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## PLANNING AND ZONING - LAND USE DEPARTMENT

### VIA ELECTRONIC MAIL

August 20, 2024

James Waters, Chairman, OGS Building Committee  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: Application of James Waters, Chairman OGSBC, authorized agent for the Town of Greenwich, record owner, for a Final Coastal Site Plan and Special Permit, application PLPZ 2024 00237, to construct a one-story, four-classroom 8,000 s.f. addition and an at-grade, accessible main entrance to the existing public school building, Old Greenwich Elementary School, and to renovate portions of the building and the site to comprehensively address ADA compliance and FEMA flood zone regulations, upgrade building mechanical, fire protection, sanitary, and storm drainage systems, and to make associated site and landscaping improvements, pursuant to Sections 6-13 through 6-15, 6-17, 6-93, 6-101(a), 6-111, 6-139.1, 6-205 and Division 17 of the Town of Greenwich Building Zone Regulations, on a 11.05-acre lot, located at **285 Sound Beach Avenue** in the R-12, COZ and FHOZ zones.

Dear Mr. Waters,

At a public meeting held on August 6, 2024, the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion approve the Final Coastal Site Plan and Special Permit application made by Ms. Alban and seconded by Mr. Yeskey, the following resolution was adopted 5-0 (Voting in favor on this item: Alban, Macri, Levy, Jones *(for Lowe)*, and Yeskey.)

WHEREAS the Commission held a public hearing on July 23, 2024 and took all testimony required by law.

WHEREAS, the Town of Greenwich seeks Final Coastal Site Plan and Special Permit approval to construct a one-story, four-classroom 8,000 s.f. addition and an at-grade, accessible main entrance to the existing public school building, Old Greenwich Elementary School, and to renovate portions of the building and the site to comprehensively address ADA compliance and FEMA flood zone regulations, upgrade building mechanical, fire protection, sanitary, and storm drainage systems, and to make

associated site and landscaping improvements, on a 11.05-acre lot, located at 285 Sound Beach Avenue in the R-12, COZ and FHOZ zones.

WHEREAS, the Commission heard the required pre-application at its August 8, 2023 meeting.

WHEREAS, this project received Municipal Improvement approval and comments on the Preliminary Coastal Site Plan from the Commission on October 3, 2023 and the Commission finds that its comments have been satisfactorily addressed.

WHEREAS, the IWWA Permit Needs Questionnaire, dated September 21, 2023, indicates that a tidal wetland on the west side of the property is well outside of the upland review area and no permit is required.

WHEREAS, the DPW Engineering Division stipulated that the Board of Education must “hire an engineering firm to handle the entire site construction inspection to meet the requirements of the Town of Greenwich Drainage Manual February 2014” and that a geotechnical engineer’s analysis will be required if groundwater pumping is required.

WHEREAS, the DPW Engineering Division issued comments dated July 18, 2024 outlining the revisions needed prior to the issuance of zoning and building permits.

WHEREAS, the DPW Engineering - Traffic Division issued comments dated July 18, 2024 stating that “Langan’s conclusion that the project will have no impact to off-site traffic operations is acceptable.”

WHEREAS, BETA Group Inc. concurred with the DPW Engineering- Traffic Division comments on July 18, 2024.

WHEREAS, work will be required on both the north and south sewer laterals to the school.

WHEREAS, the DPW Sewer Division issued comments dated July 17, 2024 stating that the applicant/owner is required to submit an acknowledgement letter that it has received, read, and agrees to adhere to its comments. The applicant submitted a Sewer Comment acknowledgement letter on August 5, 2024.

WHEREAS, the Fire Marshal issued comments dated July 15, 2024 stating that the Fire Department access “into the new portion of the school has been addressed by trimming trees to allow the 20-foot width as required.”

WHEREAS, the Zoning Enforcement Officer has advised that the Substantial Improvement analysis prepared by the project architect appears to demonstrate that the proposed additions and renovations to Old Greenwich School would not meet the Building Zone Regulations (BZR) definition of Substantial Improvement for projects in the Flood Hazard Overlay Zone. The costs associated with bringing the school into compliance with the 2010 Americans With Disability Act standards and design guidelines to address the U.S. Department of Education’s Office of Civil Rights citation and noted violations are not included in the definition of Substantial Improvement.

WHEREAS, the cumulative improvement costs, minus the ADA compliance costs, are estimated at 40% of the appraised or market value of the existing school building, well below the 50% threshold. Therefore, the project is not defined as a Substantial Improvement and the existing building does not need to be raised to 1 foot or more above the base flood elevation (BFE) or to be flood-proofed in accordance with Section 139.1(f)(11) of the BZR.

WHEREAS, on July 17, 2024, the Zoning Enforcement officer indicated no further comments regarding zoning compliance.

WHEREAS, the Architectural Review Committee (ARC) reviewed the Exterior Alteration and Sign/Awning applications for the proposed renovations at its December 6, 2023 and January 17, 2024 meetings and agreed to the electronic resubmission of plans. The ARC did not have any additional comments on the project architect's resubmission.

WHEREAS, the applicant submitted a Tree Demolition Plan and Planting Plan as required. The Tree Demolition Plan shows the removal of 5 trees. The Planting Plan indicates that 6 shade trees, 7 ornamental trees, approximately 170 shrubs and approximately 7,000 s.f. of ground covers will be added to the site.

WHEREAS, the required Soil Erosion & Sediment Control Plan and the Soil Erosion and Sediment Control Details, dated May 24, 2024, have been provided per Division 17.1 of the BZR.

WHEREAS, on July 26, 2024, the Conservation Commission advised that most of its September 2023 comments on the Preliminary Coastal Site Plan had been addressed with the submission of revised site plans, but also noted the following:

1. There is still a lack of permeable surface for walkways and paved areas, grassed swales, and/or rain gardens. The concrete seating area can feature a grass or permeable paver base to increase the amount of permeable surface.
2. The school grounds have been noted as an area where the grounds should be used for both recreation and flood control. An expanded landscaping plan for the rear including native trees, shrubs and herbaceous ground cover will offer storm water absorption and moderate runoff.
3. Current grass seed mix noted is non-native. All reseeding should be done with an organic, uncoated, native grass mix. Watering schedule should coincide with Aquarion mandates. Fill and additional planting soil type and amount should be revisited.
4. The proposed raised bed garden is south facing and can be an educational food garden. Increasing focus on the garden by adding a pollinator pathway in ground, instead of the concrete base, and connecting to the sensory garden, can enhance soil drainage, aesthetic value, and have educational benefits.
5. Consider integrating rainwater harvesting systems for irrigation of playing fields or non-potable water uses.

6. The project should encourage non-vehicular modes of transportation. In this area many families bike and walk to school. Improving bike shelters for students will encourage the community to continue to actively transport and lower traffic burden.

WHEREAS, an Energy Narrative was submitted by the applicant on May 22, 2024 and discussed with the Commission at the July 23, 2024 hearing.

The following modifications are required by the Planning and Zoning Commission:

1. The applicant shall address all outstanding staff or Department comments.
2. Any changes to the proposed plans shall be reviewed with the Planning and Zoning Department staff.

THEREFORE, BE IT RESOLVED, the application of James Waters, Chairman OGSBC, authorized agent for the Town of Greenwich, record owner, for a Final Coastal Site Plan and Special Permit, application PLPZ 2024 00237, to construct a one- story, four-classroom 8,000 s.f. addition and an at-grade, accessible main entrance to the existing public school building, Old Greenwich Elementary School, and to renovate portions of the building and the site to comprehensively address ADA compliance and FEMA flood zone regulations, upgrade building mechanical, fire protection, sanitary, and storm drainage systems, and to make associated site and landscaping improvements pursuant to Sections 6-13 through 6-15, 6-17, 6-93, 6-101(a), 6-111, 6-139.1, 6-205 and Division 17 of the Town of Greenwich Building Zone Regulations, on a 7.3-acre lot, located at **285 Sound Beach Avenue** in the R-12, COZ and FHOZ zones, as shown on the site plan and architectural plan set prepared by Silver Petrucelli & Associates and Langan dated 5/24/24, is hereby approved with modifications.

Prior to any activity on site or issuance of the Zoning Permit, the applicant shall make any appointment with Tracy Kulikowski, Deputy Director, Planning and Zoning Department ([Tracy.Kulikowski@greenwichct.gov](mailto:Tracy.Kulikowski@greenwichct.gov)) to submit the documentation to address the Commission's decision. This submittal shall include:

1. One (1) hard copy of all documents and plans submitted in response to the July 18, 2024 DPW Engineering Division comments.
2. Two (2) hard copies of the Silver Pertucelli & Associates revised July 12, 2024 Memorandum re ADA improvement, with full-size Floor Plans.
3. One (1) hard copy of the response to the July 26, 2024 Conservation Commission comments.
4. One (1) hard copy of the final approval by the DPW Engineering Division.
5. Three (3) hard copies of the final Stormwater Management Analysis (approved by DPW Engineering Division).
6. Three (3) hard copies of the final Site Plan Set and the Electrical Site Plan Set that incorporate any revisions to address the Commission's decision (approved by DPW Engineering Division).

7. One (1) digital copy of all material.
8. One (1) hard copy of any other pertinent documentation necessary to address any other outstanding staff or Department comments.

In accordance with Section 6-14.1(e) of the Building Zone Regulations of the Town of Greenwich and Section 8-3(i) of the Connecticut General Statutes, failure to complete all work in connection with the site plan within five years after the August 6, 2024 approval shall result in automatic expiration of the approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with the site plan, provided the total extension or extensions shall not exceed ten years from the date of approval.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on August 6, 2024.

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: David Stein, Silver Petrucelli & Associates, Inc.

