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## PLANNING AND ZONING - LAND USE DEPARTMENT

### VIA CERTIFIED AND ELECTRONIC MAIL

October 17, 2023

James Waters, Chair, OGS Building Committee  
Ben Branan, Town Administrator  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: Application of James Waters, Chair, OGS Building Committee, authorized agent for the Town of Greenwich, record owner, application PLPZ 2023 00369, for a Municipal Improvement to construct a four-classroom 7,500 s.f. addition and a ground-level, accessible, main entrance to the existing public school building, Old Greenwich Elementary School, and to renovate portions of the building and site to comprehensively address ADA compliance and FEMA flood zone regulations, upgrade building mechanical, fire protection, sanitary and storm drainage systems, and make *associated* site and landscaping improvements, pursuant to Sections 99 and 100 of the Town Charter, on an 11.05-acre lot, located at 285 Sound Beach Avenue in the R-12, COZ and FHOZ Zones.

Dear Mr. Waters and Mr. Branan,

At a public hearing held on October 3, 2023, the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion to approve the Municipal Improvement made by Mr. Macri and seconded by Mr. Levy, the following resolution was adopted 5-0 (Voting in favor on this item: Alban, Macri, Levy, Barolak (*for Lowe*), and Yeskey); and

WHEREAS the Commission held a public hearing on October 3, 2023 and took all testimony required by law; and

WHEREAS, the Board of Selectmen referred the Municipal Improvement for the Old Greenwich School renovation project to the Commission to construct a four-classroom 7,500 s.f. addition and a ground-level, accessible, main entrance to the existing public school building, Old Greenwich Elementary School, and to renovate portions of the building and site to comprehensively address ADA compliance and FEMA flood zone regulations, upgrade building mechanical, fire protection, sanitary and storm

drainage systems, and make associated site and landscaping improvements, pursuant to Sections 99 and 100 of the Town Charter, on an 11.05-acre lot, located at 285 Sound Beach Avenue in the R-12, COZ and FHOZ Zones; and

WHEREAS, the Commission finds that at a meeting held on September 28, 2023 the Board of Selectmen voted to refer the Municipal Improvement to the Planning and Zoning Commission in accordance with Section 6-99(a)(2) of the Town Charter; and

WHEREAS, the Commission finds that the applicant appeared before the Commission for a pre-application, PLPZ 2023 00284, for the proposed work on August 8, 2023; and

WHEREAS, the applicant stated that it can achieve a top quality educational facility with the targeted renovation that also preserves the iconic and historic characteristics of the Old Greenwich Elementary School and complies with the standards for development in the flood plain (Section 6-139.1 of the BZR); and

WHEREAS, the Commission finds that, as indicated in the 2019 Plan of Conservation and Development, the proposal is consistent with the following Guiding Principles and Objectives 1.4 a., 3.1 a. and c., 4.1 c., and 6.2 c.:

Guiding Principle 1. Preserve our community character and sense of place

- 1) Objective 1.4 Preserve local historic sites, buildings and resources
  - a. Promote historic sites as a significant part of the community character and increase public awareness of local historic resources through print and digital means.

Guiding Principle 3. Provide top quality educational facilities

- 2) Objective 3.1 Develop tools to permit the reasonable evolution of schools, while mitigating externalities upon the residential neighborhoods where these institutions are located.
  - a. Support site improvements involving school safety infrastructure standards for school construction projects.
  - c. Work in conjunction with the Greenwich Public Schools to understand the land use implications of their master facilities plans and future enrollment scenarios.

Guiding Principle 4. Sustain and improve our natural environment and landscape

- 3) Objective 4.1 Existing regulatory mechanisms to gain site designs more in keeping with the Low Impacts Development techniques promoted in the "Town of Greenwich Drainage Manual."
  - c. Encourage use of existing building footprints in redevelopment or re-use.

Guiding Principle 6. Provide the best quality infrastructure, municipal facilities, cultural institutions, and health services

- 4) Objective 6.2 Promote Town properties as a model of "best practices."
  - c. Consistent with the recommendations of the Greenwich Parent Teacher Association Council, the Commission on Aging, and the Selectman's Advisory Council for People with Disabilities,

work with utilities and the Department of Public Works to maintain pedestrian travel ways to be safe, well-lit and as accessible as possible.

WHEREAS, the Commission finds that the Municipal Improvement application satisfies Section 99(a)(2) of the Town Charter; and

THEREFORE, BE IT RESOLVED, the application of James Waters, Chair, OGS Building Committee, authorized agent for the Town of Greenwich, record owner, application PLPZ 2023 00369, for a Municipal Improvement to construct a four-classroom 7,500 s.f. addition and a ground-level, accessible, main entrance to the existing public school building, Old Greenwich Elementary School, and to renovate portions of the building and site to comprehensively address ADA compliance and FEMA flood zone regulations, upgrade building mechanical, fire protection, sanitary and storm drainage systems, and make associated site and landscaping improvements, pursuant to Sections 99 and 100 of the Town Charter, on an 11.05-acre lot, located at 285 Sound Beach Avenue in the R-12, COZ and FHOZ Zones is hereby approved.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on October 3, 2023.

If you have any questions, please do not hesitate to contact this office.

Sincerely,



Tracy D. Kulikowski, AICP  
Deputy Director Planning and Zoning/Assistant Town Planner

cc: Paul Jorgenson, Silver Petrucelli & Assoc., Inc.