

<b>Municipal Improvement PLPZ 2021 00535</b>  (see also Site Plan and Special Permit PLPZ2021 00508)	New security entrance at Greenwich High School
<b>Location:</b>	10 Hillside Road
<b>Zone:</b>	RA-1 – 38.9 acres R-20 – 16 acres
<b>Lot size:</b>	54.87 acres

	Existing	Proposed	Permitted
<b>OTHER USES</b>			
Gross Floor Area	464,934 SF	466,974 SF	385,418 SF
Usable Floor Area	348,701 SF	350,230 SF	289,064
Parking Spaces	appx. 679 + 72 (street)	No Change	appx. 679 + 72 (street)
<b>RESIDENTIAL</b>			
Number of Units	_____	_____	_____
Number of Bedrooms	_____	_____	_____
Gross Floor Area	_____	_____	_____
Parking Spaces	_____	_____	_____
<b>TOTAL SQUARE FOOTAGE</b>	464,934 SF	466,974 SF	385,418 SF
<b>BUILDING HEIGHT</b>	54'-2 1/2"	54'-2 1/2" (25'-0 1/2" new)	37'-6"
<b>FLOOR AREA RATIO</b>	.1945	.1954	.161
<b>BUILDING COVERAGE</b>	NA	NA	NA
<b>LOT COVERAGE</b>	_____	No Change	_____
<b>TOTAL PARKING SPACES</b>	appx. 679 + 72 (street)	No Change	appx. 679 + 72 (street)
<b>GREEN AREA</b>	_____	_____	_____

**APPLICATION SUMMARY:**

The Greenwich Board of Education is requesting a Municipal Improvement, (see accompanying FSP/sp) 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 purpose of this improvement is 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 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.

At a meeting of the Board of Selectmen on November 9, 2021, the Board unanimously voted to approve the referral to the Planning and Zoning Commission of the Greenwich High School vestibule plan.

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.

#### PLAN OF CONSERVATION AND DEVELOPMENT

See Guiding Principle #1 regarding Preserving Neighborhoods, Guiding Principle #3 regarding the desire to support to upgrades to the Schools, and Guiding Principle #4 regarding sustainable and environmentally sensitive building practices.