<table>
<thead>
<tr>
<th>Site Plan and Special Permit</th>
<th>New security entrance at Greenwich High School</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLPZ2021 00508</td>
<td></td>
</tr>
<tr>
<td>(see also Municipal Improvement PLPZ 2021</td>
<td></td>
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<tr>
<td>00535)</td>
<td></td>
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</tbody>
</table>

| Location:                                   | 10 Hillside Road                               |
| Zone:                                       | RA-1 – 38.9 acres                              |
| Lot size:                                   | 54.87 acres                                    |

<table>
<thead>
<tr>
<th>APPLICATION SUMMARY:</th>
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<tbody>
<tr>
<td>The Greenwich Board of Education is a request</td>
<td>ing a final site plan special permit, (see</td>
</tr>
<tr>
<td>accompanying Municipal Improvement) to add</td>
<td>a new 71 foot wide by 28 foot deep by 25 foot</td>
</tr>
<tr>
<td>high secure entry hall to Greenwich High</td>
<td>School, appended to the existing main entry</td>
</tr>
<tr>
<td>facing Hillside Road. The purpose of this</td>
<td>facing Hillside Road. The purpose of this</td>
</tr>
<tr>
<td>improvement is to provide a secure entry</td>
<td>improvement is to provide a secure entry</td>
</tr>
<tr>
<td>location with the addition of a new custom</td>
<td>location with the addition of a new custom</td>
</tr>
<tr>
<td>security desk located near the entry to</td>
<td>security desk located near the entry to</td>
</tr>
<tr>
<td>allow active monitoring of the entry hall.</td>
<td>allow active monitoring of the entry hall.</td>
</tr>
<tr>
<td>The security officer will have control of</td>
<td>The security officer will have control of the</td>
</tr>
<tr>
<td>the single pair of exterior doors through</td>
<td>the single pair of exterior doors through</td>
</tr>
<tr>
<td>which students and visitors will be</td>
<td>which students and visitors will be</td>
</tr>
<tr>
<td>admitted after all exterior doors are</td>
<td>admitted after all exterior doors are</td>
</tr>
<tr>
<td>secured after student drop off.</td>
<td>secured after student drop off.</td>
</tr>
</tbody>
</table>
The new entry hall will also require some changes to the existing administrative wing of the school such as moving the reception adjacent to and accessible from the new secure entry hall and providing a new custom reception desk. This will require reallocation and modification of several offices and other rooms to accommodate exiting staff and administrative functions.

The applicant notes that regrading and resetting of pavers will be necessary at the existing plaza. A minimal amount of green space lost to the entry hall will also need to be reclaimed from the plaza. The flagpole will need to be reset. Security bollards will be placed at the edge of the plaza adjacent to the sidewalk.

From a storm water management perspective, the grade at the main entrance has brick pavers with a good slope that drain to a nearby catch basin. There have been no reported storm water issues or ponding at the front of the building. The existing main entry roof pitches to the rear courtyard. The roof collects rainwater via a roof gutter system to vertical exposed downspouts which spill to grade with splash blocks. There is also a similar system in the front of the building that catches any drippage so as not to cause a ponding at the main entrance. There are no roof drains, parapets, or internal storm drainage piping.

The applicant secured a variance of FAR from the Zoning Board of Appeals. They are a “return” from the ARC.

**ISSUES TO BE RESOLVED:**

1) The primary issues are that of aesthetics – amount of landscaping, type of lighting, materials of patio, and further whether there are adequate bike racks in the area. There is also a global question about access to the High School, which was raised during the pre-application process. The second vehicular ingress to the High School from the Post Road would provide additional safety and alleviate congestion on Hillside Road (residential zone). There are concerns about the timing/priority of the projects moving forward given the strong desires of the neighborhood to see the project move forward. The applicant should provide an update.

2) The applicant went before the Architectural Review Committee at the Nov. 17th meeting. The comments are as follows:

Motion: Hein Second: Pugliese Vote: 7-0-1 (yea -Hein, Meniconi, Boldt Cohen, Krueger, LoBalbo, Pugliese / abstained - Contadino)

The applicant shall provide updated plans to reflect the following:

a. Provide additional drawings including composite elevation showing the existing and proposed structures, floor plans inc. 1st, 2nd, roof and foundation plans, section drawings and cross sections of site in all directions;

b. Provide details of the proposed glazing with a focus on any lighting impact on the surrounding residential area; how will light spillage be controlled and what is the proposed lighting temperature (in Kelvin)?

c. ARC recommends that the safety glazing be reviewed to see if it can be incorporated into the existing façade instead of constructing a new addition;

d. Provide details/analysis of the proportions of the addition; how was the height and width determined compared to the existing building?
e. Indicate the existing and proposed materials and colors; (how do proposed colors interact with existing?)

f. Provide lighting and HVAC cut sheets;

g. Provide a sample board (can be submitted to Town Hall);

h. ARC would like an understanding of the School’s overall Master Plan;

i. ARC finds that the proposed removal and reinstallation of pavers should include consideration of landscaping – can hardscape be reconfigured into greenscape?

j. Applicant should include renderings of how students interpret the building and landscaping;

k. Regarding signage, ARC recommends less intrusive signage than shown on plans (even if such signage is interior to the building). Signage should speak to the school spirit / character. ARC strongly recommends against illuminated signage as it could be obtrusive especially in a residential zone.

3) November 30, 2021 comments from Conservation:

1. The proposed entry hall at Greenwich High School will replace the existing paved area so there will be no increase in impervious surface and storm water runoff.

2. Improvement of the existing structure provides opportunities for environmental enhancement of the site. A new study conducted by University of Illinois at Urbana-Champaign Professor William Sullivan explores the causal connection between trees and learning. Accessible green spaces in schools have been shown to reduce stress, enhance physical activity and play, and enhance mental health, concentration and environmental awareness. Large glass walls would provide sun light exposure conducive to the growth of indoor plantings. In addition, the existing seating areas outdoor will benefit from the shade provided by tree canopy. A few strategically placed tree pits within the existing pavement will mitigate for the heat island effect, bring some wildlife to the area, reduce storm water runoff, decrease the cost of heating and cooling of the new entrance, and help to absorb noise and air pollution. In addition, the new greenery will create a more intimate and inviting space when enhancing both the site aesthetics and sustainability.

3. The uses of the entrance area are not limited to resting and walking, but it is also used for bike storage. A significant number of students arrive to school on bike. Pictures taken on November 29, 2021, when low temperatures were in lower 40’s with cold wind, show the existing few bike racks in use. It is reasonable to question if the racks are adequate during warmer spring and fall days given only three racks are available on-site.

Additional racks are recommended to encourage healthy, emissions-free commuting.
Bike racks located in the front of the school

A survey of the parking lot showed several students and faculty members use electric cars. Is it prudent to include installation of EV charging stations within the adjacent parking area in conjunction with the entryway modernization? Members of the GHS community are routinely in contact with the Conservation Commission to discuss and advance sustainability within the school. If the groundwork is laid for the charging stations, the Conservation Commission would be pleased to work with GHS to source grants to fund the chargers.

4) LIGHTING: The applicant’s narrative states: The existing lighting in the area affected by this project is a mix of recessed 2x2 and 2x4 center basket fixtures, recessed round down light fixtures, and surface mounted linear lensed fixtures. Lights are controlled from local recessed mounted switches. The 2x2 and 2x4 for have been recently replaced with new LED fixtures and new fixtures in the administrative offices will match existing or be new LED fixtures. The interior lights will be controlled by daylight and occupancy sensors along with dimming switches at the Security desk. The exterior lights will be controlled by motion sensors, photocell, and time clock along with dimmer switches at the Security desk.

New lighting in the entry vestibule uses pendant mounted linear shaped direct (down) and direct/indirect (up/down) fixtures mounted between the beams at different angles and tilted at different elevations (not shown on plan). The bottom ends of the fixtures will be mounted at or slightly below the bottoms of the beams. Then they will tilt up into the beams at different angles. Up lights will be controlled separately from the down lights on a dimmer switch at the Security desk. The down lights will be controlled in groups by a dimmer switch at the
security desk. The Security desk and adjacent canopy area will be lit from recessed square down light fixtures controlled by their own dimmer switch. The exterior will be lit from surface mounted fixtures along the sides of the beams. Plus, color changing LED lensed strip lights will be run up in the center of the new angled columns. Both groups of lights will be controlled from separate dimmer switches at the security desk.

DEPT COMMENTS:
Conservation – See attached
ZBA – See attached
TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 11/17/21

Pursuant to the provisions of Public Act 362 effective October 1, 1953, notice is hereby given that the decisions of the Planning Zoning Board of Appeals of the Town of Greenwich on Appeals No. PLZE202100052 through Appeal No. PLZE202100055 described below heard November 17, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is November 29, 2021.

No. 1 PLZE202100052 181A CLAPBOARD RIDGE ROAD, GREENWICH. Appeal of 181A Clapboard Ridge Rd, LLC. for special exception approval to permit the construction of a new barn located in the RA-2 zone was granted.

No. 2 PLZE202100053 2 ZACCHEUS MEAD LANE, GREENWICH. Appeal of William and Mayling McCormick for a variance of floor area ratio to permit an addition located in the RA-2 zone was granted.

No. 3 PLZE202100054 33 DEEPWOODS LANE, OLD GREENWICH. Appeal of Maria Brea for a variance of floor area ratio to permit an alteration to an existing dwelling located in the R-12 zone was denied.

No. 4 PLZE202100055 10 HILLSIDE ROAD, GREENWICH. Appeal of The Town of Greenwich for a variance of floor area ratio to permit the addition of a new security entry hall on to Greenwich High School located in the R-20 zone was granted.

Dated: November 29, 2021
MEMORANDUM

TO: Katie DeLuca, Deputy Director, Planning and Zoning / Assistant Town Planner
FROM: Aleksandra Moch, Environmental Analyst
DATE: November 30, 2021
RE: Town of Greenwich, 10 Hillside Road, PLPZ 2021 00508
     Site plan by LANGAN, dated September 30, 2021

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

1. The proposed entry hall at Greenwich High School will replace the existing paved area so there will be no increase in impervious surface and storm water runoff.

2. Improvement of the existing structure provides opportunities for environmental enhancement of the site. A new study conducted by University of Illinois at Urbana-Champaign Professor William Sullivan explores the causal connection between trees and learning. Accessible green spaces in schools have been shown to reduce stress, enhance physical activity and play, and enhance mental health, concentration and environmental awareness. Large glass walls would provide sun light exposure conducive to the growth of indoor plantings. In addition, the existing seating areas outdoor will benefit from the shade provided by tree canopy. A few strategically placed tree pits within the existing pavement will mitigate for the heat island effect, bring some wildlife to the area, reduce storm water runoff, decrease the cost of heating and cooling of the new entrance, and help to absorb noise and air pollution. In addition, the new greenery will create a more intimate and inviting space when enhancing both the site aesthetics and sustainability.

3. The uses of the entrance area are not limited to resting and walking, but it is also used for bike storage. A significant number of students arrive to school on bike. Pictures taken on November 29, 2021, when low temperatures were in lower 40’s with cold wind, show the existing few bike racks in use. It is reasonable to question if the racks are adequate during warmer spring and fall days given only three racks are available on-site.

   Additional racks are recommended to encourage healthy, emissions-free commuting.
4. A survey of the parking lot showed several students and faculty members use electric cars. Is it prudent to include installation of EV charging stations within the adjacent parking area in conjunction with the entryway modernization? Members of the GHS community are routinely in contact with the Conservation Commission to discuss and advance sustainability within the school. If the ground work is laid for the charging stations, the Conservation Commission would be pleased to work with GHS to source grants to fund the chargers.

cc: Conservation Commission
Site Plan Application

Property Address: 10 Hillside Road, Greenwich, CT 06830
Tax ID: 07-4511/S

Property Owner: Town of Greenwich (Dr. Toni Jones)
Address: 101 Field Point Rd, Greenwich, CT 06830

Email: toni_jones@greenwich.k12.ct.us
Cell Phone: ____________________ Other Phone: 203.622.7700

Applicant: Greenwich High School building Committee (Steve Walko)
Address: 170 mason St., Greenwich, CT 06830

Email: sgwalko@gmail.com
Cell Phone: ____________________ Other Phone: 203.661.6000

Authorized Agent: Silver Petrucelli +Associates (Timothy Nanzer)
Address: 3190 Whitney Avenue, Hamden, CT 06518

Email: tnanzer@silverpetruecelli.com
Cell Phone: ____________________ Other Phone: 203.230.9007 x 218

Select One: □ Pre-Application  ■ Final

Zone(s): R-1 (71%) and R-20 (29%) Lot Area: 54.87 acres (2,390,137 SF)

Please select all relevant items below:

■ Special Permit – Complete special permit application form
□ Coastal Overlay Zone
□ Property is within 500 feet of a Municipal Boundary of __________________ (for notification)
□ Amendment to Building Zone Regulations – Section(s) ____________________________
□ Amendment to Building Zone Map – Zone(s) affected ____________________________
□ Health Department review needed
□ Sewer Department review needed
■ Architectural Review Committee Application attached or Review needed
■ Planning & Zoning Board of Appeals review needed
□ Inland Wetlands and Watercourses Agency Review / Approval Required
□ Scenic Road Designation
<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>PERMITTED/ REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL/OFFICE</strong></td>
<td></td>
<td></td>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>COMMERCIAL/RETAIL</strong></td>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Usable Floor Area</td>
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<td>Parking Spaces</td>
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<td><strong>OTHER USES</strong></td>
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<td>Gross Floor Area</td>
<td>464,934 SF</td>
<td>466,974 SF</td>
<td>385,418 SF</td>
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<tr>
<td>Usable Floor Area</td>
<td>348,701 SF</td>
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<td>No Change</td>
<td>appx. 679 + 72 (street)</td>
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<td><strong>RESIDENTIAL</strong></td>
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<tr>
<td>Number of Units</td>
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<tr>
<td>Number of Bedrooms</td>
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<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
<td>464,934 SF</td>
<td>466,974 SF</td>
<td>385,418 SF</td>
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<td><strong>BUILDING HEIGHT</strong></td>
<td>54'-2 1/2&quot;</td>
<td>54'-2 1/2&quot; (25'-0 1/2&quot; new)</td>
<td>37'-6&quot;</td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO</strong></td>
<td>.1945</td>
<td>.1954</td>
<td>.161</td>
</tr>
<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
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<tr>
<td><strong>LOT COVERAGE</strong></td>
<td></td>
<td></td>
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<td><strong>TOTAL PARKING SPACES</strong></td>
<td>appx. 679 + 72 (street)</td>
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<td>appx. 679 + 72 (street)</td>
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<tr>
<td><strong>GREEN AREA</strong></td>
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<tr>
<td><strong>AGE OF STRUCTURE</strong></td>
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<tr>
<td><strong>THIS SITE PLAN INVOLVES:</strong></td>
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<tr>
<td>- Additions</td>
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<td>- Alterations</td>
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<td>- Demolition</td>
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<tr>
<td>- Re-Construction</td>
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TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax. 203-622-3795

Application Signature Page

Property Address: _______ 10 Hillside Road, Greenwich, CT 06830 _______
Tax ID: 07-4511/S

Property Owner 1: Town of Greenwich (Dr. Toni Jones) Address: 101 Field Point Rd, Greenwich, CT 06830
Email: toni.jones@greenwich.k12.ct.us Cell Phone: _______ Other Phone: 203.622.7700
Signature: __________________________ Date: 11.8.21

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: Greenwich High School building Committee (Steve Welko) Address: 170 mason St., Greenwich, CT 06830
Email: tigwalko@gmail.com Cell Phone: _______ Other Phone: 203.661.6000
Signature: __________________________ Date: 11.8.21

Authorized Agent: Silver Petrucll + Associates (Timothy Nanzer) Address: 3190 Whitney Avenue, Hamden, CT 06518
Email: tnanzer@silverpetrucll.com Cell Phone: _______ Other Phone: 203.230.9007 x 218
Signature: __________________________ Date: 11.08.2021
Special Permit Application

Property Address: 10 Hillside Road, Greenwich, CT 06830  
TAX ID: 07-4511/S

Property Owner: Town of Greenwich (Dr. Toni Jones)  
Address: 101 Field Point Rd, Greenwich, CT 06830

Email: toni_jones@greenwich.k12.ct.us  
Cell Phone: 203.622.7700  
Other Phone: 203.622.3795

Applicant: Greenwich High School building Committee (Steve Walko)  
Address: 170 mason St., Greenwich, CT 06830

Email: sgwalko@gmail.com  
Cell Phone: 203.661.6000  
Other Phone: 203.230.9007 x 218

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Address: 3190 Whitney Avenue, Hamden, CT 06518

Email: tnanzer@silverpetrucelli.com  
Cell Phone: 203.661.6000  
Other Phone: 203.230.9007 x 218

Zone(s): R-1 (71%) and R-20 (29%)  
Lot Area: 54.87 acres (2,390,137 SF)

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

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

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

Application # ______________________________  
pzSpecialPermitApp 2020
Site Plan Review Checklist

Property Address: 10 Hillside Road, Greenwich, CT 06830

Tax ID: 07-4511/S

Anticipated Type of Application: Special Permit Application

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

Please check the items submitted below:

X1. Fifteen copies of a survey, folded to 9” x 12”, showing existing conditions, including:
   □ a. Locations and dimensions of all existing buildings, structures, fences, retaining walls, utility facilities, trees of six (6) inches or more in diameter at breast height, and other similar features.
   □ b. Existing contours at no more than a two-foot vertical interval, unless waived by the commission Staff in circumstances where such contours may not be necessarily pertinent. The survey shall indicate topographic conditions of property immediately adjoining the subject parcel.
   □ c. The location of all existing watercourses, intermittent streams wetlands as required by IWWA, Flood Hazard Lines as determined by FEMA, springs and rock outcrops or a note indicating that none exist, with the sources of information listed.
   □ d. The zone in which the land to be developed falls and the location of any town and zone boundary lines within or adjoining the tract, and yard dimensions to existing buildings. Lot area, by zone, shall be indicated.
   □ e. The title of the development, date, revision date if any and nature of revision, north arrow, scale, and the name and address of owner and names of owners of adjacent land.
   □ f. Street and property lines, curbs, edges of pavement, sidewalks, easements, right-of-way, covenants, and deed restrictions.
   □ g. Traffic lights and controls, public trees, catch basins, hydrants, and power and telephone lines in adjacent streets.
   □ h. Certification with the signature and seal or registration number of a registered land surveyor licensed in the State of Connecticut that the drawing is substantially correct to A-2 Standards, and that the property is in a designated zone under the zoning regulations.

X2. Fifteen sets of a detailed Site development plan, at a readable scale, folded to 9” x 12”, prepared in accordance with all applicable Town standards including the Roadway Design and Drainage Design Manuals, and signed by a professional architect, land surveyor, or engineer licensed in the State of Connecticut, showing:
   □ a. Location, dimension, and elevation of all proposed buildings, structures, walls, fences.
   □ b. Location dimensions and surface treatment of all existing and proposed parking and loading spaces, traffic access and circulation drives, and pedestrian walks. Sidewalks are to be provided as required by the Building Zone Regulations.
   □ c. Approximate location of proposed utility lines, including water, gas, electricity, sewer and the location of any transformers.
   □ d. Note specifying source of water supply and method of sewage disposal.
   □ e. Existing and proposed contours at units of no more than a two-foot interval unless waived by the Commission’s staff. Cuts and fills and estimates of blasting to be submitted at time of final site plan.
   □ f. Location, size and type of proposed landscaping and buffer planting and the designation of those areas of natural vegetation not to be disturbed.
   □ g. Any other similar information determined by the Commission staff to provide for the proper enforcement of the Building Zone Regulations.
   □ h. Zoning statistics including: Gross Floor Area, Floor Area Ratio, Usable Floor Area, Required Parking, Actual Parking.
Provided, Building Height, Building Footprint, and Area Devoted to Surface parking, Building and Drives.

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

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

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

X 4. Three copies of Floor Plan Work Sheets with the dimensions and calculated floor areas for each floor prepared in accordance with Sec. 6-5(22). Consult Commission Staff for required format.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTE: Any new documentation presented at Planning and Zoning Meetings shall be submitted to staff so that they can be made part of the record. Please ensure all documents can easily be removed from presentation boards.
SOIL EROSION-SEDIMENT CONTROL NOTES

1. **SOIL EROSION-SEDIMENT CONTROL DETAILS**
   - **STORM PIPE BEDDING**

2. **TREE PROTECTION NOTES**:
   - **TEMPORARY STOCKPILE**
   - **INLET PROTECTION**

3. **SOIL EROSION-SEDIMENT CONTROL DETAILS**
   - **STORM PIPE BEDDING**

4. **TREE PROTECTION**
   - **TEMPORARY STOCKPILE**
   - **INLET PROTECTION**

---

Greenwich High School Secure Entryway

10 Hillside Road
Greenwich, Connecticut 06830

Langan

Silver / Petrucci + Associates

Architects / Engineers / Interior Designers

3190 Whitney Avenue, Hamden, CT 06518-2340

Tel. 203 230 9007   Fax. 203 230 8247   www.langan.com

DRAINAGE AND SOIL EROSION CONTROL DETAILS

CG501

矛盾。
SLOPED FLOOR

RAMP UP
ADA
NEW
SECURITY
PROPOSED SECURE ENTRY HALL
VISITOR'S ENTRANCE
STUDENT ENTRANCE
EXISTING CORRIDOR
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
NEW
COFFEE
NEW MULTI PURPOSE ROOM
NEW
OFFICE
LOBBY
NEW FRONT DESK

SEE ACCOMPANYING SITE PLANS FOR EXTENT OF PROPOSED MODIFICATION TO THE PLAZA AND GREEN SPACES.
EXISTING MAIN SCHOOL BUILDING (OUT BUILDINGS NOT SHOWN)

PROPOSED SECURE ENTRYWAY ADDITION

FAR INFORMATION

Total GSF of existing buildings on site provided by Greenwich P&Z (Zoning Appeal #PLZE202100045 Greenwich HS Cardinal Stadium Phase 2 - Visitor Building)

<table>
<thead>
<tr>
<th>Existing Total Building GSF</th>
<th>464,934 SF</th>
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<tr>
<td>Existing Site GSF</td>
<td>2,390,137 SF</td>
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<tr>
<td>Existing FAR</td>
<td>464,934 / 2,390,137 = 0.1945</td>
</tr>
</tbody>
</table>

| Proposed Addition           | 2,040 SF    |
| Proposed Total Building GSF | 464,934 + 2040 = 466,974 SF |
| Proposed FAR                | 466,974 / 2,390,137 = 0.1954 |

Allowed hybrid FAR (relative combined FAR for R-1 and R-20 zones) = .161

Based on the calculated existing gross floor area of 464,934 SF, if the entire building had a minimum 8ft ceiling height the volume of the existing building would be 3,719,472 CF which is significantly greater than the 150,000 CF that would require a special permit per section 6-101 of the zoning code, even before adding the 50,000 CF volume of the new entry vestibule.
Architectural Narrative

The Greenwich Board of Education is proposing to add a new 71 foot wide by 28 foot deep by 25 foot high secure entry hall to Greenwich High School, appended to the existing main entry facing Hillside Road. The new entry hall will have an outer façade of blast resistant glazing in painted metal frames with an interior façade of ballistic resistant glazing and metal frames replacing the existing glass walls. The roof of the new entry hall will consist of a membrane roof on exposed glue laminated wood decking on laminated wood beams, reminiscent of those in the existing entry hall. Square painted steel columns will carry the roof loads and work in concert with smaller steel members to provide lateral stability.

The new entry hall has been designed to provide a secure entry location with the addition of a new custom security desk located near the entry to allow active monitoring of the new entry hall. The security officer will have control of the single pair of exterior doors through which students and visitors will be admitted after all exterior doors are secured after student drop off.

The new entry hall will also require some changes to the existing administrative wing of the school. These changes consist primarily of moving the reception adjacent to and accessible from the new secure entry hall and providing a new custom reception desk. The move of the reception area will require reallocation and modification of several offices and other rooms to accommodate exiting staff and administrative functions.

The visual impact of the new entry hall on the plaza and landscaping between the building and Hillside Road can be minimal. More or less extensive regrading and resetting of pavers will be necessary at the existing plaza. A minimal amount of green space lost to the entry hall will also need to be reclaimed from the plaza. The flagpole will need to be reset. Security bollards will be placed at the edge of the plaza adjacent to the sidewalk.

From a materials perspective, there are two distinct portions to the Secure Entryway project: the new entry vestibule and the administration office renovations. The exterior entry vestibule can be thought of as a glass box appended to the existing entrance. Like the existing entry, the new vestibule will be composed primarily of glass walls (in this case blast resistant) set in white painted metal frames with glass and white painted metal doors. Above the glass wall will be a series of structural laminated wood beams carrying the laminated wood roof deck. There will be laminated wood infill panels between the beams and on the sides above the glass wall. There will be a line of five laminated wood and steel columns connected to every other beam at the end of the roof overhang. The roof will have a white painted metal fascia. All of the wood will have a weather resistant treatment with the final color profile of the wood intended to be similar to the that of the existing building.

As part of the exterior vestibule construction, the adjacent glass walls in the existing connecting corridor will also be removed and replaced with new ballistic glass with a very similar look and feel to the existing glass wall.

The interior of the new entry vestibule will consist of brick, painted gypsum, and glass walls. The south wall, at the security desk is an existing exterior brick wall that will become an interior wall with new brick infill to match where the existing windows are removed. The wall between the entry vestibule and the new lobby waiting room will be painted gypsum wall board with a level 5 finish. The final paint color is to be determined. There will be a painted gypsum wall board ceiling at the security desk and entry to
the reception waiting room. The paint color is to be determined. Above the ceiling will be a single row of glass spanning between the front and back walls of the vestibule.

The rear (west) wall of the vestibule, which is the existing exterior entry, will consist of a wall with a painted gypsum board finish running into replacement ballistic glass wall and white painted frames with glass and white painted metal doors. Above the glass wall, the existing roof of the connecting corridor will create an overhang where two foot tall metal letters will spell out the name of the school. Behind the letters will be a painted gypsum board wall, creating a plenum to conceal the air conditioning supply and return. The paint color for the letters and the wall are to be determined.

The floor of the new entry vestibule will be finished in stone tile. The type, color, and finish of the stone tile is to be determined. The stone tile will continue up a ramp with stainless steel handrails leading to a pair of ballistic glass and white painted metal doors next to the security desk. The security desk has not yet been designed but will most likely consist of custom wood casework and solid surface counters. Color and style of finishes are to be determined.

The ceiling of the entry vestibule will consist of exposed laminated wood beams and decking, similar to the existing connecting corridor. The final light fixtures for the vestibule have not been determined but will most likely consist of white painted LED fixtures hanging from the ceiling.

The renovations to the administration offices will primarily consist of removing existing walls to open some spaces and building new walls and infill to close off others. All of these walls will be finished with painted gypsum wall board to match the existing. The wall base and floor tile, where they cannot be saved, will be replaced with new tile and base with a color and pattern to be determined. Where new doors are added they will be finished to match the existing doors. The ceilings in the administration area will be 2X2 acoustic ceiling tile to match existing. The new reception desk has not been designed yet but will likely consist of low walls finished in painted gypsum wall board with custom casework and solid surface counter tops. Color and style of finishes are to be determined.

Electrical systems are limited to new power, lighting, and fire alarm for the addition and new and relocated power, lighting, and fire alarms in the renovated Main Office area. Power for the new mechanical equipment will need to be brought over from the existing electrical distribution in the lower level of building ‘B’.

We will add recessed duplex and quad receptacles at the Security desk along with a few general-purpose duplex receptacles around the Lobby. We will also be adding and/or relocating receptacles in the Main Office to accommodate the renovations. These will all be fed from the local 120-volt panels in the File room in the Main Office area.

We will be installing a new 480-volt panel to serve the new mechanical equipment for the Lobby/Vestibule to be located in the Main Office area. This panel will be fed by a spare breaker in the main electric room in the lower level of building ‘B’. The preliminary routing is through the exterior wall, across the courtyard, up the exterior of the building (in the corner by the security desk), over the roof into the admin area.

The existing lighting in the area affected by this project is a mix of recessed 2x2 and 2x4 center basket fixtures, recessed round down light fixtures, and surface mounted linear lensed fixtures. Lights are controlled from local recessed mounted switches. The 2x2 and 2x4 for have been recently replaced with
new LED fixtures and new fixtures in the administrative offices will match existing or be new LED fixtures.

The interior lights will be controlled by daylight and occupancy sensors along with dimming switches at the Security desk. The exterior lights will be controlled by motion sensors, photocell, and time clock along with dimmer switches at the Security desk.

New lighting in the entry vestibule uses pendant mounted linear shaped direct (down) and direct/indirect (up/down) fixtures mounted between the beams at different angles and tilted at different elevations (not shown on plan). The bottom ends of the fixtures will be mounted at or slightly below the bottoms of the beams. Then they will tilt up into the beams at different angles. Up lights will be controlled separately from the down lights on a dimmer switch at the Security desk. The down lights will be controlled in groups by a dimmer switch at the security desk. The Security desk and adjacent canopy area will be lit from recessed square down light fixtures controlled by their own dimmer switch.

The exterior will be lit from surface mounted fixtures along the sides of the beams. Plus, color changing LED lensed strip lights will be run up in the center of the new angled columns. Both groups of lights will be controlled from separate dimmer switches at the security desk.

There is an existing addressable fire alarm system (Notifier) throughout the school, with a fire control center and graphic annunciator recessed in the wall as you enter the Main Office. There are additional panels and devices throughout the school. The system appears to be capable of the additional devices required for this project.

We will add a manual pull station at the Security desk and another in the Main Office at the new double doors leading into the Lobby/Vestibule. Also, we will add two audio/visual devices at either side of the new Lobby/Vestibule. We will also add and/or relocate existing fire alarm devices in the main Office to accommodate the revised spaces.

From a fire protection standpoint, the building currently appears to be sprinklered throughout. There is a 4” line that enters the building in the basement boiler room and feeds a 4” fire main with a backflow preventer installed in the boiler room area of the building. There are wet type risers coming from the sprinkler area, for distribution to the building. We were told there is also a sprinkler line fed from 2010 auditorium addition and back feeds this area so there is backup in case of a failure. The pressure is excellent at 90 psi static.

Cross connection control is accomplished by use of a reduced pressure backflow preventer with detector assembly. Relief from the reduced pressure backflow preventer is routed to a drain below the backflow preventer. One Riser Check Valve Assembly (RCVA) is provided for each of the risers serving the entire building.

The existing fire protection service will be reused to the greatest extent possible with the replacements of sprinkler heads that cannot be reused. The existing sprinkler system will cover all renovated office areas and be extended into the new lobby addition. The contractor will provide hydraulic calculations based on the existing site conditions. A fire pump should not be required, because sufficient pressure exists in the water utility’s system to supply the hydraulic requirements of the building fire suppression systems.
The new lobby addition structure is exposed wood beams of combustible construction according to NFPA 13. This requires eaves and overhangs to be sprinklered that are over four feet in width. These outdoor areas will be protected with dry sidewall sprinklers to prevent freezing.

Concealed pendent sprinkler heads will be provided in areas with finished ceilings and exposed sidewall sprinklers shall be provided in unfinished areas. Exposed piping and hangers shall be painted to match the color/finish of adjacent surroundings. Routing shall be coordinated with all disciplines prior to installation. All sprinkler heads shall be the quick response type.

To provide heating and cooling to the new vestibule two 7.5 Ton roof mounted heat pump units located on the existing roof. The supply diffusers will be round nozzle type mounted high on the back wall. Return grilles will be slot liner type located on the back wall. An alternate is under consideration to add radiant floor heating to the vestibule which would also necessitate a new electric boiler and a closet to house it.

From a storm water management perspective, the grade at the main entrance has brick pavers with a good slope that drain to a nearby catch basin. There have been no reported storm water issues or ponding at the front of the building.

The existing main entry roof pitches to the rear courtyard. The roof collects rainwater via a roof gutter system to vertical exposed downspouts which spill to grade with splash blocks. There is also a similar system in the front of the building that catches any drippage so as not to cause a ponding at the main entrance. There are no roof drains, parapets, or internal storm drainage piping. If the gutters were to clog or fail, the secondary means to drain the roof will spill over as there are no parapets to prevent it.

The existing lobby entry way and slopped roof will remain with the gutters and downspouts draining to grade at the back of the building. The front gutters and downspouts will be removed to coincide with the new addition.

The rear courtyard cannot accommodate any additional roof drainage load; thus the new entryway will drain to a new roof drain located over the security desk. The roof will pitch to the drain and piping will run concealed in the wall to new interior storm leaders and new underground storm drain piping. The storm piping will be piped to the existing storm sewer’s catch basin in the front of the building on site via gravity. Secondary or emergency roof drainage will be conducted to a “cows tongue” nozzle in the foundation wall below the security desk if the primary roof drain is clogged.

Roof drainage serving the addition is routed to the municipal storm system via gravity while storm piping serving the original building is partially routed to the existing culvert as well as being piped to the municipal storm system.

Any horizontal storm piping and the roof drain body will be insulated to prevent condensation from damaging finishes below. Pipe fitting insulation shall be molded, pre-formed mineral fiber with a PVC jacket.
Affidavit of Notification of Final Site Plan Approval

I, Timothy Nanzer, being first duly sworn, do hereby certify that on November 03, 2021 I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto, a copy of the notice attached hereto as Exhibit B. Said persons were the record owners, as of September 9, 2021 as shown on the Town Tax Assessor’s Office records of property abutting (as said term defined in Sec. 6-14 (a)(3) of the Greenwich Building Zone Regulations) the property belonging to the Town of Greenwich for which an application for Pre-Application Approval will be filed with the Greenwich Planning and Zoning Commission.

Tim Nanzer, RA
Silver Petrucci & Associates, Inc.

(STATE OF CONNECTICUT)
(STATE OF CONNECTICUT)

(COUNTY OF NEW HAVEN) ss. (Hamden)

Subscribed and sworn to before me this 3rd day of November 2021

Notary Public
Date Commission Expires: 7/31/2026
Following is a list of all the owners whose property bounds on the upon the subject property

119 OLD CHURCH ROAD LLC
8304 WELER AVENUE
MCLEAN, VA 22102

ARMS STRONG MIL LICENT S
1 OLD CHURCH RD UN 4
GREENWICH, CT 06830

COLE GEORGE L & ASHLEY D
11 HILL SIDE RD
GREENWICH, CT 06830

DEANGELO DONALD F &
1 OLD CHURCH RD UNIT #3
GREENWICH, CT 06830

DEMPSEY F BURKE &
21 HILL SIDE ROAD
GREENWICH, CT 06830

FRIEDEN SUSAN TR
1 OLD CHURCH RD UN 8
GREENWICH, CT 06830

GENOVESE PETER C &
11 MALLARD DRIVE
GREENWICH, CT 06830

HAMILTON PETER A
33 HILL SIDE ROAD
GREENWICH, CT 06830

KAYE MICHAEL &
147 OLD CHURCH RD
GREENWICH, CT 06830

KEYES NICHOLAS G
15 IRVINE ROAD
OLD GREENWICH, CT 06870

EXHIBIT A

25 HILL SIDE LLC
163 ROEBLING STREET OFC6
BROOKLYN, NY 11211

ARMSTRONG PAMELA B TR
1 OLD CHURCH RD UN6
GREENWICH, CT 06830

COMBE COURTNEY B I
2 OLD CHURCH ROAD UN2
GREENWICH, CT 06830

DELANO LYMAN & DIANA
143 OLD CHURCH RD
GREENWICH, CT 06830

EFFROS WILLIAM 41
OLD CHURCH RD
GREENWICH, CT 06830

GARRIDO FRANK J & MONICA
8 CLIFF ROAD
GREENWICH, CT 06830-0000

GIOVINE REVOCABLE TRUST
29 HILL SIDE ROAD
GREENWICH, CT 06830

JAMES BETTY
1 OLD CHURCH RD U#5
GREENWICH, CT 06830

KERRION MICHAEL R &
17 MALLARD DRIVE
GREENWICH, CT 06830

KLIPSTEIN JENNIFER3
HILL SIDE RD
GREENWICH, CT 06830

GREENWICH LAND TRUST INC
370 ROUND HILL ROAD
GREENWICH, CT 06831

JOHNSON VICKI K TR170
MASON STREET
GREENWICH, CT 06830

KERMIOAN MICHAEL M &
35 OLD CHURCH ROAD
GREENWICH, CT 06830

KOONTZ ANN A
1 OLD CHURCH RD UNIT #2
GREENWICH, CT 06830
<table>
<thead>
<tr>
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<th>Address</th>
<th>City</th>
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<td>PO BOX 530255</td>
<td>ATLANTA</td>
<td>GA</td>
<td>30353</td>
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<td>Reyina Luis G &amp; Dewez</td>
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<tr>
<td>Temple Sholom Inc</td>
<td>300 E PUTNAM AVE</td>
<td>GREENWICH</td>
<td>CT</td>
<td>06830</td>
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<td>Weiss Hans E &amp; Christel D</td>
<td>39 OLD CHURCH ROAD</td>
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<td>CT</td>
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<tr>
<td>Zadik David A &amp; Christine</td>
<td>18 FIELD POINT ROAD APT 2</td>
<td>GREENWICH</td>
<td>CT</td>
<td>06830</td>
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To Whom it may concern:

Notice is hereby given that the Greenwich Board OF Education has filed an application with the Town of Greenwich Planning and Zoning Commission for Final Site Plan Approval for Greenwich High School (10 Hillside Road, Greenwich, CT 06830).

The Greenwich Board of Education proposes to add a new 71 foot wide by 28 foot deep by 25 foot high secure entry hall to Greenwich High School. The new entry hall will be appended to the existing main entry facing Hillside Road. While the new entry hall will have both blast resistant and bullet resistant properties, it will also be a functional, thoughtfully designed entry hall featuring glass walls and wooden structure to complement the existing school buildings. In addition to the new construction there will be some interior changes to the existing administration wing of the school to bring the front desk workflow into alignment with the security features of the new entry hall.

The impact of the new entry hall on the plaza and landscaping between the building and Hillside Road should be minimal. While some regrading and resetting of pavers will be necessary, aside from putting in some new bollards between the parking lot and the plaza no additional construction is currently planned for the exterior areas of the school.

Further information concerning this application may be obtained by contacting the Planning and Zoning Commission at 203-622-7894.

Timothy Nanzer RA
From: 

119 OLD CHURCH ROAD LLC
8304 WELER AVENUE
MCLEAN, VA 22102

To: 

Postmark Here

NOV 3 2021

PS Form 3817, April 2007 PSN 7530-02-000-9065

From: 

25 HILLSIDE LLC
163 ROEBLING STREET OFC6
BROOKLYN, NY 11211

To: 

Postmark Here

NOV 3 2021

PS Form 3817, April 2007 PSN 7530-02-000-9065

From: 

9 CLIFF ROAD IGLOO LLC
- 9 CLIFF ROAD
- GREENWICH, CT 06830

To: 

Postmark Here

NOV 3 2021

PS Form 3817, April 2007 PSN 7530-02-000-9065

From: 

ARMSTRONG MILICENT S
1 OLD CHURCH RD UN 4
GREENWICH, CT 06830

To: 

Postmark Here

NOV 3 2021

PS Form 3817, April 2007 PSN 7530-02-000-9065
To: COLE GEORGE L & ASHLEY D
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GREENWICH, CT 06830

To: ARMSTRONG PAMELA B TR
1 OLD CHURCH RD UN6
GREENWICH, CT 06830

To: DARULA SUZANNE K
15 OVERLOOK DRIVE
GREENWICH, CT 06830

To: BERTONE VINCENZO &
7 MALLARD DR
GREENWICH, CT 06830
GIOVINE REVOCABLE TRUST
29 HILLSIDE ROAD
GREENWICH, CT 06830

To:

From:

PS Form 3817, April 2007 PSN 7530-02-000-9065

EFFROS WILLIAM
41 OLD CHURCH RD
GREENWICH, CT 06830

To:

From:

PS Form 3817, April 2007 PSN 7530-02-000-9065

GEATZ DAVID W & TRINI W/S
145 OLD CHURCH ROAD
GREENWICH, CT 06830

To:

From:

PS Form 3817, April 2007 PSN 7530-02-000-9065

GENOVESE PETER C &
11 MALLARD DRIVE
GREENWICH, CT 06830

To:

From:

PS Form 3817, April 2007 PSN 7530-02-000-9065
- HAMILTON PETER A
- 33 HILLSIDE ROAD
- GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065

- GREENWICH LAND TRUST INC
- 370 ROUND HILL ROAD
- GREENWICH, CT 06831

PS Form 3817, April 2007 PSN 7530-02-000-9065

- JAMES BETTY
- 1 OLD CHURCH RD U#5
- GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065

- JOHNSON VICKI K TR
- 170 MASON STREET
- GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065
To: Koontz Ann A  
1 Old Church Rd Unit #2  
Greenwich, CT 06830

PS Form 3817, April 2007  PSN 7530-02-000-9065

To: Klipstein Jennifer  
3 Hillside Rd  
Greenwich, CT 06830

PS Form 3817, April 2007  PSN 7530-02-000-9065

To: Litt Jonathan  
71 Old Church Rd Greenwich,  
CT 06830-4816

PS Form 3817, April 2007  PSN 7530-02-000-9065

To: KD DD LLC  
PO Box 530255  
Atlanta, GA 30353

PS Form 3817, April 2007  PSN 7530-02-000-9065
To: MATONIS CHRISTOPHER A &
   47 HILLSIDE RD
   GREENWICH, CT 06830

To: LORUSSO VICTORIA &
   2 OLD CHURCH RD - UN 1
   GREENWICH, CT 06830

To: MARKLEY ANN LYNN
   2 OLD CHURCH ROAD UN3
   GREENWICH, CT 06830

To: MALIZIA ELIZABETH L
   4 OLD CHURCH RD #4
   GREENWICH, CT 06830
To: MENCOFF SAMUEL & CARRI
19 MALLARD DRIVE
GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: MCBREAIRTY MARK &
48 HILLSIDE RD
GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: OCONNOR SANDRA &
2 WEST BROTHER DRIVE
GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065

To: NAP DAVID A
4 OLD CHURCH RD 5
GREENWICH, CT 06830

PS Form 3817, April 2007 PSN 7530-02-000-9065
PASCOE KAREN
4 OLD CHURCH RD UN 7
GREENWICH, CT 06830

OREILLY EDWARD J &
99 OLD CHURCH RD
GREENWICH, CT 06830

RESTIERI LAWRENCE J &
115 OLD CHURCH RD
GREENWICH, CT 06830

PUSKAR EMILY H &
43 HILLSIDE RD
GREENWICH, CT 06830
To:  RUBIN KAREN E   
     1 OLD CHURCH RD APT 9   
     GREENWICH, CT 06830   

PS Form 3817, April 2007  PSN 7530-02-000-9065

To:  REYNA LUIS G & DEWEZ   
     49 HILLSIDE ROAD   
     GREENWICH, CT 06830   

PS Form 3817, April 2007  PSN 7530-02-000-9065

To:  SAMANT RAJIV B &   
     12 WEST BROTHER DR   
     GREENWICH, CT 06830   

PS Form 3817, April 2007  PSN 7530-02-000-9065

To:  ROWE ARABELLE M   
     ONE OLD CHURCH ROAD #10   
     GREENWICH, CT 06830   

PS Form 3817, April 2007  PSN 7530-02-000-9065
To: WEISS HANS E & CHRISTEL D39  
OLD CHURCH ROAD  
GREENWICH, CT 06830
Toni Jones  
Superintendent of Schools  

November 5, 2021  

Ms. Katie DeLuca, AICP  
Director  
Planning and Zoning  
Greenwich Town Hall  
101 Field Point Road  
Greenwich, CT 06830  

Dear Ms. DeLuca,  

Please be advised, that as Superintendent of Schools, I authorize Silver Petrucci and Associates to act on behalf of the Board of Education on the Greenwich High School Entryway Upgrade project.  

Sincerely,  

[Signature]  

Dr. Toni Jones  
Superintendent  
Greenwich Public Schools
Thanks, Tim.

No wetlands permit will be required.

Patricia Sesto, PWS
Director of Environmental Affairs
Town of Greenwich
203-622-7736

From: Tim Nanzer <tnanzer@silverpetrucelli.com>
Sent: Friday, August 27, 2021 10:28 AM
To: Sesto, Patricia <patricia.sesto@greenwichct.org>
Cc: David Stein <dstein@silverpetrucelli.com>
Subject: RE: Online Form Submittal: Contact Us

[EXTERNAL]
Pat,

Please see attached.

As you can see by the little red box the new addition is relatively small.

At an effort at full disclosure, my understanding is that the lobby roof sheds water both in front and in back of the of the building. We are looking at shedding all of the new roof onto the existing roof and modifying the existing roof to shed only to the back. If that presents a problem for you I would like to know that sooner rather than later.

That is something like 4000 SF of new roof shedding to the back of the existing entry vestibule.

Thank you,

-Tim

Timothy Nanzer, AIA
Architect

SILVER PETRUCELLI + ASSOCIATES
P: 203.230.9007 x 218 | F: 203.230.8247
Engineer of Record Certification

Project Name: Greenwich High School Secure Entryway

Project Address: 10 Hillside Road

Engineer’s Name: Christopher P. Cardany

Engineering Firm’s Name: Langan

Street Address: 555 Long Wharf Drive, 9th Floor  City: New Haven  State: CT  Zip: 06511
Phone: 203-562-5771  Fax: 203-789-6142  Email: ccardany@langan.com

The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:


Stormwater Management Report Last Revision Date: N/A

Number of Plan Sheets: 4  Last Revision Date: 11/08/21


Engineer’s Signature: [Signature]

Date: 11/08/21

Engineer’s Seal: [Seal]
STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name

Project Address

Project Lot Number(s)

Property Owner(s)

Tax Account Number(s) Zone(s) Lot Area

1. Check all that apply to the proposed project:
   - This is a new development or redevelopment project,
   - The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),
   - The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:
   - Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.
   - Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.
   - Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.
   - Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.
   - Customary cemetery management.
   - Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.
   - Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.
   - Repair of an existing septic system.
   - Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.
   - Repair or replacement of an existing roof of a single-family dwelling.
   - Construction of a second (or higher) floor addition on an existing building.
   - Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.
   - The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
The reconstruction or construction of a wood, composite, or plastic deck with the decking boards spaced at least 3/16 of an inch and a pervious surface below the deck. The pervious area below the deck must have the soil tilled 12 to 16 inches and finished with grass seed, sod, or crushed stone. The minimum depth for the crushed stone is 4 inches. A site plan showing the proposed location of the deck and construction details for the deck must be submitted.

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

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

OWNERS’ CERTIFICATION

Owners’ Name _____________________________________________________________

Street Address __________________________ City __________________________ State ____ Zip_________

Phone ________________________________ FAX ______________________________

Owners’ Signature ___________________________ Date ________________

CONTRACTOR’S CERTIFICATION

Company Name ___________________________________________________________

Street Address __________________________ City __________________________ State ____ Zip_________

Phone ________________________________ FAX ______________________________

Contractor’s Signature ___________________________ Date ________________

Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747
Conditional Exemptions Requiring Certification from a Professional Engineer:

3. For projects adding up to 500 square feet of impervious surfaces:
   The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer.
   At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on site watershed and point of concern:
   - Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
   - A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
   - The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
   - Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
   - Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
   - Restoring a riparian buffer (may require IWWA permit)

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 3, 5, and 8 of this exemption request form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, Etc.), in lieu of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Langan

555 Long Wharf Dr., 9th Floor New Haven CT 06511

Phone 203-562-5771 FAX 203-789-6142

Christopher P. Cardany
Conditional Exemptions Requiring Certification from a Professional Engineer:

4. For projects adding between 500 and 1,000 square feet of impervious surfaces:
   The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or
   offsite drainage infrastructure, as certified by a professional engineer.
   At least one of the following measures shall be implemented on the project site to help mitigate the effects of site
   disturbance and new impervious surfaces within its on site watershed and point of concern:
   □ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich
     Drainage Manual February 2012 as amended
   □ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
   □ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
   □ Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area.
     The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
   □ Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10
     feet planted as a meadow
   □ Restoring a riparian buffer (may require IWMA permit)

   At least one of the following measures shall be implemented on the project site using LID or conventional stormwater
   BMPs to help mitigate the effects of site disturbance and new impervious surfaces:
   □ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
   □ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 4, 5, and 8 of this exemption request
form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, etc.), in lieu
of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly
encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and
Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Company Name

Street Address _____________________________________________________________________________
City __________________ State ___ Zip__________

Phone ________________________________ FAX ________________________________

Professional Engineer’s Name ____________________________________________________________
PROFESSIONAL – EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

☐ 0 to 500 square feet (conditionally exempt with Professional Engineer’s Certification)
☐ 500 to 1,000 square feet (conditionally exempt with Professional Engineer’s Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

☐ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
☐ Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
☐ Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
☐ Restoring a riparian buffer (may require IWWA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply)

☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

[Signature]
Professional Engineer’s Signature

[Date] 11/08/21

[Seal]
Professional Engineer’s Seal
Conditional Residential Teardown Exemption Requiring Certification by a Professional Engineer:

5. For residential teardowns that reconstruct where the impervious surfaces within each point of concern is less than or equal to pre-development conditions and the peak flow and runoff volume for the 1, 2, 5, 10, 25, 50, and 100-Year Storms has a zero increase to all points of concern the following must be submitted:

A Stormwater Management Report must be submitted with the following included:

1. Project Narrative
2. Site Inventory & Evaluation
   a. Topography
   b. Soil Evaluation (Soil Evaluation Test Results (Form SC-101) Shall Be Used)
      i. Initial Feasibility Evaluation (NRCS Web Soil Survey and similar sources of information)
      ii. Concept Design Testing (test pits/borings and saturated hydraulic conductivity testing, as per Appendix B)
3. Evaluate Pre-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
   a. Watershed Map Pre-Development
   b. NRCS Runoff Curve Numbers Pre-Development
   c. Time of Concentration Pre-Development
4. Evaluate Post-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
   a. Watershed Map Post-Development
   b. NRCS Runoff Curve Numbers Post-Development
   c. Time of Concentration Post-Development
5. Peak Runoff to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
6. Runoff volume to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
7. Compare & Summarize Pre- & Post Development Site Hydrology for peak flow and runoff volume to all points of concern
8. Conveyance Protection: 10, 25, 50 & 100-Year Depending on Peak Flow Rate for Downstream Stormwater Facilities
9. Outlet Protection Calculations – Based on Conveyance Protection
10. Emergency Outlet Sizing: Safely Pass the 100-Year
11. Supporting Documents
12. Sealed and Signed By a Professional Engineer

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 6, 7, and 8 of this exemption request form and a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit plans which include all items on the:

1. Checklist for Construction Plans – Form CL-102
2. Checklist for Driveway Profile and Sight Distance Plan – Form CL-103

For projects that meet the above criteria, the project proponent must submit an Operations and Maintenance Plan Report. The Operations and Maintenance Plan must be submitted following the Checklist for Operations & Maintenance Plan Report CL-104.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Certificate of Occupancy – Form CL-105 with the request for Certificate of Occupancy. The Improvement Location Survey must include the items on the Checklist for Improvement Locations Survey Depicting ‘As-Built’ Conditions CL-106.

The use of this exemption removes any future additional construction on the property from using the Conditional Exemption regardless of ownership changes.
PROFESSIONAL ENGINEER

Company Name ____________________________________________

Street Address __________________________ City ___________ State _____ Zip_______

Phone ______________________________ FAX ________________________

Professional Engineer’s Name __________________________________________

PROFESSIONAL – RESIDENTIAL “teardown” EXEMPTION CERTIFICATION

I hereby declare that the proposed project will not have an increase in impervious surfaces and a zero increase in peak flow and runoff volume to all points of concern for the 1, 2, 5, 10, 25, 50, and 100-Year Storms.

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that the Required Stormwater Management Report and plans shall be implemented on the project site.

Professional Engineer’s Signature ____________________ Date ______________

__________________________ Professional Engineer’s Seal
**IMPERVIOUS AREA WORKSHEET**

This worksheet shall be used to quantify impervious surfaces\(^1\) associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

<table>
<thead>
<tr>
<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
<td>0</td>
<td>2050</td>
<td>2050</td>
</tr>
<tr>
<td>Driveways</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sidewalks/Paths</td>
<td>10325</td>
<td>8150</td>
<td>-2175</td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Patios</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Tennis Court/Sport Court</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTALS:</strong></td>
<td><strong>10325</strong></td>
<td><strong>10200</strong></td>
<td><strong>-125</strong></td>
</tr>
</tbody>
</table>

\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”
Engineer of Record Certification

Project Name: Greenwich High School Secure Entryway

Project Address: 10 Hillside Road

Engineer’s Name: Christopher P. Cardany

Engineering Firm’s Name: Langan

Street Address: 555 Long Wharf Drive, 9th Floor  City: New Haven  State: CT  Zip: 06511

Phone: 203-562-5771  Fax: 203-789-6142  Email: ccardany@langan.com

The undersigned Registered Professional Engineer of Record certifies that the Stormwater Management Report and Plans submitted herewith entitled:


Stormwater Management Report Last Revision Date: N/A

Number of Plan Sheets: 4  Last Revision Date: 11/08/21


Engineer’s Signature: ____________________________  Date: 11/08/21

Engineer’s Seal
STORMWATER MANAGEMENT STANDARDS – DRAINAGE REPORT EXEMPTION

Project Name: ______________________________________________________

Project Address: ___________________________________________________

Project Lot Number(s) ______________________________________________

Property Owner(s) ___________________________________________________

Tax Account Number(s) ___________________ Zone(s) ___________________ Lot Area ___________________

1. Check all that apply to the proposed project:
   □ This is a new development or redevelopment project,
   □ The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),
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Categorical Exemptions:

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:
   □ Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.
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   □ Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.
   □ Customary cemetery management.
   □ Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.
   □ Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.
   □ Repair of an existing septic system.
   □ Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.
   □ Repair or replacement of an existing roof of a single-family dwelling.
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☐ The construction of any fence that will not alter existing terrain or drainage patterns.

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

OWNERS’ CERTIFICATION

Owners’ Name ________________________________________________________

Street Address ___________________________ City __________________ State ____ Zip_______

Phone ________________________________ FAX ____________________________

Owners’ Signature ___________________________ Date ______________________

CONTRACTOR’S CERTIFICATION

Company Name __________________________________________________________

Street Address ___________________________ City __________________ State ____ Zip_______

Phone ________________________________ FAX ____________________________

Contractor’s Signature ___________________________ Date ______________________
Conditional Exemptions Requiring Certification from a Professional Engineer:

3. For projects adding up to 500 square feet of impervious surfaces:
The project design, including the proposed drainage design, if any, will not have an adverse effect on onsite properties or offsite drainage infrastructure, as certified by a professional engineer.

At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on site watershed and point of concern:

- Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
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For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 3, 5, and 8 of this exemption request form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, Etc.), in lieu of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

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Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Langan

555 Long Wharf Dr., 9th Floor New Haven CT 06511

Phone 203-562-5771 FAX 203-789-6142

Christopher P. Cardany
Conditional Exemptions Requiring Certification from a Professional Engineer:

4. For projects adding between 500 and 1,000 square feet of impervious surfaces:
The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer.

At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on site watershed and point of concern:

☐ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
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☐ Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
☐ Restoring a riparian buffer (may require IWMA permit)

At least one of the following measures shall be implemented on the project site using LID or conventional stormwater BMPs to help mitigate the effects of site disturbance and new impervious surfaces:

☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 4, 5, and 8 of this exemption request form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, etc.), in lieu of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Company Name ____________________________________________

Street Address __________________________________ City __________________ State ____  Zip_________

Phone ____________________________ FAX ____________________________

Professional Engineer’s Name __________________________________________

Form SE-100 Page 4 of 8 February 2014
Town of Greenwich
Department of Public Works - Engineering Division
Town Hall - 101 Field Point Road, Greenwich, CT 06836-2540
Phone 203-622-7767 - Fax 203-622-7747

PROFESSIONAL – EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

☐ 0 to 500 square feet (conditionally exempt with Professional Engineer’s Certification)
☐ 500 to 1,000 square feet (conditionally exempt with Professional Engineer’s Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

☐ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
☐ Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
☐ Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
☐ Restoring a riparian buffer (may require IWWA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply)

☐ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
☐ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

Professional Engineer’s Signature ___________________________ Date ______________

[Signature]

[Seal]

Professional Engineer’s Seal
Conditional Residential Teardown Exemption Requiring Certification by a Professional Engineer:

5. For residential teardowns that reconstruct where the impervious surfaces within each point of concern is less than or equal to pre-development conditions and the peak flow and runoff volume for the 1, 2, 5, 10, 25, 50, and 100-Year Storms has a zero increase to all points of concern the following must be submitted:

A Stormwater Management Report must be submitted with the following included:

1. Project Narrative
2. Site Inventory & Evaluation
   a. Topography
   b. Soil Evaluation (Soil Evaluation Test Results (Form SC-101) Shall Be Used)
      i. Initial Feasibility Evaluation (NRCS Web Soil Survey and similar sources of information)
      ii. Concept Design Testing (test pits/borings and saturated hydraulic conductivity testing, as per Appendix B)
3. Evaluate Pre-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
   a. Watershed Map Pre-Development
   b. NRCS Runoff Curve Numbers Pre-Development
   c. Time of Concentration Pre-Development
4. Evaluate Post-Development Site Hydrology to all points of concern (Runoff Volume and Peak Flow Rate – 1, 2, 5, 10, 25, 50 and 100-Year Storms)
   a. Watershed Map Post-Development
   b. NRCS Runoff Curve Numbers Post-Development
   c. Time of Concentration Post-Development
5. Peak Runoff to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
6. Runoff volume to all points of concern must have a zero increase for the 1, 2, 5, 10, 25, 50, and 100-Year Storms
7. Compare & Summarize Pre- & Post Development Site Hydrology for peak flow and runoff volume to all points of concern
8. Conveyance Protection: 10, 25, 50 & 100-Year Depending on Peak Flow Rate for Downstream Stormwater Facilities
9. Outlet Protection Calculations – Based on Conveyance Protection
10. Emergency Outlet Sizing: Safely Pass the 100-Year
11. Supporting Documents
12. Sealed and Signed By a Professional Engineer

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 6, 7, and 8 of this exemption request form and a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit plans which include all items on the:

1. Checklist for Construction Plans – Form CL-102
2. Checklist for Driveway Profile and Sight Distance Plan – Form CL-103

For projects that meet the above criteria, the project proponent must submit an Operations and Maintenance Plan Report. The Operations and Maintenance Plan must be submitted following the Checklist for Operations & Maintenance Plan Report CL-104.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Certificate of Occupancy – Form CL-105 with the request for Certificate of Occupancy. The Improvement Location Survey must include the items on the Checklist for Improvement Locations Survey Depicting ‘As-Built” Conditions CL-106.

The use of this exemption removes any future additional construction on the property from using the Conditional Exemption regardless of ownership changes.
PROFESSIONAL ENGINEER

Company Name ____________________________________________

Street Address ____________________________ City ______________ State ___ Zip ________

Phone ________________________________ FAX ______________________________

Professional Engineer’s Name ____________________________________________

PROFESSIONAL – RESIDENTIAL “teardown” EXEMPTION CERTIFICATION

I hereby declare that the proposed project will not have an increase in impervious surfaces and a zero increase in peak flow and runoff volume to all points of concern for the 1, 2, 5, 10, 25, 50, and 100-Year Storms.

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that the Required Stormwater Management Report and plans shall be implemented on the project site.

Professional Engineer’s Signature ____________________________ Date ________________

_________________________________________ Professional Engineer’s Seal
IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces\(^1\) associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

### POINT OF CONCERN

<table>
<thead>
<tr>
<th></th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
<td>0</td>
<td>2050</td>
<td>2050</td>
</tr>
<tr>
<td>Driveways</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sidewalks/Paths</td>
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<td>8150</td>
<td>-2175</td>
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<tr>
<td>Swimming Pool</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Patios</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Tennis Court/Sport Court</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTALS:</strong></td>
<td><strong>10325</strong></td>
<td><strong>10200</strong></td>
<td><strong>-125</strong></td>
</tr>
</tbody>
</table>

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\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”