

RTM

September 20, 2010

ATTACHMENTS

FOR

ITEM 1, 5 and 9



June 4, 2010

Mr. Douglas J. Wells
Legislative and Rules Committee
101 Field Point Road
Greenwich, CT 06830

RE: Proposed Greenwich Child Safety Zone Ordinance

Dear Chairman and Members of the Committee:

We write to comment on the legality and propriety of the proposed Child Safety Zoning Ordinance ("ordinance") now under consideration by your Committee. We are deeply concerned about both the constitutional issues the proposed ordinance raises and its likely ineffectiveness in protecting children from the threat of sexual abuse and predation. We therefore believe that the proposed ordinance not only violates state and federal law, but also is poor public policy.

The proposed ordinance infringes the free speech and associational rights of all people required to register. It is not tailored to specifically target illegal activity, but rather "sweeps within its ambit other activities . . . that constitute an exercise of freedom of speech . . ." See State v. Rahman, 189 F.3d 88, 115 (2d Cir. 1999) (quotations omitted). In addition, the "Child Safety Zones" include many locations that are commonly used for expressive and associational activities, which are not effectively protected under the permitted activities. The proposed ordinance has a chilling effect on free speech and association rights, in violation of the First Amendment to the United States Constitution and sections 4, 5, and 14 of Article First of the Connecticut Constitution.

Additionally, the proposed ordinance violates registrants' right to "travel freely within the state of Connecticut," which is a "fundamental right." Bruno v. Civil Serv. Comm'n, 192 Conn. 335, 351 (1984); see also Spencer v. Casavilla, 903 F.2d 171, 174 (2d Cir. 1990) (same). It imposes restrictions on registrants from passing through and remaining within areas that are otherwise open to the public. Such restrictions on fundamental rights can only be upheld if the prohibitions are narrowly tailored to achieve a compelling governmental interest. Ramos v. Town of Vernon, 353 F.3d 171, 175-76 (2d Cir. 2003). The proposed ordinance is not tailored in any significant manner. The permitted activities listed in 2(c) do not cure the ordinance's constitutional defects.

AMERICAN CIVIL LIBERTIES
UNION FOUNDATION
OF CONNECTICUT
1074 PARK STREET
SUITE L
HARTFORD, CT 06104
T:860.513.9146
F:860.316.9900
WWW.ACLUCT.ORG



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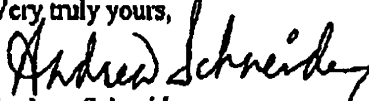
Further, the ordinance makes no distinction based on likelihood of recidivism, or even of the types of offenses for which a particular registrant was convicted. Instead, the ordinance impermissibly applies equally to all registrants.

Furthermore, the proposed ordinance violates the *ex post facto* clause of the United States Constitution. The proposed ordinance effectively banishes all registrants from various locations throughout the Town, a practice, which has "throughout history been used as punishment." City of Indianapolis, 2006 WL 2927598, at *9 (quoting Kennedy v. Mendoza-Martinez, 372 U.S. 144, 168 n.23 (1963)). While the findings of the proposed ordinance state that the purpose is to "[protect] children from the threat of sexual abuse and predation," the *de facto* punitive impact, and the focus on traditional aims of punishment - deterrence and retribution - make the proposed ordinance a punitive measure which cannot lawfully be imposed on people who have already served their criminal sentences.

We believe the proposed ordinance is also a poor public policy. First, the proposed ordinance will be difficult to enforce. It is unclear what factors permit a police officer to reasonably believe that an individual in a protected zone is a sex offender, especially because the proposed ordinance applies to registrants from throughout Connecticut and the nation. Under the ordinance every individual in a child safety zone will be subject to baseless police stops and questioning. The enforcement provision of the ordinance suffers from the same problems as the recent controversial Arizona immigration law. Second, laws that infringe the rights of registrants do not necessarily create greater safety and therefore create a false sense of security. Sex offenders have one of the lowest recidivism rates of all offenders, and the vast majority of crimes against children are caused by acquaintances, not strangers.

As outlined above, we have grave concerns about the proposed ordinance. We believe it is unlawful and is an unwise public policy. We request the proposed ordinance be rejected.

Very truly yours,



Andrew Schneider
Executive Director

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FOGARTY COHEN SELBY & NEMIROFF LLC

BRUCE F. COHEN
DIRECT DIAL: 203 629-7330
DIRECT FAX: 203 629-7347
E-MAIL: bcohen@fcsn.com

88 FIELD POINT ROAD
GREENWICH, CT 06836-2508
TEL: 203 661-1000
FAX: 203 629-7300

BY HAND

August 4, 2010

Board of Selectmen
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Request for Approval of Plans and
Placement on September 20, 2010 RTM Agenda to
Convey 374 SF of Land to the Town of Greenwich
Property Owner: Greenwich Country Day School
401 Old Church Road, Greenwich; RA-1 Zone

Dear Members of the Board of Selectmen:

On May 8, 2008, the Board of Selectman granted Municipal Improvement status to Greenwich Country Day School (GCDS) for 1) the proposed construction of a new dedicated right turn lane for northbound traffic at the terminus of Old Church Road at Fairfield Road, and 2) the construction of a new left turn only lane within the Town's public right of way for westbound traffic on Fairfield Road at the School's east driveway as shown on INTERSECTION IMPROVEMENT PLAN dated 4-30-08, prepared and certified by Rocco V. D'Andrea, Inc. (copy attached). Also illustrated on the INTERSECTION IMPROVEMENT PLAN was a proposed easement over 374 SF of GCDS' property, in favor of the Town of Greenwich, which would be required for the widening of Old Church Road.

Subsequently, at its May 20, 2008 and September 23, 2008 public hearings the Planning and Zoning Commission reviewed and approved Municipal Improvement #0565 and Final Site Plan # 3683/Special Permit # 3542, respectively. On January 23, 2009, in a memorandum issued by Katie Blankley and Patrick LaRow to Messrs. Maloney and Marr for the issuance of a building permit for the construction of the Upper School as approved in the above-reference site plan application, a condition was imposed on the school which required that the "374 square foot corner of land, required for the widening of Old Church Road...be transferred to the Town of Greenwich prior to the Certificate of Occupancy for the new Upper School..." (copy of 1/23/09 memorandum attached hereto for your reference).

Endorsement by the Board of GCDS's request to convey 374 SF of land to the Town of Greenwich is requested at this time. Further, we request that that Board place this matter on the RTM's September 20, 2010 meeting agenda for formal approval of the conveyance by GCDS to the Town.

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FOGARTY COHEN SELBY & NEMIROFF LLC

August 4, 2010

Page 2 of 2

In support of this request, and in addition to the attachments outlined above, the following items are enclosed:

- One Original + Six (6) Copies, As-Built Improvement Location Survey dated January 29, 2009, prepared and certified by Rocco V. D'Andrea, Inc.;
- Seven (7) Copies of the above-referenced plan in an 11 x 17" format; and
- Seven (7) Copies, Draft, Quit Claim Deed conveying the proposed land area to the Town of Greenwich.

We look forward to presenting the plans for the proposed turning lanes at the Board of Selectmen's August 19, 2010 public meeting.

Respectfully submitted,



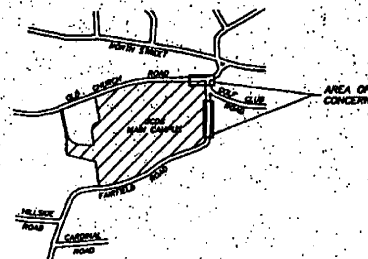
Bruce F. Cohen

Enclosures

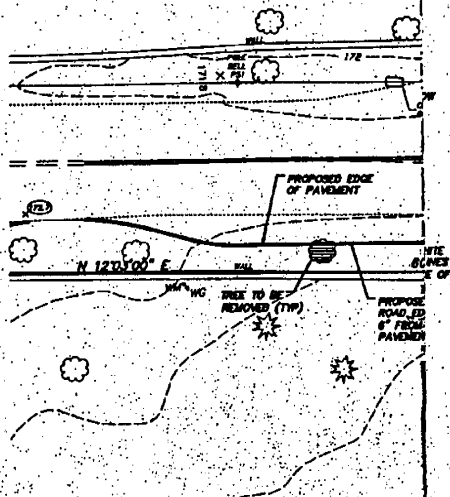
cc: Greenwich Country Day School, Inc.
Rocco V. D'Andrea, Inc.
Diane Fox, AICP, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner
Katie Blankley, AICP, Deputy Director Planning and Zoning/Assistant Town Planner
John Wetmore, Esq.

GENERAL NOTES:

1. The purpose of this plan is only to depict the proposed improvements along Old Church Road and Fairfield Road. Refer to the latest revision of the Development Plans, Sheets C1.00-08.01, prepared by Rocco V. D'Andrea, Inc., for the proposed improvements to the remainder of the site, construction notes, details, and sedimentation and erosion control measures.
2. Refer to Sheet C1.01 of the Site Development Plans for a declaration of survey date accuracy.
3. Contours and elevations depicted herein are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).



LOCATION MAP
SCALE: 1"=1000'



LEGEND:

- 30- EXISTING CONTOUR
- 36- EXISTING SPOT ELEVATION
- 36- PROPOSED CONTOUR
- 36.0- PROPOSED SPOT ELEVATION
- (C) DECIDUOUS TREE
- (*) CONIFEROUS TREE
- (X) TREE TO BE REMOVED
- PROPERTY LINE
- V- WATER SERVICE
- UTILITY POLE

NOTE:
THE REMOVAL OF ANY TREES WITHIN THE TOWN RIGHT-OF-WAY IS SUBJECT PRIOR REVIEW AND APPROVAL BY THE TOWN TREE WARDEN.

NOTE:
A "HIGHWAY PERMIT" MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION ACT IN THE TOWN OF GREENWICH RIGHT-OF-WAY. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE TOWN OF GREENWICH PUBLIC WORKS DEPARTMENT.

ROCCO V. D'ANDREA, INC.

LAND PLANNERS
ENGINEERS

P.O. BOX 548
RIVERSIDE, CT 06478

8 MEL LANE
TEL. 637-1778

PROJECT	GREENWICH COUNTRY DAY SCHOOL MAIN CAMPUS IMPROVEMENTS
PREPARED FOR	GREENWICH COUNTRY DAY SCHOOL
LOCATION	401 OLD CHURCH ROAD GREENWICH, CONNECTICUT
1 of 1	INTERSECTION IMPROVEMENT PLAN

REV.	DATE	DESCRIPTION
0	4-30-08	
AUTHORITY L. D'ANDREA, CT PE/LS No. 8673 <i>Anthony L. D'Andrea</i> 4-30-08 ENGINEER/SURVEYOR DATE		
ONLY COPIES OF THIS PLAN BEARING AN ORIGINAL IMPRINT OF THE ENGINEER'S/SURVEYOR'S EMBOSSED SEAL ARE TRUE, VALID COPIES.		

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DIANE W. FOX, AICP
DIRECTOR PLANNING AND ZONING/ZONING
ENFORCEMENT COORDINATOR/TOWN PLANNER



KATIE BLANKLEY, AICP, Deputy Director
Planning and Zoning/Assistant Town Planner

PATRICK LAROW, AICP, Senior Planner

CINDY TYMINSKI, Planner II

MAREK KOZIKOWSKI, Planner I

MARISA ANASTASIO, Applications Coordinator

PLANNING AND ZONING - LAND USE DEPARTMENT

MEMORANDUM

TO: Jim Maloney, Zoning Enforcement Officer
Bill Marr, Building Official

FROM: Katie Blankley, Deputy Director of Planning and Zoning/Assistant Town Planner
Patrick LaRow, Senior Planner

DATE: January 23, 2009

RE: **Sign-off on Code Review only for – FSP #3683 and SP #3542**
23 Fairfield Road
Greenwich Country Day School – Upper School

Planning and Zoning has no objection to the start of the code review process for the plans for the proposed Upper School at Greenwich Country Day School and the associated Phasing Plan, prepared by ARC/Architectural Resources Cambridge, Inc dated 12/12/08, which were approved by the Planning and Zoning Commission under site plan and special permit, FSP #3683 and SP #3542, to demolish and reconstruct the Upper School and Administrative Building, construct a new Theater, demolish ancillary buildings, relocate an existing driveway curb cut on Old Church Road, modify existing outdoor athletic facilities, modify internal roadway, construct additional parking facilities and landscaping. The plans for the new Theatre are NOT included in this sign-off.

Prior to a full Building Department sign-off from Planning and Zoning, the following shall be completed:

1. Four copies of revised Engineering plans shall be submitted to Planning and Zoning showing that the 374 square foot corner of land, required for the widening of Old Church Road, will be transferred to the Town Of Greenwich prior to the Certificate of Occupancy for the new Upper School. The note shall also make reference to Section 6-9 of the Town Of Greenwich Building Zone Regulations as it relates to the takings of land and the non-conforming floor area. The applicant shall also submit a written statement of understanding regarding the above that should include the intended process and associated time-line particularly given that the RTM may need to accept the land.

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2. The Engineering plans shall also be revised to address the comments by DPW-Engineering dated 9/15/2008 and received by Planning and Zoning on 9/26/08 (attached).
3. Detailed construction documents for the roadway improvements shall be submitted. This shall also include details on the re-located stone walls (height) and tree removal/protection.
4. The lighting plan shall be submitted.

BACKGROUND

At the 9/23/08 meeting, the Planning and Zoning Commission approved a final site plan/special permit, FSP #3683 and SP #3542, to demolish and reconstruct the Upper School and Administrative Building, demolish ancillary buildings, construct a new school theater, modify existing outdoor athletic facilities, and modify internal roadway, relocate an existing driveway curb cut on Old Church Road, construct additional parking facilities, landscaping, and related site improvements per Sections 6-13 through 6-15, 6-17, 6-94, 6-101, 6-141(b), and 6-205 of the Town of Greenwich Building Zone Regulations on 31.2954 acre property located at 401 Old Church Road in the RA-1 zone.

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DIANE W. FOX, AICP
DIRECTOR PLANNING AND ZONING/ZONING
ENFORCEMENT COORDINATOR/TOWN PLANNER



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KATIE BLANKLEY, AICP, Deputy Director
Planning and Zoning/Assistant Town Planner

PATRICK LAROW, AICP, Senior Planner

CINDY TYMINSKI, Planner II

MAREK KOZIKOWSKI, Planner I

MARISA ANASTASIO, Applications Coordinator

PLANNING AND ZONING - LAND USE DEPARTMENT

CERTIFIED MAIL

June 15, 2010

Town of Greenwich Building Committee for the
Greenwich High School Music Instruction Space and Auditorium
c/o Susan Chipouras, Acting Director of Facilities
Havemayer Building
290 Greenwich Ave
Greenwich, CT 06830

RE: Application of the Town of Greenwich Building Committee for the Greenwich High School Music Instruction Space and Auditorium; PLPZ20100063 and PLPZ #201000065, for Preliminary Site Plan, Special Permit and Municipal Improvement approval, to increase the floor area from 412,945 square feet to 457,879 square feet through the construction of a new Auditorium and stage house, create a secondary entrance plaza, maintain the 663 parking spaces on site and 72 off-site parking spaces, realign bus loop and student parking along east side of the school, add handicapped accessible parking spaces, realign entry drive currently adjacent to the north of the science wing, restripe northern parking lots, enlarge and reconfigure western parking lot, and minimize footprint of southern parking lot per Section 99 of the Town Charter on a 54.87 acre property located at 10 Hillside Road in the RA-1 and RA-20 zones as shown on architectural plans prepared by Perkins and Will, last revised 05/03/10 and engineering plans prepared by Diversified Technology Consultants, last revised 05/03/10.

Dear Ms. Chipouras:

At a regular meeting held on June 1, 2010 the Planning and Zoning Commission considered the above-referenced application and took the following action:

Upon a motion made by Mr. Maitland and seconded by Mr. Farricker, the following resolution was unanimously adopted (Voting in favor 5-0: Messrs. Heller, Farricker, Heimbuch, Maitland, and Brooks (for Marchese)).

WHEREAS the Commission held a public meeting on June 1, 2010 and took all testimony required by law; and

WHEREAS the applicant requested preliminary site plan, special permit approval and municipal improvement, pursuant to Sections 6-13 through 6-15, 6-17, and 6-101(a) of the Town of Greenwich Building Zone Regulations of the Building Zone Regulations (BZR) and Section 99 of the Town Charter; and

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WHEREAS the subject 54.87 acres property is located on the west side of 10 Hillside Road just north of East Putnam Avenue and is located in the RA-1 and R-20 zones; and

WHEREAS the subject property is improved with a 412,917 square feet of floor area, where a maximum of 385,418 square feet floor area is permitted; and

WHEREAS the existing High School Facility is legally non-conforming as to Floor-to-Area Ratio (FAR) as the structures onsite predate the current regulations; and

WHEREAS the applicant proposes to construct a new Auditorium space and stage house, create a new expanded gallery, and renovate the current auditorium and music instruction spaces to create new band, orchestra and electronic music spaces as well as related instructional and storage spaces, increasing the gross floor area from 412,917 square feet to 457,879 square feet; and

WHEREAS the applicant also proposes associated site work to include the addition of a secondary entrance plaza north of the current main entrance, realignment of the eastern bus loop and staff parking, realignment of the entry drive currently north of the science wing, repair and restriping of the northern parking lot, enlargement of the western parking lot with grass islands and pedestrian ways, and enlargement of the southern parking lot; and

WHEREAS the western and southern parking lots would be restriped as well to improve aisle widths and add a greater number of code compliant spaces while maintaining the current number of 663 parking spaces on site as well as the existing 72 on-street parking spaces along Hillside Road which would not be changed, and

WHEREAS the current auditorium facility has a maximum occupancy of 860 persons; and

WHEREAS the High School requires the expanded auditorium space to meet the State of Connecticut design and reimbursement guidelines which recommends a capacity of fifty percent (50%) of total enrollment, which has been stated to be right around 1,325 seats as proposed; and

WHEREAS the proposed construction would be LEED Silver or similarly recognized standard for low impact and energy efficient construction and would include the use of a "green" vegetated roof over portions the new music space, the inclusion of rain gardens and bio-swales in the stormwater management plans, and high efficiency air conditioning and light emitting diode (LED) lighting for the exterior; and

WHEREAS these features are intended to further mitigate the potential impacts of development as well as satisfy the Plan of Conservation and Development (POCD) goals for green building and energy conservation in Town projects; and

WHEREAS the High School building is situated spanning two zones, the RA-1 and R-20 zone, and therefore is required to meet the bulk, height and setback regulations for the portions of the site in each zone to meet the regulations of Section 6-205 separately; and

WHEREAS the site's existing hybrid FAR of 0.173 exceeds the maximum permitted FAR of 0.161 as provided by the applicant; and

WHEREAS the proposed addition/renovation would increase the FAR of the site to 0.192 and further this preexisting nonconformity; and

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WHEREAS the proposed 54'-2 1/2" height of the addition would exceed the maximum permitted height in the RA-1 and R-20 zone; and

WHEREAS the applicant will require review and approval from the Planning and Zoning Board of Appeals (PZBA) for variances in relief of the current FAR and height standards; and

WHEREAS the Applicant has proposed to redesign and restripe the parking areas of the High School to incorporate the required drainage and plantings as approved by the Inland Wetlands and Watercourses Agency (IWWA) and as agreed to by the DPW Engineering Division; and

WHEREAS the proposed parking plan would maintain the same number of spaces on site, 663, and the 72 parallel spaces on Hillside Road for a total of 735 parking spaces dedicated for the high school use; and

WHEREAS the proposed restriping of the parking areas of the site would raise the number of compliant parking spaces from 59 presently to 258 as proposed; and

WHEREAS the restriping of the parking areas would also improve all circulation aisles by making them all code compliant as to their width; and

WHEREAS the Commission found that these improvements would improve the existing parking non-conformities of the site; and

WHEREAS the Commission found the proposed traffic and circulation plans to be acceptable subject to the applicant addressing the comments from the Town's Traffic Consultant, BETA Group dated May 27, 2010, including:

1. Enforcement by the school and police to eliminate the double parking that occurs at pickup and drop-off times needs to continue;
2. Striping on Hillside Road to clearly indicate the beginning and end of the parallel parking area; and

WHEREAS the Commission agrees with the Comments from DPW Traffic Division not to stripe the parallel parking or restriping of the shoulder of Hillside Road; and

WHEREAS the Commission finds the proposed construction phasing plan to be acceptable as long as the comments from the Fire Marshall dated June 1, 2010 are addressed; and

WHEREAS the Commission finds that the proposed development of the site would not further impact the traffic and safety of the surrounding neighborhood; and

WHEREAS the Commission raised concerns regarding the removal or relocation of the existing Greenwich High School Sign which was a gift from one of the graduating classes; and

WHEREAS the Commission requested that the applicant reuse or relocate said sign; and

WHEREAS the planting and/or removal of any trees on site will need to be reviewed as required by the Town's Tree Warden; and

WHEREAS the Commission requested that prior to any application for Final site plan that a more comprehensive plan and operation guidelines for the proposed High School auditorium be provided for review and acceptance of the Commission; and

WHEREAS the Commission noted that the use of the Auditorium shall be for educational purposes first and that the use of the facility by outside non-profit groups needs to be carefully permitted to eliminate traffic conflicts by not scheduling potential high attendance events at the same time as other High School events; and

WHEREAS the High School shall not permit the use of the auditorium for non-school events during regular school hours; and

WHEREAS the Commission specifically noted that the High School should not have an auditorium event during times when home football games, back to school night, and College Night are scheduled as those are known high traffic events; and

WHEREAS the Commission further noted that the use of school grounds for commercial uses shall not be permitted as a commercial event would be in violation of the approved uses of the underlying residential zones; and

WHEREAS the Commission in an effort to further mitigate traffic and noise issues for the surrounding neighborhood has required that all functions proposed for the new auditorium shall end by 10:30 PM, that the parking lots shall be emptied by 11:00 PM and the parking lot lighting shall be extinguished at 11:00 PM as well; and

WHEREAS the Commission finds that the applicant shall apply to the Architectural Review Committee (ARC) for review of the exterior, site lighting and landscaping; and

WHEREAS the Commission noted that the Comments from DPW Engineering Division shall be addressed; and

WHEREAS the applicant received conceptual approval from the IWWA on March 22, 2010 and is required to meet and maintain compliance with the conditions of said approval; and

WHEREAS the Commission notes that it received and considered comments from the Engineering Division, the Commission's Traffic Consultant, IWWA and the Fire Marshall; and

WHEREAS the Commission took no action on the Special Permit at this time;

THEREFORE BE IT RESOLVED that application of the Town of Greenwich Building Committee for the Greenwich High School Music Instruction Space and Auditorium; PLPZ #201000065, for a municipal improvement, to increase the floor area from 412,945 square feet to 457,879 square feet through the construction of a new Auditorium and stage house, create a secondary entrance plaza, maintain the 663 parking spaces on site and 72 off-site parking spaces, realign bus loop and student parking along east side of the school, add handicapped accessible parking spaces, realign entry drive currently adjacent to the north of the science wing, restripe northern parking lots, enlarge and reconfigure western parking lot, and minimize footprint of southern parking lot per Section 99 of the Town Charter on a 54.87 acre property located at 10 Hillside Road in the RA-1 and RA-20 zones as shown on architectural plans prepared by Perkins and Will, last revised 05/03/10 and engineering plans prepared by Diversified Technology Consultants, last revised 05/03/10 is hereby approved;

THEREFORE BE IT FURTHER RESOLVED that the application of the Town of Greenwich Building Committee for the Greenwich High School Music Instruction Space and Auditorium; PLPZ20100063 and PLPZ #201000065, for Preliminary Site Plan approval to increase the floor area from 412,945 square feet to 457,879 square feet through the construction of a new

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Auditorium and stage house, create a secondary entrance plaza, maintain the 663 parking spaces on site and 72 off-site parking spaces, realign bus loop and student parking along east side of the school, add handicapped accessible parking spaces, realign entry drive currently adjacent to the north of the science wing, restripe northern parking lots, enlarge and reconfigure western parking lot, and minimize footprint of southern parking lot per Sections 6-13 through 6-15, 6-17, and 6-101(a) of the Town of Greenwich Building Zone Regulations on a 54.87 acre property located at 10 Hillside Road in the RA-1 and RA-20 zones and as shown on architectural plans prepared by Perkins and Will, last revised 05/03/10 and engineering plans prepared by Diversified Technology Consultants, last revised 05/03/10 is hereby moved to final subject to the following modifications:

Prior to submission of a Final Site Plan application, the following shall be resolved:

1. The Applicant shall provide a more comprehensive event coordination and operations plan which should outline all the know outside groups as well as school groups who intend to use the auditorium;
2. The Applicant shall continue enforcement to stop double parking in front of the high school on Hillside Road;
3. The applicant shall revise the site plan to clearly show the stripping that indicates the beginning and end of the parallel parking area;
4. The applicant shall apply to the PZBA and receive the required FAR and height variances;
5. Comments from DPW-Engineering shall be addressed;
6. The Applicant shall apply to the ARC for review and approval of the exterior, lighting and landscaping;
7. Any tree planting and/or removal shall be reviewed and accepted as required by the Town's Tree Warden; and
8. The issue of relocation/removal of the High School sign which was given as a graduating class gift shall be addressed;

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on June 1, 2010.

If you have any questions, please call.

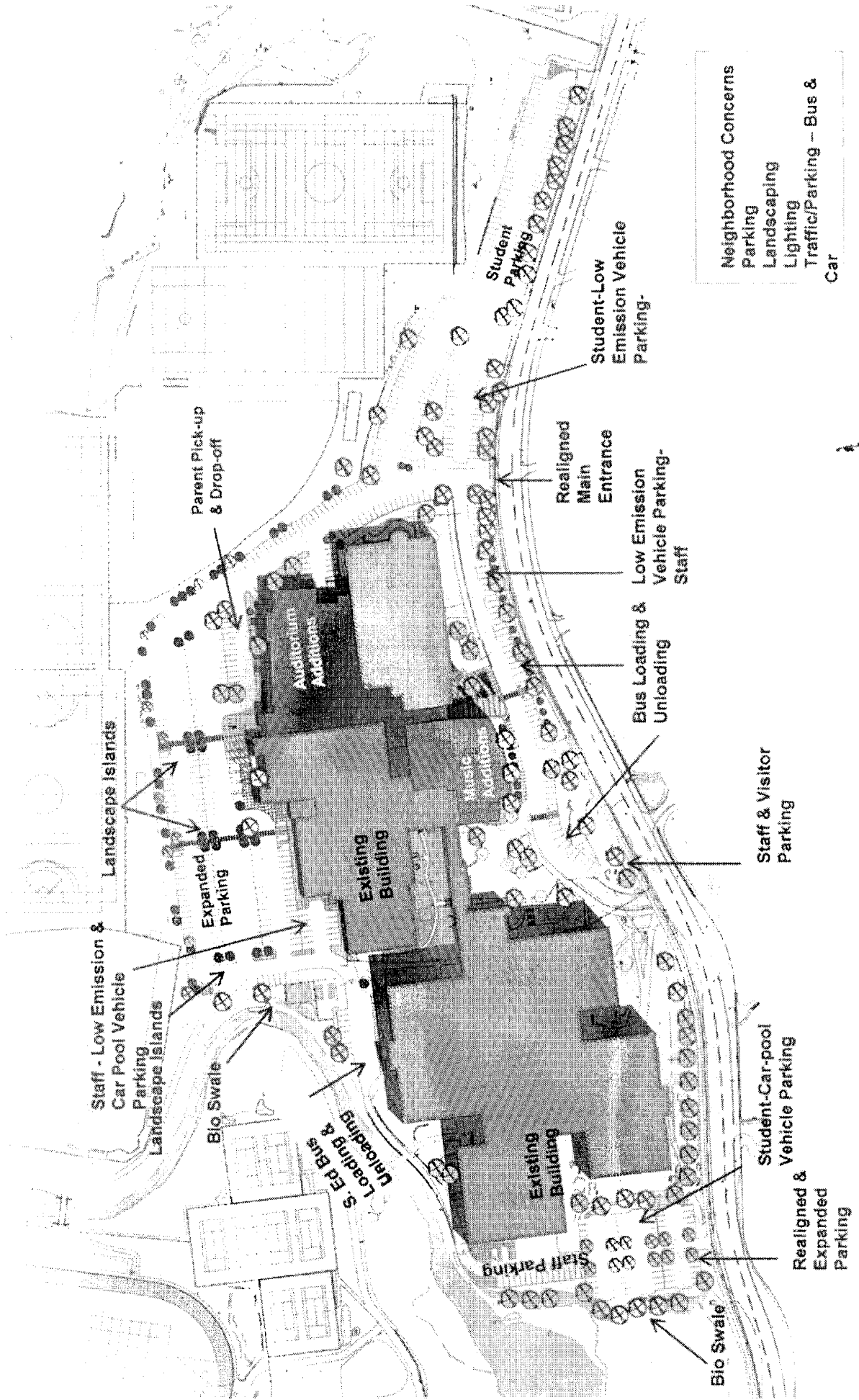
Sincerely,



Patrick LaRow, AICP
Senior Planner

cc: W. Marr,
C. O'Donnell,
D. Savigeau,
S. Marucci,
J. Benolt
J. Wetmore

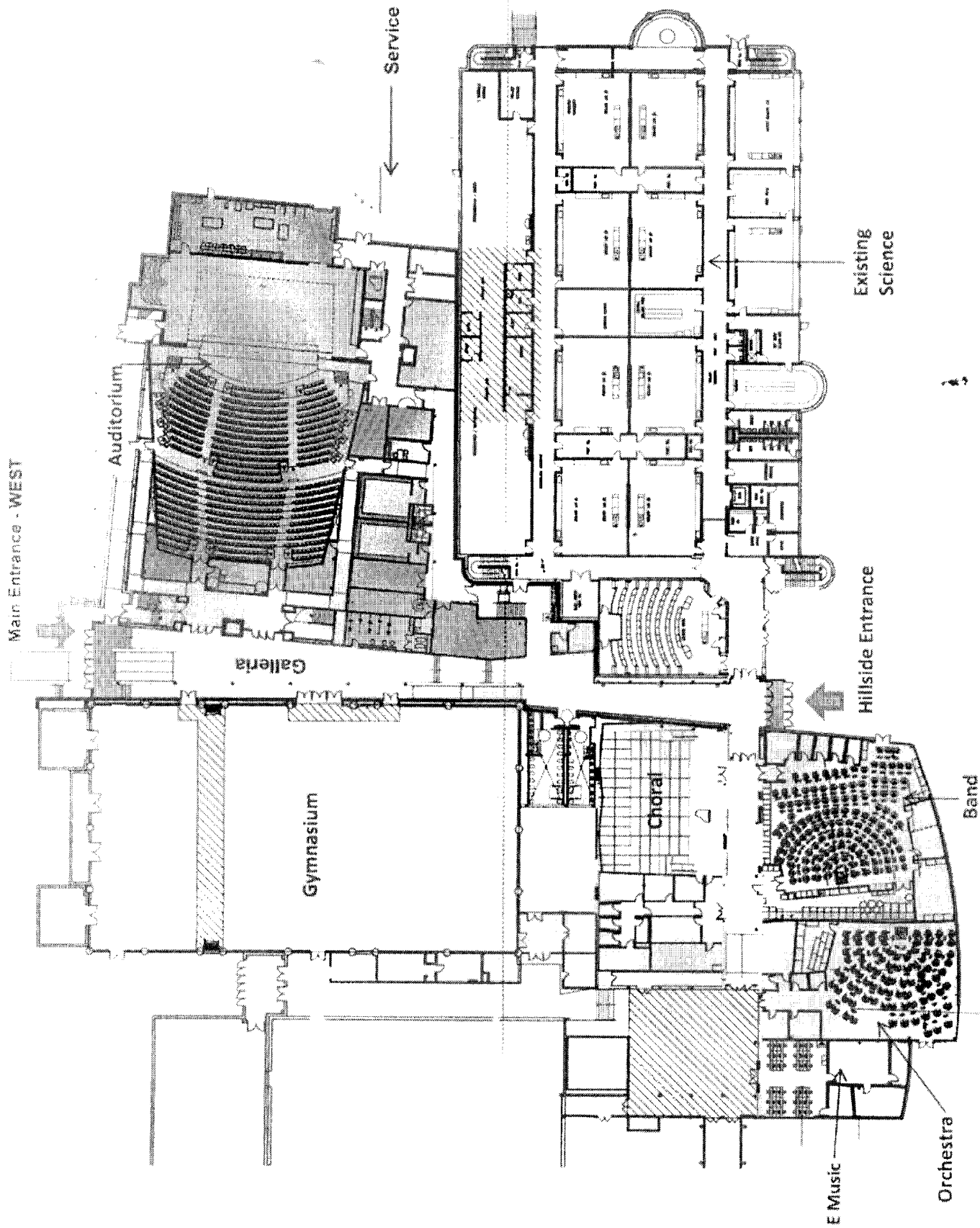
PROPOSED SITE PLAN



- Neighborhood Concerns
- Parking
- Landscaping
- Lighting
- Traffic/Parking - Bus & Car

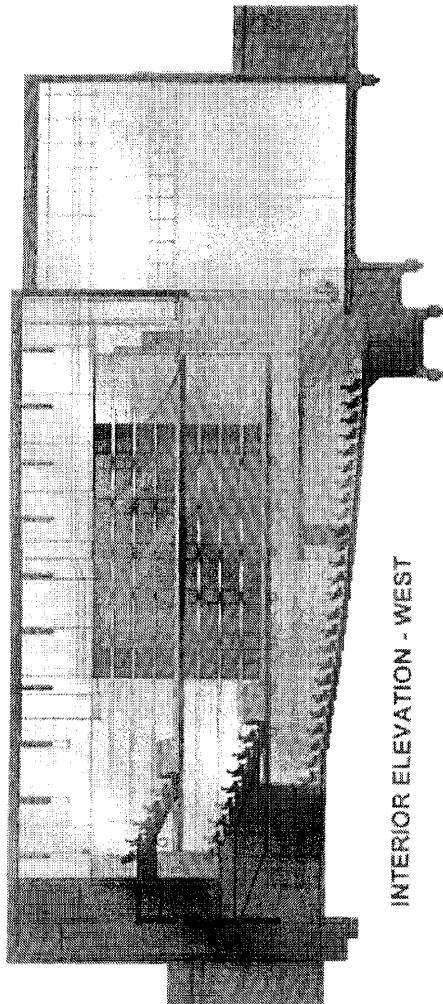
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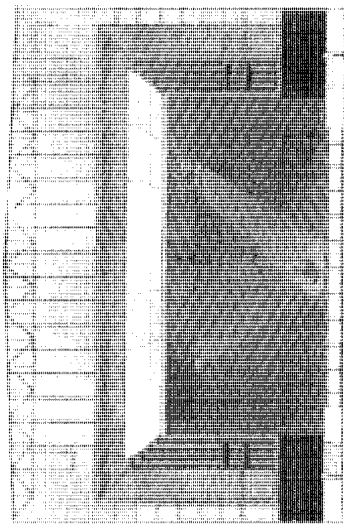


PERKINS WILL

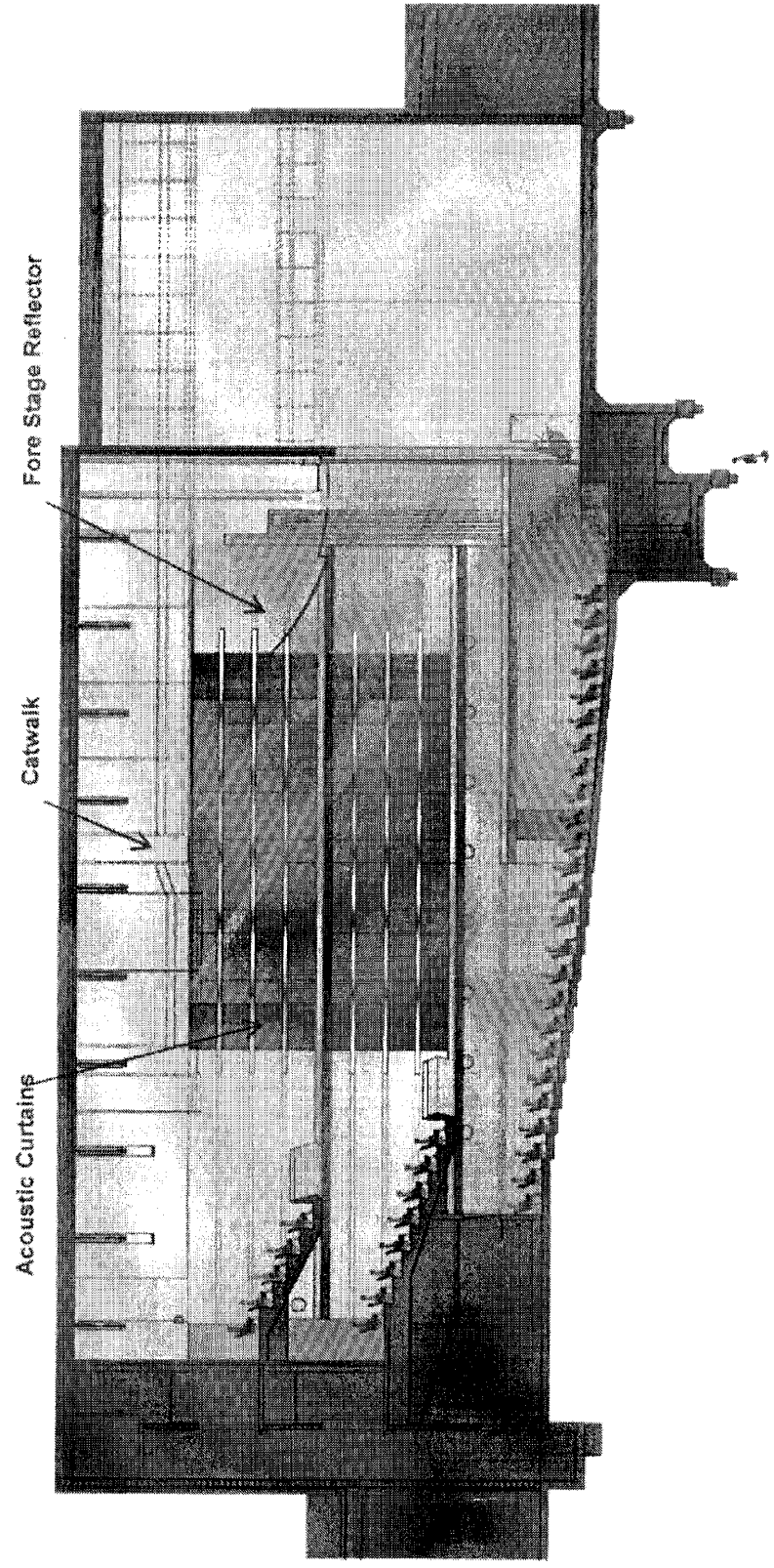
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INTERIOR ELEVATION - WEST



PROSCENIUM ELEVATION



Acoustic Curtains

Catwalk

Fore Stage Reflector

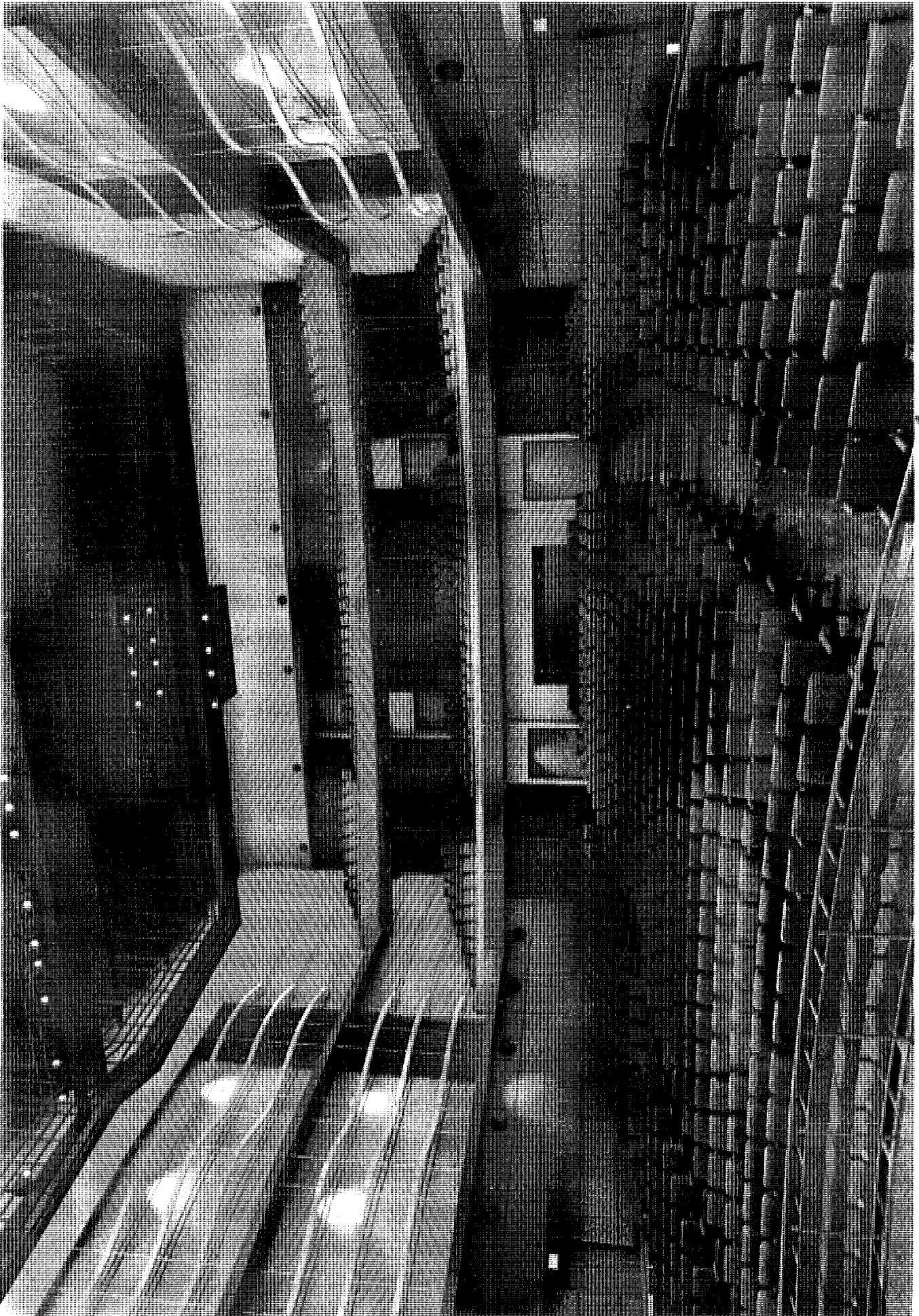
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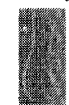
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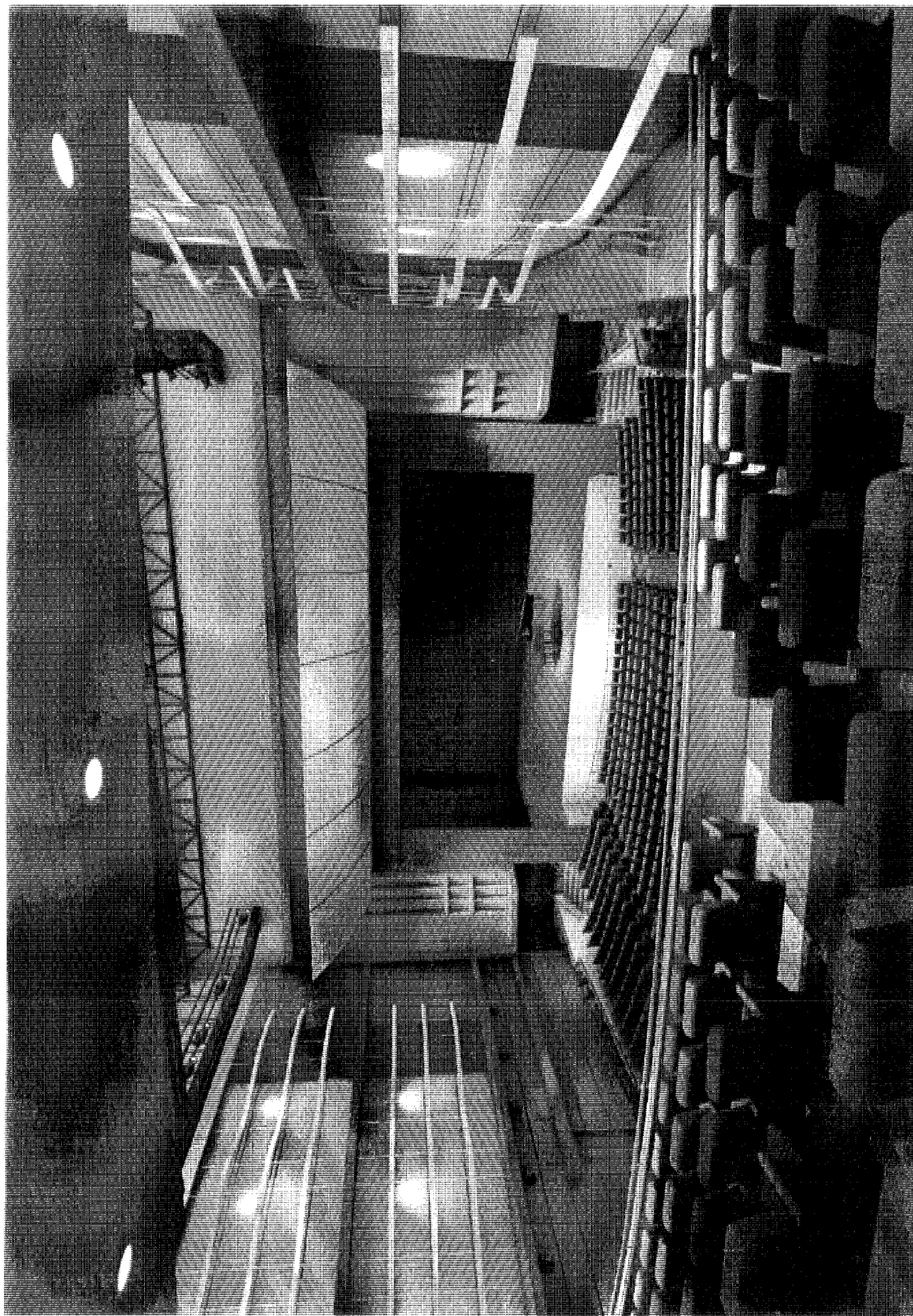
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PERKINS (CLS)



PERKINS WILL

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MISA FUNDRAISING POLICY GUIDELINES

1) USE OF FUNDS

All funds will be used to cover a portion of the costs of the MISA project.

2) BOARD OF EDUCATION ROLE

The Board of Education will: establish guidelines; assist in establishing procedures where appropriate; adhere to existing, required policies; and monitor - but not manage or lead - fundraising efforts.

3) APPROVALS AND PROCEDURES

All fundraising activities will adhere to all applicable policies of the Town of Greenwich (Town) and the Board of Education (Board).

The Board will approve the use of the funds raised in order to ensure compliance with the educational policies and guidelines of the Greenwich Public Schools.

Appropriate Town of Greenwich procedures including, but not limited to, acceptance of the funds as a gift by the RTM, will be followed.

4) FUNDRAISING ENTITY

The Fundraising Entity will be Board approved and will be a 501(c)3 organization. The Fundraising Entity will place funds raised in a segregated account specifically established for the purpose of the MISA fundraising project. The Fundraising Entity may coordinate its fundraising efforts with a partner organization. The Board will encourage the Fundraising Entity to include appropriate representation of various town bodies (e.g., RTM, BET, PTAs, etc) to assist in obtaining consensus and support.

5) NAMING RIGHTS

The use of Naming Rights will be permitted and will be consistent with Policy E051 and should not be construed as changing or expanding the policy (see policy excerpt below). The Board will will approve all Naming Rights.

Naming Rights may be conferred upon individuals, families, foundations or other legal bodies as long as such names are appropriate and consistent with the educational and reputation standards of the Greenwich Public Schools and the Town of Greenwich.

Naming Rights will require agreement to standard contractual terms (e.g., morality clause) and will not confer any other rights or privileges (e.g., usage rights).

Multiple Naming Rights may be conferred including, but not limited to: the Auditorium, Concert Halls, Lobby, Practice Rooms and Seats. The Board will approve contribution levels associated with any Naming Rights.

All Naming Rights will be conveyed only upon actual acceptance of funds (rather than pledges).

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6) RESTRICTED GIFTS

Acceptance of restricted gifts (i.e., gifts given where donors specify uses) will require Board approval and will only be considered if: 1) they are consistent with the Educational Specifications of the project and 2) any ongoing or residual costs (e.g., maintenance) are identified, quantified and either accepted by the Town or funded as part of the donation. Restricted gifts will require appropriate Town approval including acceptance of such gifts by the RTM.

Policy E-051

Naming of Facilities. Board approval will be required for the naming of any facility or part of a facility. When the District determines that a facility might be named, the District shall follow procedures outlining a comprehensive, fair, and open process involving the public and staff in proposing and considering equally more than one name. Facilities shall not be named for a commercial entity. Generally, school buildings in Greenwich have been assigned names reflecting their geography and function, and the Board will give preference to continuing this practice.

The Board discourages the recognition of individuals or contributors through the naming of facilities or parts of facilities. Instead, the Board encourages the recognition of outstanding educators, alumni, volunteers, or contributors who have made a significant contribution through such means as placement of plaques, recognition ceremonies, Halls of Fame, etc. The District will establish procedures for such recognition.