

Via Electronic Mail

May 23, 2022

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

Re: **PLPZ 2022 00106 – Final Coastal Subdivision at 18 Armstrong Lane**
PLPZ 2022 00110 – Final Coastal Site Plan (Parcel “X”)
PLPZ 2022 00111 – Final Coastal Site Plan (Parcel “Y”)

Dear Chairperson Alban and Members of the Commission:

This firm represents Kimberly and Ian Treibick (“Treibick”) of 17 Gilliam Lane, and Albert and Kate Laverge (“Laverge”) of 8 Armstrong Lane. We write to inform the Commission that it appears that the Final Coastal Subdivision Application (“Subdivision Application”) has been improperly filed and the Commission cannot act on it, other than to deny it.

The Subdivision Application is intended to “create two parcels from an existing 28,090 sf parcel in the R12 Zone.” See Exhibit A. As the Commission knows, it previously approved an application to subdivide property at 18 Armstrong Lane on July 14, 2021, upheld by the Planning and Zoning Board of Appeals. Following approval of the 2021 subdivision application, 18 Armstrong Lane, LLC (“Applicant”) recorded the subdivision mylar on the Land Records on November 1, 2021. See Exhibit B. The effect of the recording was to formally create the two lots (known as Parcel X and Parcel Y) from the previous 28,090 square foot parcel.

Upon information and belief, the Applicant has not merged the two subdivision parcels back together. If this is accurate, this means that, at present, no 28,090 square foot parcel exists. Again, as part of its Subdivision Application, the Applicant has represented to the Commission that there is a single parcel of 28,090 square feet that it seeks to subdivide. The Applicant cannot do so until it first applies to the Commission to merge back together Parcel X and Parcel

Robinson+Cole

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Y. Until then, there is no relief that the Commission can grant to the Applicant. Unless the Applicant withdraws the Subdivision Application, the Subdivision Application must be denied.

As the Coastal Site Plan applications (Parcel X and Parcel Y) are also contingent on the Subdivision Application, they must also be denied.

We look forward to addressing the Commission on this issue.

Sincerely,

A handwritten signature in black ink that reads "Evan Seeman". The signature is written in a cursive, flowing style.

Evan J. Seeman

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

Bianca Dygert, Planner II

John Heagney, Esq.

EXHIBIT A

ROCCO V. D'ANDREA, INC.

LAND PLANNERS • ENGINEERS • SURVEYORS

SIX NEIL LANE • P.O. BOX 549
RIVERSIDE, CONNECTICUT 06878
TELEPHONE: 203 637-1779
FAX: 203 637-1770
EMAIL: info@rvdi.com

March 21, 2022

Re: Greenwich Planning & Zoning Commission
18 Armstrong Lane (Parcel ID #05-1905/s)

Dear Adjacent Property Owner,

Our office is representing 18 Armstrong Lane LLC in the presentation of an application to the Greenwich Planning and Zoning Commission seeking approval of a Subdivision to create two parcels from an existing 28,090 sf parcel in the R-12 Zone. The existing house is proposed to be removed and two new homes are proposed to be constructed on the created parcels. Note that the Subdivision proposed with this application is the same as the Subdivision approved by the Planning and Zoning Commission in Application PLPZ 2020 00048.

If you have any questions concerning the above matter, please contact our office or the office of the Town of Greenwich Planning and Zoning Commission.

Sincerely,

ROCCO V. D'ANDREA, INC.


Richard Regan, PE *For RVD INC*

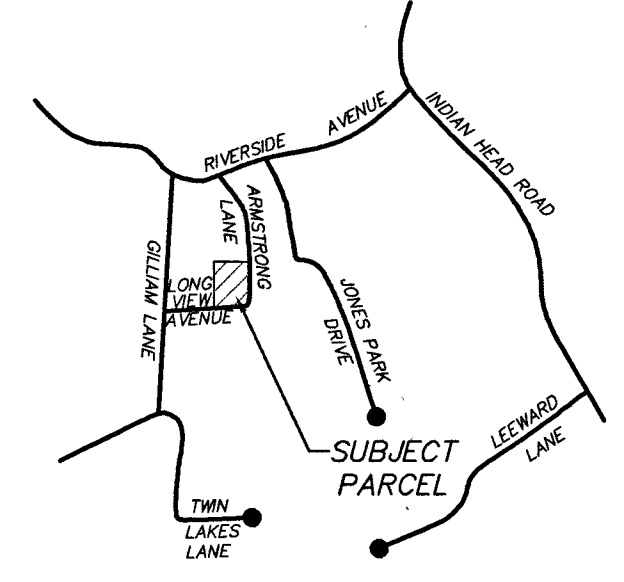
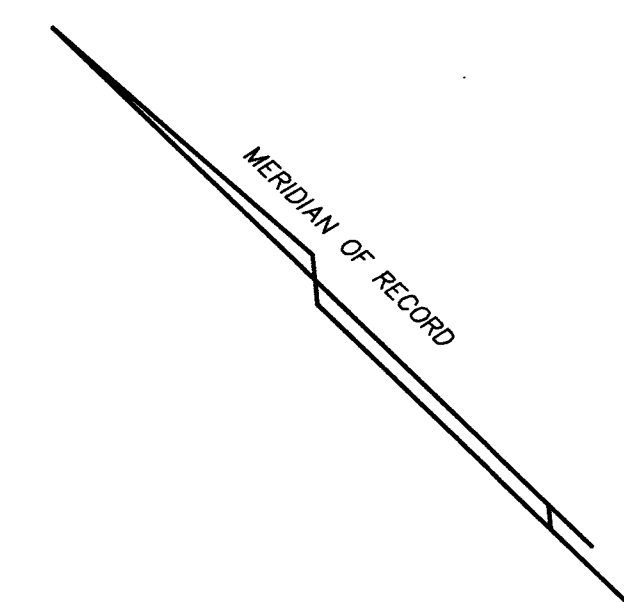
RAR:rar
19roPZNotice

cc: 18 Armstrong Lane LLC

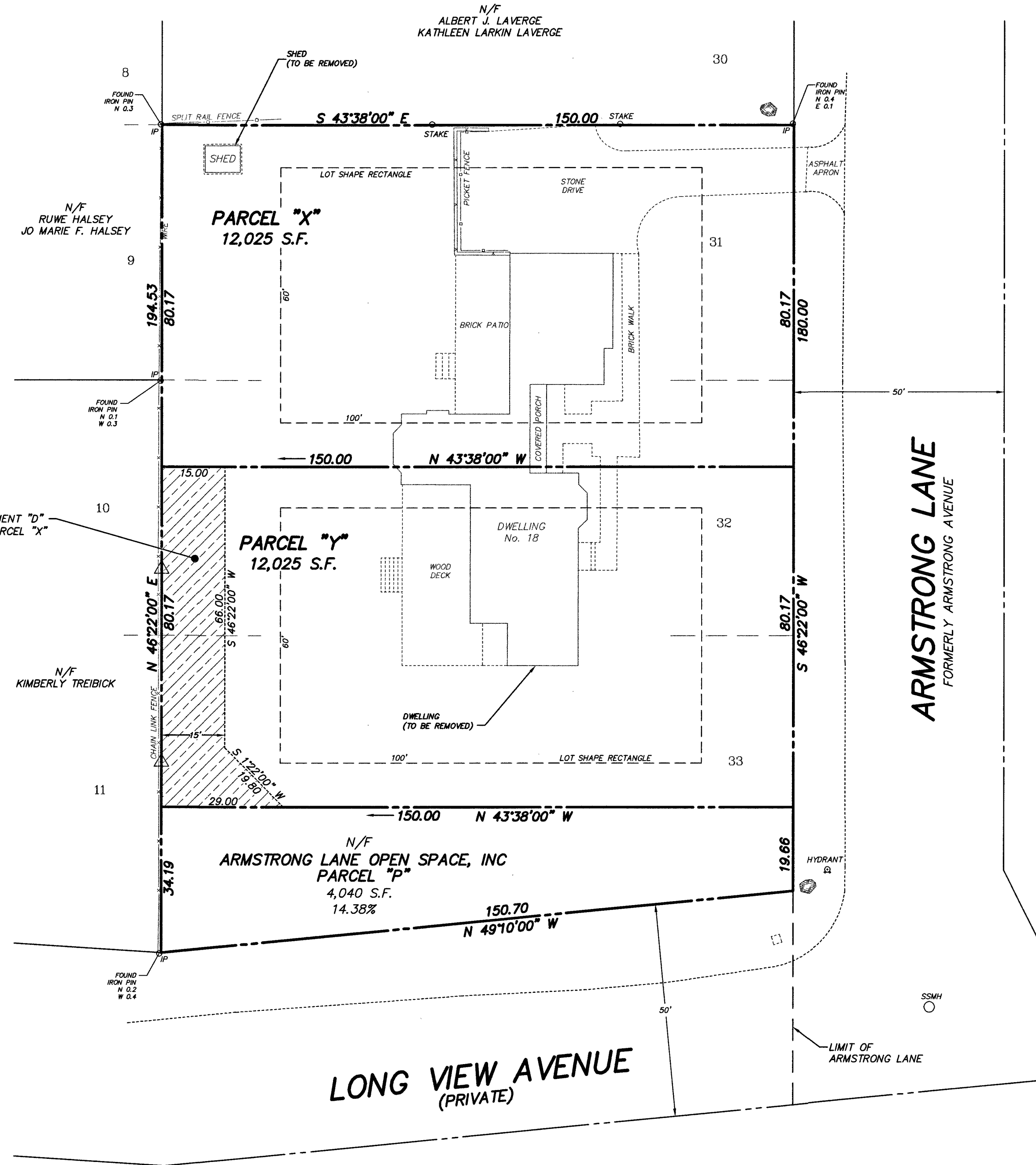
EXHIBIT B

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DESCRIBE A SUBDIVISION OF PROPERTY PREPARED IN ACCORDANCE WITH CURRENT APPLICABLE SUBDIVISION REGULATIONS OF THE TOWN OF GREENWICH.
2. LOTS ARE SERVED BY THE AQUARIUM WATER COMPANY.
3. THESE LOTS ARE TO BE SERVED BY THE TOWN SITE SEWER SYSTEM. DEVELOPMENT OF THESE LOTS WILL REQUIRE ISSUANCE OF A SEWER PERMIT FOR EACH LOT.
4. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. DEVELOPMENT OF THESE PARCELS DEPICTED HEREON MAY BE SUBJECT TO REVIEW AND APPROVAL FROM THE ZONING ENFORCEMENT OFFICER, THE HIGHWAY AND BUILDING DEPARTMENTS, DPW-ENGINEERING DIVISION, AND OTHER TOWN DEPARTMENTS THAT MAY HAVE JURISDICTION OVER CONSTRUCTION.
6. THERE SHALL BE NO EARTH DISTURBANCE, GRADE CHANGES OR REMOVAL OF TREES UNTIL A DESIGNEE OF THE PLANNING AND ZONING COMMISSION HAS CONFIRMED THAT REQUIRED S & E CONTROLS ARE IN PLACE AND ARE SUFFICIENT TO MINIMIZE IMPACT TO NATURAL RESOURCES AND TREES DURING THE CONSTRUCTION PROCESS.
7. EACH HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE FACILITIES ON HIS/HER LOT AS SPECIFIED IN THE DRAINAGE MAINTENANCE AGREEMENT THAT SHALL BE REVIEWED BY A DESIGNEE OF THE PLANNING AND ZONING COMMISSION AND FILED IN THE LAND RECORDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLINGS TO BE CONSTRUCTED.
8. PURSUANT TO SECTION 6-287 ALL SUBDIVISION LOTS SHALL BE REVIEWED FOR COMPLIANCE WITH TOWN DRAINAGE STANDARDS. A DETAILED DRAINAGE PLAN SHALL BE SUBMITTED FOR REVIEW BY PLANNING AND ZONING AND DPW-ENGINEERING DIVISION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9. ANY PROPOSED CHANGE IN THE SIZE OF APPROVED SUBDIVISION LOTS OR OPEN SPACE SHALL REQUIRE SUBMISSION OF A REVISED SUBDIVISION PLAN AND DECLARATION OF RESTRICTIONS FOR REVIEW BY THE CONSERVATION DEPARTMENT AND APPROVAL BY THE PLANNING AND ZONING COMMISSION. THE REVISED MAPS MAY REQUIRE APPROVAL FROM THE COMMISSION AND THE DECLARATION OF RESTRICTIONS MAY REQUIRE AMENDMENTS TO REFLECT THE CHANGES.
10. A DRAINAGE MAINTENANCE AGREEMENT FOR SHARED DRAINAGE STRUCTURES AND SYSTEMS SHALL BE FILED IN THE LAND RECORDS SIMULTANEOUSLY WITH THE RECORD SHEET.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY LOT IN THIS SUBDIVISION A DETAILED DEVELOPMENT PLAN SHOWING THE DWELLING, DRIVEWAY, GRADING, DRAINAGE, TOP AND BOTTOM ELEVATION OF ANY PROPOSED WALLS, EROSION CONTROLS AND TREE PROTECTION MEASURES SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION STAFF FOR REVIEW.
12. ANY BLASTING WILL REQUIRE THE PREPARATION OF A PRE-BLAST SURVEY AND ISSUANCE OF APPROPRIATE PERMITS FROM THE FIRE MARSHAL.
13. THE DRAINAGE DESIGN FOR EACH PARCEL SHALL MEET THE STANDARDS OF THE TOWN OF GREENWICH DRAINAGE MANUAL IN EFFECT AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED. THE FULL STANDARDS OF THE TOWN OF GREENWICH DRAINAGE MANUAL SHALL BE MET. NO WAIVERS OR EXCEPTIONS WILL BE GRANTED FOR ANY OF THE STANDARDS.
14. DEVELOPMENT OF EACH PARCEL SHALL REQUIRE SUBMISSION OF A DRAINAGE SUMMARY REPORT ALONG WITH CONSTRUCTION PLANS FOR REVIEW BY PLANNING AND ZONING AND DPW-ENGINEERING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. OPEN SPACE PARCEL "P" IS DEDICATED FOR OPEN SPACE PURPOSES AS REQUIRED PER SECTION 6-297 OF THE SUBDIVISION REGULATIONS.



LOCATION MAP - 1" = 800'±



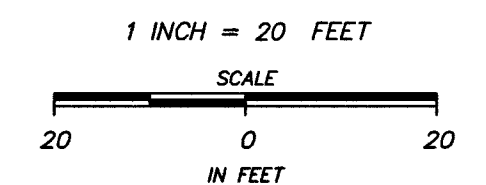
OPEN SPACE
 TOTAL LOT AREA = 28,090 S.F.
 PARCEL P AREA = 4,040 S.F.
 4,040 S.F. / 28,090 S.F. = 14.38%

SYMBOL LEGEND

⊙	FIRE HYDRANT
△	WOODEN STAKE SET
⊙	IRON PIN FOUND
STAKE	WOODEN STAKE FOUND

PROPERTY LINES STAKED AS INDICATED ON JULY 11, 2019.
 THIS MAP IS A SUBDIVISION MAP. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH SEC. 20-300b-20.
 ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.
 AREA = 28,090 S.F. (TOTAL)
 REFER TO MAP No. 1099 G.L.R.
 LAND LIES IN "R-12" ZONE
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
ROCCO V. D'ANDREA, INC.
 ANTHONY L. D'ANDREA, CT PE LS No. 9673
 RIVERSIDE, CONNECTICUT
 FEBRUARY 20, 2020 MAY 1, 2020 AUGUST 13, 2020 JUNE 17, 2021, OCTOBER 6, 2021

The Greenwich Planning and Zoning Commission reviewed Application PLPZ 2020 48 at a meeting held on July 14, 2020. The lots shown on this map were found to be a Subdivision as defined in Sec. 6-261 of Town of Greenwich Subdivision Regulations. The finding does not imply approval of the lots for purposes of zoning compliance or future development, which will be subject to review and approval by all applicable Town agencies.
 Approved by Resolution of the Planning and Zoning Commission, Town of Greenwich, Connecticut.
Margarija Alban
 Margarija Alban, Chair
 Oct. 29, 2021
 Date



Received for record on
 November 1, 2021 @ 11:52am
 and recorded by:
Kathleen Larkin Laverge
 Ass't Town Clerk

SUBDIVISION MAP
 OF PROPERTY AT
 18 ARMSTRONG LANE
 IN
 RIVERSIDE,
 GREENWICH, CONNECTICUT
 PREPARED FOR
 18 ARMSTRONG LANE LLC