.

☐ r. The following information is to be shown on the record sheet as applicable; total area of the subdivision, area of land reservations, area of land reservations as a percentage of total area, area of conservation land reserved by easement.

☐ s. The record sheet shall note the elevation and the extent of the 100 year flood boundary as shown on the current edition of the Flood Insurance Rate Maps; NGVD 1929 is to be used. Areas reserved for flooding, as per the drainage summary report, shall be indicated and the flood elevation noted. A note indicating the purposes of the reservation shall be shown.

☐ t. All notes required for the preliminary layout not mentioned herein are required.

☐ u. A note stating that all utilities shall be placed underground.

☐ 2. An affidavit certifying that all abutting property owners have been notified about the proposed subdivision (See Section 6-272 of the Subdivision Regulations). Owners of lots, or portions of lots, which are across the street shall be deemed to be abutting property owners. A schedule of names, addresses, shown on a GIS map with lot lines indicating the location of the notified property owners.

☐ 3. Written authorization for the agent to act on behalf of the certified property owner(s).

☐ 4. Eight copies of 11 x 17 inch reduction.
5. A map at a scale of 1,000 feet to one inch showing the Lot Lines & Streets.

6. Two copies of declarations or easements relating to reservations for park and playground or conservation areas prepared in accordance with the Town’s model documents.

7. Fee submitted at time of application: $____________ (see fee schedule)

8. Eight copies of a completed application form.

9. All items from the Preliminary Subdivision checklist.

"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."

I certify that the application includes all the above requirements as noted. Please explain reasons for any omissions:

Owner name/ signature

Agent name / signature Date

P&Z Staff Signature

Applicant Comments:

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.
PERMIT-NEED QUESTIONNAIRE

This form is NOT an IWWA Application

Project Address: 89 Indian Field Road, Greenwich, CT 06830 Tax ID: 08-2671/S

Property Owner: Jaroslaw Palylyk & Alexandra Palylyk Address: 89 Indian Field Rd, Greenwich CT 06830

Contact information – Email or Cell Phone:

Authorized Agent: Heagney, Lennon & Slane, LLP Address: 248 Greenwich Ave, Greenwich CT 06830

Contact information – Email or Cell Phone: Thomas J. Heagney (203) 661-8400 THeagney@HLS248.com

Has there ever been an IWWA application for this site? YES ☐ NO ☑ Appl. #

ACTIVITY: [Check one] Addition ☐ Demolition ☐ Deck ☐ Garage ☐ Interior renovations ☐
New residence ☐ Tennis Court ☐ Pool ☐ Site Work/Landscaping ☐
Septic ☐ Generator ☐ Other (specify) Subdivision ☐

Will this activity require an addition to the septic system or a B100a? YES ☐ NO ☑

FEE: $65 for reviews requiring a site visit

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

Do not apply for a Building Permit until this review is complete.

No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed.

The issuance of a building permit alone does not constitute an authorization to proceed.

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

Signature THeagney@HLS248.com Date 07/22/2020

STAFF NOTES

Office Rev Date 07/22/2021 Field Inv Date 07/22/2021 WET/WC? YES ☑ NO ☐

Action Required? YES ☐ NO ☑ If yes, DRO ☐ AA ☐ AR ☐ SIA ☐ Staff 

Soils Report Date / / Author Soils 

Comments: 

Received 7-22-20

IWWA Questionnaire Revised 3/24/2020
DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) CERTIFICATION
PRE-CONSTRUCTION

Property Address: 89 Indian Field Road

Building Permit No.: ________________

Tax Account No.: 08-2671

PLANS & DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: S.E. Minor & Co. Inc.

Design Plans Date: 6/7/2021

Drainage Report Date: 6/7/2021

PROPERTY INFORMATION FOR DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

<table>
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<tr>
<th>Total Impervious Area Under Existing Conditions (SF)(^1)</th>
<th>Total Impervious Area Under Proposed Conditions (SF)(^1)</th>
<th>Total Disconnected Impervious Area Under Proposed Conditions (SF)(^2)</th>
<th>Total Directly Connected Impervious Area Under Proposed Conditions (SF)(^3)</th>
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<td>2,336.00</td>
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<td>5,062.00</td>
<td>533.00</td>
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</table>

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

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

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

Engineer's Signature: [Signature]

Date: 6/17/2021

Engineer's Seal: [Seal]
Drainage Summary Report
Property of
Jay Palylyk
89 Indian Field Road
Greenwich, Connecticut
June 7, 2021
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<td>GENERAL DISCUSSION &amp; SUMMARY REPORT</td>
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<tr>
<td>SOIL SURVEY DATA</td>
<td>2</td>
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<tr>
<td>LID CREDITS CHECKLIST</td>
<td>3</td>
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<td>WATER QUALITY CALCULATIONS</td>
<td>4</td>
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<td>RUNOFF REDUCTION CALCULATIONS</td>
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<td>OPERATIONS &amp; MAINTENANCE PLAN</td>
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The subject site is a residential building lot located on the east side of Indian Field Road. It is proposed to subdivide the property into two separate lots. On the respective lots, the proposed improvements on the property include the removal of any impervious area on the property and the construction of a shared driveway and two new residences, porches, walkways, and associated site work. As can be seen on the attached site plan package, there are no wetlands on the property.

Runoff from the site discharges to Indian Field Road. This condition will not be altered in the proposed condition however for clarity there are two links in the proposed drainage model. This is done to prove runoff will be treated on each lot prior to eventually discharging onto India Field Road. As such there is a single Point of Concern which will be labelled “3L” in the existing condition and “1L” in the proposed condition. Lot “B” will be routed to link “2L” prior to discharging to link “1L”.

In accordance with Appendix B of the Greenwich Drainage Manual, the NRCS Web Soil Survey was used to conduct the initial soils feasibility evaluation. According to the survey, the site soils are composed of Sutton-Urban land complex. These soils are characterized by a hydrologic soil group (HSG) classification of B/D. Feasibility testing on the site showed that there is substantial depth of soil on the site above ledge and mottling to allow for infiltration. Soils on site were found to be consistent with a hydrological soil group (HSG) classification of B. The site has been modeled using D soil classification however saturated hydraulic conductivity testing was not conducted given the deep test revealed soils much more similar to B soils.

The proposed development concept sought to utilize Low Impact Development (LID) design principles and techniques to the maximum extent practicable. The Stormwater Management Standards from the Town of Greenwich Drainage Manual – Low Impact Development and Stormwater Management, are outlined below.
Standard 1: Low Impact Development

Site disturbance was limited to the maximum extent practicable. Efforts were made to minimize the construction envelope to preserve existing vegetation where possible. The natural contours of the site are preserved to the maximum extent practicable. The proposed porous driveway areas will treat the roof areas on both lots. A proposed cultec system will collect and treat the bottom section of the driveway.

Standard 2: Protection of Natural Hydrology

A. Site disturbance has been minimized as depicted on the enclosed Site Plan package.
B. Construction notes to the contractor to limit soil compaction and the limits of disturbance are included on the Site Plan.
C. The time of concentrations after development will approximate predevelopment values.
D. The enclosed Site Plan package illustrates how the development sought to follow the natural contours of the landscape.
E. Areas of compost-amended soils have not been incorporated into the design, however, any pervious areas used for parking during construction shall have the soil tilled to a depth of 12 to 18 inches and amended with small amounts of organic matter if needed.
F. All areas disturbed, with the exception of the proposed impervious surfaces will be restored to a vegetated state upon completion of the project.
G. There is no pond or wetlands on the property.
H. No roadway or driveway crossings of surface waters are proposed.
I. No roadway or driveway crossings of streams are proposed.

Standard 3: Stormwater Best Management Practices

A. Site disturbance was limited to the maximum extent practicable. Efforts were made to minimize the construction envelope to preserve existing vegetation where possible. The natural contours of the site are preserved to the maximum extent practicable. The proposed porous driveway area will treat a large portion of the roof and the impervious section of the driveway. The remainder of the roof will be treated in a stone storage area beneath the proposed patio in the rear of the lot.
B. Calculations are enclosed showing how the necessary standards are met to the maximum extent practicable.
C. The proposed drainage system can be shut-down if deemed necessary via their respective catch basins and manholes.
D. No pumping of stormwater is proposed.
E. Pumping of uncontaminated groundwater is proposed.
Standard 4: Runoff Volume Reduction and Groundwater Recharge

A. RRV (Runoff Reduction Volume) – calculations are enclosed.
B. GRV (Groundwater Recharge Volume) – calculations are enclosed.
C. RCV (Runoff Capture Volume) calculations are not required for this project.

Standard 5: Peak Flow Control

A. The Steam Channel Protection criteria are not required to be met for this project.
B. Conveyance calculations are included with this submittal.
C. Using HydroCAD, which incorporates the SCS TR – 20 Unit Hydrograph Method, the peak rate of runoff discharging from the site was computed for the 1, 2, 5, 10-, 25-, 50-, and 100-year 24-hour storm events, under existing and proposed conditions. The total peak rate of runoff discharging from the site after development will be maintained at or below current discharge levels for the 1, 2, 5, 10, 25, 50, and 100-year 24-hour storm events. These results are summarized below:

DRAINAGE SUMMARY TABLE I
SUMMARY OF HYDROLOGICAL & HYDRAULIC ROUTING CALCULATIONS FOR DRAINAGE AREA TO INDIAN FIELD ROAD

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<td>4.29</td>
<td>4.25</td>
<td>-0.93%</td>
<td>16257</td>
<td>15107</td>
<td>-7.07%</td>
</tr>
</tbody>
</table>

D. Emergency outlet sizing is not required for this site.

Standard 6: Pollution Reduction

A. Calculations are enclosed for the Water Quality Volume.
B. See standard 4.A
C. See standard 4.B
Standard 7: High Load Areas

A. This site is not classified as a High Load Area.
B. This site is not classified as a High Load Area.
C. This site is not classified as a High Load Area.

Standard 8: Critical Areas

A. This site is not classified as a critical area.
B. This site is not classified as a High Load Area.

Standard 9: Redevelopment

A. The site has been evaluated as a redevelopment.
B. As previously discussed, this project meets the standards to the maximum extent practicable.
C. The entire property has been previously developed.
D. As previously discussed, this project meets the standards to the maximum extent practicable.
E. No known regulated or hazardous soils or materials were found on site during the onsite soil investigation; therefore, this standard is not applicable.

Standard 10: Construction Erosion and Sediment Control

A. Erosion control design and details are indicated in the site plan drawing set.
B. Erosion control design and details are indicated in the site plan drawing set.

Standard 11: Construction Inspections

A. If required by the approving authority, the proponent will post a bond, cash or other acceptable surety, in an amount deemed sufficient to ensure the work will be completed in compliance with the approved plans.
B. The proponent will be instructed to notify the approving authority before starting land-disturbing activity and before construction of key components of the stormwater management system.
C. The project engineer will conduct periodic inspections of the stormwater management system.
D. The project engineer will perform site inspections as required by the Field Inspection Record form SC-106.
E. Regardless of compliance with the approved plans, the stormwater management system design shall be revised if performance is not deemed adequate due to operational failure. This shall occur prior to final approval by approving authority.
F. Upon project completion, all required inspections and certifications necessary to document compliance to the approved plans shall be performed prior to approval being granted by the approving authority.
Standard 12: Operation and Maintenance

A. Refer to the Operations and Maintenance Plan Report for specific maintenance activities necessary to ensure functionality of the proposed stormwater management system.

B. The Operations and Maintenance Plan shall identify all applicable items in Section 5 and Section 7 of the Town of Greenwich Drainage Manual – Low Impact Development and Stormwater Management.

C. The Operations and Maintenance Plan Report will identify the parties legally responsible for implementing the Operations and Maintenance Plan.

D. The parties legally responsible for maintaining the stormwater management system will be instructed to keep records of all maintenance or repair activities necessary to ensure system functionality.

E. The parties legally responsible for maintaining the stormwater management system will be instructed to keep records of all maintenance or repair activities, and to provide these to the approving authority during inspections and/or upon request.

F. When the parties legally responsible fails to implement the Operation and Maintenance Plan, the municipality is authorized to assume responsibility for their implementation, and to secure reimbursement for associated expenses from the parties legally responsible, including, if necessary, placing a lien on the subject property.


This report satisfies this standard.

Standard 14: Illicit Discharges

Based on investigation of the site, there are currently no existing illicit discharges that could enter the stormwater management system. No illicit discharges are proposed.

Based on the above we can be assured that this development will not have any adverse hydrological or hydraulic impacts to any surrounding or downstream properties or drainage facilities. To the best of my knowledge, the drainage aspects of this proposal comply with the Town of Greenwich Roadway Design Manual, Drainage Manual, and Construction Standards.

Respectfully submitted,
S.E. Minor & Co., Inc.

John P. Giancola, P.E., P.L.S.
Senior Project Engineer

Date: June 7th, 2021
1. A HIGHWAY PERMIT IS REQUIRED FOR ALL WORK WITHIN TOWN OF GREENWICH - RIGHT OF WAY.

2. ALL WORK WITHIN THE TOWN OF GREENWICH - RIGHT OF WAY SHALL BE CONSTRUCTED TO TOWN OF GREENWICH LANE ROAD NE M HE.

3. CATCH BASINS FOR PRIVATE DRIVEWAYS SHALL HAVE A MINIMUM GRATE OF TWO FEET BY TWO FEET. IF THE DRIVEWAY IS CURBED THE CATCH BASIN SHALL HAVE A MINIMUM CURB INLET OF SIX INCHES. EACH DRIVEWAY CATCH BASIN SHALL ALSO HAVE A MINIMUM TWO-FOOT SUMP AND BELLTRAP.

4. ALL DRAINAGE CONNECTIONS TO THE TOWN DRAINAGE SYSTEM SHALL BE GRAVITY LINES. IF A DISCHARGE FROM A SUMP PREVENTER (CHECK VALVE) BETWEEN THE PUMP AND THE DRAINAGE STRUCTURE. A DRAIN CONNECTION PERMIT FROM THE HIGHWAY DIVISION IS REQUIRED FOR ALL CONNECTIONS TO THE TOWN DRAINAGE SYSTEM.

5. AFTER ROAD CONSTRUCTION IS COMPLETED AND ACCEPTED, EVEN THOUGH PLANS MAY HAVE BEEN APPROVED WITHOUT USE A MANIFOLD SYSTEM TO DISTRIBUTE RUNOFF EVENLY INTO EACH ROW OF INFILTRATORS. DETENTION SYSTEMS WILL HAVE A MANIFOLD SYSTEM THAT CREATES THE LONGEST TRAVEL TIME TO THE CONTROL STRUCTURE. ALL DETENTION/RETENTION SYSTEMS MUST USE A STRUCTURE SUCH AS A MANHOLE FOR THE CONTROL STRUCTURE SO ALL

6. ALL RETAINING WALLS GREATER THAN THREE FEET ARE REQUIRED TO BE DESIGNED, AND INSPECTED DURING

7. R2 BMP TO BE INSTALLED SHALL HAVE THE SOILS BENEATH THE BMP SCARIFIED OR TILLED TO IMPROVE INFILTRATION. THE TOWN OF GREENWICH DRAINAGE MANUAL FEBRUARY 2012 AS AMENDED.

8. COMPOST-AMENED SOILS MUST FOLLOW THE REQUIREMENTS AS STATED IN THE TOWN OF GREENWICH DRAINAGE MANUAL FEBRUARY 2012 AS AMENDED.
A L F A N O

LOT No. 2

STATION DRIVE ASSOCIATES INC. PARK

LOT No. 4

INDIAN FIELD ROAD

STATION DRIVE

AREA = 1,921 S.F.

TAX ACCOUNT No. 08-2672/S

METRO NORTH (NEW YORK, NEW HAVEN & HARTFORD RAILROAD)

LAND PURPORTED TO BE RAILROAD PROPERTY

LOT SHAPE 60'x100'

LOT "A"

AREA - 12,187 S.F.

LOT SHAPE 60'x100'

89 INDIAN FIELD ROAD ASSOC. OPEN SPACE

AREA = 2,000 SQ. FT.

EASEMENT

AREA = 1,957 SQ. FT.

LOT "B"

AREA - 12,190 S.F.

DT-1

DT-2

DT-3

L.A.M.

ROADNOSRED

AN

AVE.

LIN GH LOU

NE

LA

SSORC

ROAD EM SACH

LANE

M HE

SAC

LANE

MAN

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TURNPIKE

CUT

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MOR

DRIVE

CIRCLE

CIRCLE   DR.

ARD

ORCH

DRIVE

WOODSIDE

RD. CLIFF

DRIVE

BROTHER

WEST

EAST     BROTHERS     BROOK

OVERLOOK

WAY

DRIVE

MALLARD

ROAD

DESI

HILL

RD.

POST

OLD

AVENUE

PUTNAM

EAST

ROAD

RIDGE

BROOK

ROAD

STANWICH

STREET

SALEM

PASS

INDIAN

ROAD

FIELD

INDIAN

SCALE: 1"=1000'

LOCATION MAP

SITE

TOTAL  AREA =  26,377  SQ. FT.

ZONE :  R-12

UTILITY NOTE:
Underground utilities, facilities and structures have been plotted from surface indications and record sources. The locations of all underground utilities are approximate only. Additionally, there may be other underground utilities the existence of which is presently unknown. Any party utilizing the utility information and data depicted on this survey shall call "CALL BEFORE YOU DIG" at 800-922-4455 a minimum of forty eight (48) hours prior to any construction activities to verify the location of underground utilities.
**L.A.M.**

**TOTAL AREA = 26,377 SQ. FT.**

**ZONE : R-12**

**S.E. MINOR & CO., INC.**

**FILE No.**

**COMPARED**

**S. E. Minor & Co., Inc. Engineers & Land Surveyors**

**33 WEST ELM STREET**

**Greenwich, Conn. 06830**

**08-2671/S**

**CONSTRUCTION ENTRANCE: 20FT MIN.**

**CONSTRUCTION FENCE**

**SOIL STOCKPILING**

**12" DRAIN INLET**

**PRECAST CATCH BASIN**

**TREE PROTECTION**

**SILT FENCE BARRIER**

**WIRE REINFORCED WITH STONE BERM**

**12" DRAIN INLET**

**PRECAST CATCH BASIN**

**SOIL STOCKPILING**

**TREE PROTECTION**

**SILT FENCE BARRIER**

**WIRE REINFORCED WITH STONE BERM**

**CONSTRUCTION FENCE**

**SOIL STOCKPILING**

**TREE PROTECTION**

**SILT FENCE BARRIER**

**WIRE REINFORCED WITH STONE BERM**

**ZONE: R-12**

**TOTAL AREA = 26,377 SQ. FT.**
TOTAL AREA = 26,377 SQ. FT.

ZONE: R-12

1S: TC = 11.9 MIN.

2S

3S

4S

5S: TC = 9.4 MIN.

6S: TC = 9.7 MIN.

7S: TC = 11.9 MIN.

5S, 6S, 9S: TC = 5.0 MIN.

LAND PURPORTED TO BE RAILROAD PROPERTY

DT-1

DT-2

DT-3

AREA = 1,921 S.F.

TAX ACCOUNT No. 08-2672/S


S E. M I N O R   &   C O.,   I N C .

ENGINEERING

L A N D S U R V E Y I N G

E N V I R O N M E N T A L   S C I E N T I S T S

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Greenwich, Connecticut 06830

203-869-0136

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ESTABLISHED 1887

FILE No.

COMPARED

33 WEST ELM STREET

Greenwich, Conn. 06830

08-2672/S