

PATRICK LAROW, AICP
DIRECTOR PLANNING AND ZONING/ZONING
ENFORCEMENT COORDINATOR/TOWN PLANNER



TRACY KULIKOWSKI, AICP, Deputy Dir./Ass't. Town Planner
MARISA ANASTASIO, Senior Planner
BIANCA DYGERT, Planner II
JACALYN PRUITT, Planner II
LINDA BUZZEO, Planner I
DAN CLARK, GIS Planning Analyst
PETER MANGS, Systems and Compliance Specialist
CRYSTAL BERRY, Housing Specialist
DOREEN CARROLL-ANDREWS, Applications Coordinator

PLANNING AND ZONING - LAND USE DEPARTMENT

VIA ELECTRONIC MAIL

October 17, 2023

James Waters, Chair, OGS Building Committee
Ben Branyan, 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 0070, for a Preliminary Coastal Site Plan and Special Permit 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, 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. Branyan,

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 move the Preliminary Coastal Site Plan application to a Final Coastal Site Plan 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 applicant is seeking comments on the Preliminary Coastal Site Plan 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, on an 11.05-acre lot, located at 285 Sound Beach Avenue in the R-12, COZ and FHOZ Zones; and

WHEREAS, the Commission approved the Municipal Improvement, application PLPZ 2023 00370, on October 3, 2023; 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 Conservation Commission issued comments dated September 26, 2023 indicating recommendations to the preliminary site plan and planting plan; and

WHEREAS, the Zoning Enforcement Officer issued comments dated September 26, 2023 indicating that the proposal meets the requirements of the BZR and endorsed the project for Zoning Permit Sign-off; and

WHEREAS, the DPW-Sewer Division issued comments dated September 27, 2023 requesting the applicant submit a signed letter acknowledging receipt of its P&Z comments; and

WHEREAS, the DPW-Engineering Division issued comments dated September 27, 2023 indicating issues to be addressed prior to final coastal site plan approval; and

WHEREAS, the BETA Group, Inc. issued comments dated September 28, 2023 indicating issues to be addressed prior to final coastal site plan approval; and

WHEREAS, the IWWA issued a Permit Need Determination Questionnaire dated , 2023 indicating no wetlands permit is required; and

WHEREAS, the Commission took no action on the Special Permit application; and

THEREFORE, the application of James Waters, Chair, OGS Building Committee, authorized agent for the Town of Greenwich, record owner, application PLPZ 2023 00370, for a Preliminary Coastal Site Plan and Special 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 moved to Final Coastal Site Plan.

Prior to submission of the Final Coastal Site Plan application; the applicant shall:

1. Review any possible on-site pedestrian safety upgrades.
2. Address the Substantial Improvement determination standards and issues and the need for any specific situation variances set forth in Section 6-139.1 (Flood Hazard Overlay Zone) of the BZR with the Zoning Enforcement Officer.
3. Appear before the Architectural Review Committee for review of architecture, lighting, landscape and signage. The Planning & Zoning Commission members will provide written comments to Planning & Zoning Department staff concerning massing, fenestration, roof line and materials of the addition.
4. Submit a signed letter acknowledging receipt of its P&Z comment per the DPA-Sewer Division comments.
5. Provide vehicle turning movement diagrams demonstrating that emergency vehicles and delivery vehicles can appropriately maneuver appropriately through the modified site layout and provide a site plan indicating any and all proposed pavement markings and traffic signage per the DPW-Engineering and Traffic Division comments and the BETA Group comments.
6. Make revisions to the drainage report and stormwater management plans per the DPW-Engineering Division comments.
7. Review the use of artificial turf in connection with providing native plantings and a reduction in stormwater runoff and an increase in stormwater quality per the Conservation Commission.
8. Review and address comments on the sensory garden design and location per the Conservation Commission comments.
9. The applicant is asked to review the potential changes to the lighting regulations as safety and security lighting is designed.
10. Work with neighboring property owners to the south of the school property to address any complaints regarding flooding and storm water management.
11. Consult with staff to determine whether any environmental testing and at what level of testing may be appropriate for the addition.
12. Obtain comments from EMAC on the energy efficiency narrative.
13. Address any and all remaining staff or department comments

The contents of this letter have been reviewed by members of the Commission members and reflect the comments and recommendations the Commission provided 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.