

RTM

SEPTEMBER 2016

1. MISA Quarterly Report
2. New Lebanon Building Committee Report (April –July 2016)
3. New Lebanon Building Committee memo re MI (Item 4)
4. Board of Education memo re MI (Item 4)
5. Discontinue ROW- New Lebanon School (Item 8)

Greenwich High School
Music Instructional Space & Auditorium Building Committee
Report as of August 1, 2016

A. Construction Summary & Outlook

The project is nearing completion with construction and site work targeted to be completed prior to the start of school on August 30, 2016. Efforts are focused on the aspects of the project required to obtain the Temporary Certificate of Occupancy (TCO). Final details, punchlist items and contractor close-outs will be addressed as quickly as possible over the next few months. Specifics on each project phase are:

Phase I (Auditorium): Access to the Auditorium and the Supporting Spaces to address punchlist items became easier after the end of the school year since these spaces were actively used as classrooms this past year. The access allowed the contractors to address remaining punchlist items. The most significant outstanding issue is the proper balancing of the air handling unit. The contractor, construction manager and design team are working to resolve the issues for the proper functioning of the unit.

Phase II (New Classrooms for Band, Orchestra and Electronic Music): Construction is substantially complete on the new addition to the high school, which was located on the site of the demolished original auditorium. Final inspections are scheduled for August, with the expectation of a Temporary Certificate of Occupancy prior to the start of classes on August 30, 2016.

Phase III (Renovation of Old Music Classrooms to new Choral rooms): This space is completed and ready for occupancy.

Site Work: The new site plan is being implemented, with new curbing, pavement, new striping, benches and site lighting. Part of the site plan includes a rain garden and a green roof. The construction trailers have been removed and this grass area is being restored to the initial condition.

B. Financial (source: Munis Report as of 6-30-16)

Description	Budget	Spent	Encumbered	Conditioned	Available
Feasibility	100,000	100,000	0		0
A&E	2,130,000	2,107,759	17,651		4,590
Remediation	2,070,000	1,730,781	70		339,149
Tech Ed Space	300,000	300,000	0		0
Construction*	41,451,000	36,829,363	2,959,627		1,662,010
Total	46,051,000	41,067,903	2,977,348		2,005,749

* Construction includes trade contracts, construction manager fees, architect fees, special inspections, surveys, other soft costs and furniture, fixtures & equipment.

The project is 97% billed out with the trade contractors.

C. Soft Cost & Furniture, Fixture & Equipment (FF&E) Update:

Soft costs continue to stay within budgets. Soft costs include architect's fee, special inspections, surveys, testing, and legal expenses. Furniture has been ordered and is scheduled to be installed prior to the start of school. The FF&E costs, which includes audio/visual equipment, acoustical panels, security and furniture, is within budget.

D. State Reimbursement /Campaign for MISA contribution

In April, 2015 the Town of Greenwich received \$4,018,815 from the State based on the original project cost submitted in 2012. The most recent State bonding authorization SB 503 included an increase in the requested grant authorization based on changes in project scope and cost. The BOE will be submitting a reimbursement request to the State by year end.

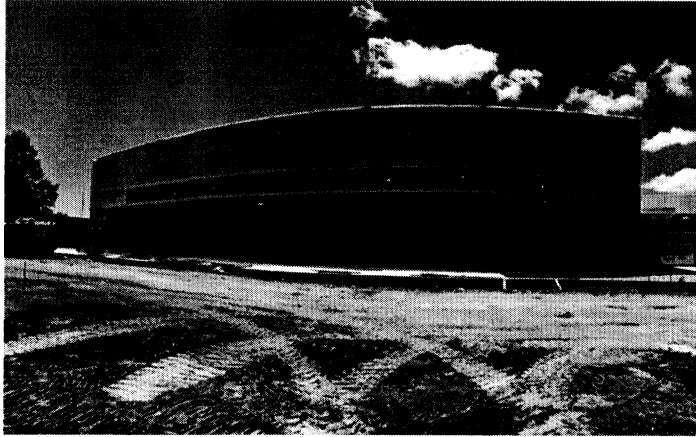
The Campaign for MISA raised funds to show support for the project and to offset some of the Town's costs. In March 2016, the Campaign for MISA sent a check to the Town for \$1,185,000. In July 2016, the Campaign dissolved and remitted an additional \$4,933 for a total contribution of \$1,189,933. The funds go to reduce the Town's funding level of this project.

E. Other

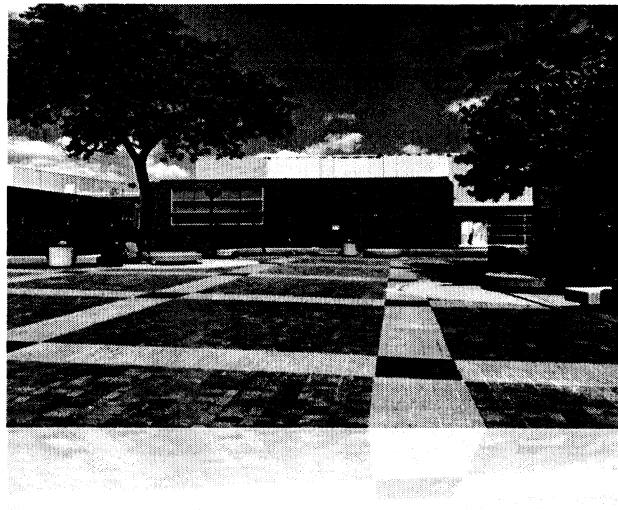
Approximately 175,000 man hours have been logged to date. There have been zero safety or OSHA incidents.

Respectfully submitted,

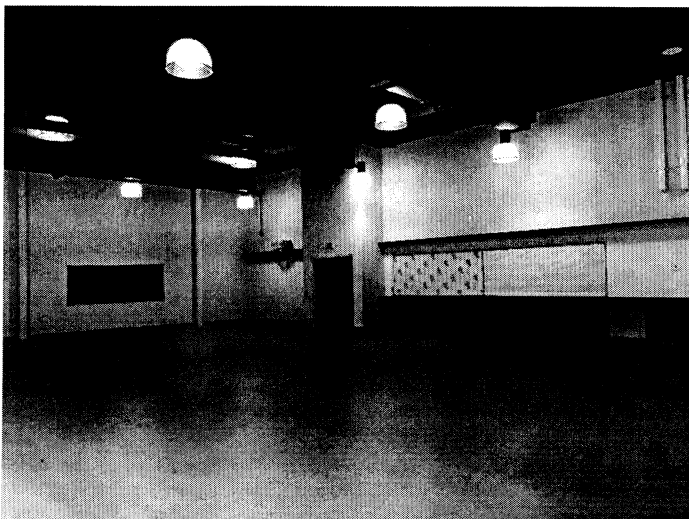
Greenwich High School MISA Building Committee
s/Joseph Ross, Chairman



View of the new Band and Orchestra Classrooms from Hillside Rd, which were placed on the site of the old auditorium. The new entrance on the right enters into the Galleria that leads to the new Auditorium.



View of electronic music classroom and recording studio, which face the GHS main entry courtyard. These rooms sit to the north of the new Orchestra classroom; the windows of which can be seen on the right of the picture.



New Choral classroom, which was created from the renovation of the old music suite.

Photos taken on July 27, 2016

New Lebanon Building Committee ("NLBC")
Report Covering the Period April 1- July 25, 2016

A. Activities

The NLBC's meeting schedule, agenda and meeting minutes can be found on the Greenwich Public Schools website www.greenwichschools.org and linked [HERE](#).

1. Architectural Design Update

- TSKP architects and NLBC members participated in numerous meetings to obtain input from Town officials in Parks & Recreation, Public Safety, Greenwich Public Schools, Public Works, the Tree Warden, the Architectural Review Committee and other departments
- The project received unanimous approval from the Inland Wetlands and Watercourses Agency on May 23, 2016.
- On June 7, 2016, the Planning and Zoning Commission unanimously granted MI for the new school and abandonment of the paper roads as well as preliminary site plan approval. Typical conditions will be addressed prior to final site plan approval, including traffic items.
- The design documents are substantially complete. Copies of the design documents have been distributed to Building Committee members for individual feedback and are available for public viewing upon request.

2. Construction Management Services/Other Services

- Gilbane has completed a budget review of the design documents and there are no material changes from the budget estimate prepared on the basis of schematic designs.
- The RFP for the Commissioning Agent was posted and bids were due at the end of July.

3. Budget

- The final project budget passed by the RTM is \$32,061M for construction and \$2,298M for the modular classrooms. Both appropriations are approved with conditions.
- After receiving new information on the modular option which indicated that that costs were higher than estimated and that state reimbursement was unlikely, the NLBC recommended that students remain in the existing school during construction. (*note: During a special meeting on August 2nd, the BOE ratified this recommendation.*)

B. Financial (source: Munis report as of 7/25/2016)

Description	Budget	Spent	Encumbered	Conditioned	Available
Feasibility Study	\$ 100,000	\$ 98,716	-0-	-0-	\$ 1,284
Design	\$ 2,850,000	\$581,144	\$314,371	\$ -0-	\$1,954,485
Construction	\$32,061,000			\$32,061,000	
Modulars	<u>2,298,000</u>			<u>\$ 2,298,000</u>	
Total	\$37,309,000	\$679,860	\$314,371	\$34,359,000	\$1,955,769

C. Other/Next Steps

- A preliminary meeting was held on May 31st with the Office of School Construction Grants in Hartford. Ryszard Szczypek of TSK, Jim Hricay, Ron Matten and Bill Drake were in attendance. Subsequently, the grant application ED-049 form was filed with the State. On June 30th, the district received a notice from the State that the diversity grant application has been accepted as substantially complete. A state project ID number has been issued.
- The BET released the conditions on the design monies such that the full \$2,850K appropriated in FY2015-16 is available.

Respectfully submitted,
New Lebanon Building Committee
s/Stephen Walko, Chairman

New Lebanon School Project ("Project") & Municipal Improvement ("MI") Status
Submitted by the New Lebanon Building Committee ("NLBC")
August 25, 2016

SUMMARY

The MI proposal for a new New Lebanon School is consistent with the Plan of Conservation and Development ("POCD") and meets most of its goals. Upon completion, the new school will improve significantly on existing traffic flow and will enhance the environment, recreation, and community character.

Specifically, we are not losing the character of the woods, diminishing the ball field, or worsening traffic patterns. Due to the State Diversity Grant, the Project is eligible for significant state grant (80% of eligible expenses, rather than 10% for typical school construction). The project is expecting State reimbursement for ~61% of the total Project cost of the work.

BACKGROUND

- A New Lebanon School has existed at Mead Avenue for over 120 years, since 1894. The current school was opened in 1957. It became a magnet school in 2009; the magnet program will continue throughout the construction phase and beyond.
- Due to space constraints, New Lebanon's Pre-K classes were eliminated in 2011 and Kindergarten was moved to a nearby facility in 2014.
- A 2013-14 pre-feasibility study showed that the current school building was insufficient for the school's population.
- From the 2014 Feasibility Study, District standards for rooms sizes were used and Educational Specifications were created. The 13-person committee included representation from the BET, RTM District 4, Byram Neighborhood Association, New Lebanon PTA, BOE Administration, and the BOE.
- The Board of Education approved the Educational Specifications on January 8, 2015
- Because of the state Diversity Grant, the Project is eligible for significant reimbursement (80% of eligible expenses, rather than 10% for typical Greenwich school projects).
- The NLBC's first meeting was June 18, 2015. As of August 23, 2016, the NLBC has held over 55 public meetings.

SCHOOL BUILDING DESIGN

The design of the project was approved by the NLBC on November 18, 2015, after examining a number of different design options over a period of several months. The design meets the requirements of Educational Specifications by providing the necessary interior space, configured in a way that supports the IB program at New Lebanon School. The design complies with the State guidelines for school safety, and it addresses the need for adequate parking and clear traffic separation of cars, buses, and pedestrians. The design is sensitive to the site by minimizing the amount of cut and fill, by replacing trees as directed by the Town Tree Warden, controlling storm runoff to enhance the wetlands area, and providing views from the interior to the surrounding woods. The design makes best use of the property by placing the building in a steep area that cannot be used for playfields or parking, both of which require level terrain. The building is cleverly designed to fit into the steep portions of the site, utilizing curvilinear walls that follow the existing topography to minimize the need for earthwork under the building footprint. When completed, the entire school campus will be greatly improved, featuring a safe driveway, proper

sight lines, sufficient parking to eliminate spill-over onto neighboring streets, adequate drop-off/pick-up queuing lanes, safe pedestrian paths, and new playfields with proper drainage at William Street Field.

TOWN DEPARTMENTAL CONSULTATION ON THE PROJECT (TO DATE)

- 5/26/2016 - Unanimous approval by the Inlands, Wetlands and Watercourses Agency
- Parks & Recreation, Public Safety, Greenwich Public Schools, Public Works, the Tree Warden, the Architectural Review Committee (*see NLBC 4th Quarterly Report ending 7/25/2016*)

Expanded Response to Property Owner's MI Appeal Regarding the POCD

The appeal regarding the POCD begins with Chapter 6 (Infrastructure, Community Facilities and Services). Thus the response will start there.

1. Chapter 6 (Infrastructure, Community Facilities and Services).

a. Use of Green Techniques for New Construction:

- i. The Project meets the requirement that all new municipal construction projects use techniques to reduce energy requirements over the long-term with the use of Green Energy materials and Leadership in Energy and Environmental Design (LEED) program designs and materials (POCD, Ch. 6.23). The State-required minimum energy performance to be considered for reimbursement funding is equivalent to LEED Silver. The project is currently on track to meet this requirement and potentially achieve a LEED Gold rating. LEED Gold places stricter requirements on low impact development, energy efficiency, indoor air quality, water efficiency, and the use of building materials and systems that will significantly reduce the operating and maintenance costs over the life of the building.
- ii. The proposed school uses a variety of passive and active sustainable design strategies that will make it on average 30% more energy efficient than a comparable new school, and nearly double that of the current school.
- iii. The Planning & Zoning commission has stated in their June 21, 2016 preliminary Site Plan approval letter "the proposed building would be LEED certified, meeting the recommendations of the POCD.

b. The original 20,000 sf school building, driveway, and parking layout was completed in 1956 to the educational, architectural, and building standards of that time. Although there have been renovations to the existing school, the proposed new building's mechanical and energy expenditure will be significantly less than the old building. The proposed design meets the 21st century educational standards and anticipates forward thinking changes to the standards. Long term management and maintenance of the facility and grounds have been addressed at all phases of the design.

2. *Maintain school enrollment capacity for the long term (POCD Ch. 6.26):* The project represents the third School at the site. The first school was built in 1894 on land gifted to the Town by Milo Mead. The current school was constructed in 1956 on land gifted to the Town in 1956 by the Teagle Family. That property, the wooded area and current site, was and is specifically dedicated

to educational purposes only. No new land is needed for the project and unused land is now being repurposed. Open spaces are being maintained and enhanced.

3. *Address Town Facility Management and Needs; Enhance Town Recreational Facilities* (pp. 48-49, 52)

The existing school building was completed in 1956 to the current architectural and mechanical standards of that time. Although there have been renovations and additions to the existing school over time the proposed building will not significantly exceed the mechanical and energy expenditure of the old building. Long term management and maintenance of the facility and grounds have been addressed at all phases of the design.

4. The Project Meets the Goals of the 2009 POCD (p. iii)

The Appeal cites to Goals 2, 3, 5, 6-8, 10, & 11, without explanation as to how the Project is not in alignment with them. However, the response here is specific to the Goals cited in the Appeal.

a. The Project does not have any detrimental effect on the village because the scope is contained within New Lebanon's established and existing property; it will enhance the neighborhood and village center. (Goal 2)

b. The replacement school will clearly contribute to the enhancement of the "overall community character and quality of life, including the quality of our schools, cultural institutions, recreation, library system, and municipal and quasi-municipal services." The school project balances the predominate zoning demographic of single family residential scale buildings used principally as 1 and 2 family homes. (Goal 3)

c. Any development proposed in the Town is stringently vetted by the Land Use Offices. The project has the unanimous approval of the Wetlands Commission. During the Planning and Zoning review process the Department of Public Works Engineering Division worked closely with the Design Team in developing a sensitive stormwater management system. The proposed system meets the exacting Drainage guidelines and represents a significant improvement to the almost non existent stormwater management system at the site today. (Goal 5)

d. The New Lebanon School facility and grounds are a community center. The project design of the campus has incorporated this fact, and seeks to have a better presence in the community center and to enable expanded community use of the building. The school, Library and ball field will continue to serve as, and will preserve "a sense of community around historic centers, schools and other institutions." (Goal 6)

e. The Project is to build an elementary school on the existing campus, therefore, it is compatible with existing land-use patterns. (Goal 7) It offers little or no disruption to the "consistency with business, retail, recreational, entertainment and commercial activities". The project does however fulfill "the needs and desires of our residents" specifically those of Byram by maintaining a centrally located, walk to school campus. (Goal 8)

f. As stated before the Project seeks LEED Silver status (and LEED Gold might be achieved), which is much stricter than the State mandated High Performance Standard. (Goal 10) Traditional development patterns are being preserved. The site has supported an educational use for over one hundred twenty (120) years on more than 7 acres of land. The

project represents the third New Lebanon School at the site, the first being built in 1894. The historic precedent is set. No new land is needed for the project and is right sized, following the established education specifications. (Goal 11)

5. Water and Land Resources (POCD, Ch. 1)

a. The woodland area behind the existing school will be developed in an environmentally sensitive manner as approved by the Town land use agencies. The project seeks to enhance the woodland by removing dead and toppled trees and improve a wetland area. The guidance of the Town's Tree Warden has been consulted on the site plans.

b. As a condition of Wetlands Agency approval, the degraded on-site wetland will be restored and enhanced through increased hydrology, invasive species removal and an extensive native planting plan to provide wildlife habitat. Additionally, an outdoor classroom is part of the school program and will take advantage of the restored wetland as a teaching opportunity. The existing School does not use the woodland for educational purposes because of its poor condition

c. The William Street ball field will not be diminished in size. It will be rebuilt and upgraded when the project is complete, including an ADA-accessible path. The existing school is the only school in the District that has restricted access to the use of the use of a playing field for delivery of physical education curriculum. . The design of the new school corrects this deficiency and restores a better playing field to the community.

d. Flooding and Stormwater Management; Improve Coastal Water Quality

Any development proposed in the Town is stringently vetted by the Land Use Offices. The project has the unanimous approval of the Wetlands Commission. During the Planning and Zoning review process the Department of Public Works Engineering Division worked closely with the Design Team in developing a sensitive stormwater management system. The proposed system meets the exacting Drainage guidelines and represents a significant improvement to the almost non existent stormwater management system at the site today.

e. Preserve Existing Topography; Erosion (Ch. 1 p. 8)

The Project seeks to maintain the natural topography of the site. The building design sits within the undisturbed natural grades. Natural drainage patterns are being enhanced to decrease any potential flooding of the site.

f. Protect Natural and Biologic Resources:

The Project received the unanimous approval of the Wetlands Commission (5/23/2016).

g. Protect and Plant Trees, Shrubs and Vegetation (pp. 11-12):

An extensive landscape plan has been established taking in account the quantity and quality of the existing vegetation. The design team is in close consultation with the Tree Warden and a replacement plan will be reviewed by the Conservation Commission for any tree or shrub removed. The site design has been adjusted to preserve a historic Oak tree located at the front entrance to the new building and another old tree at the rear of the plateau area.

6. Chapter 3 Residential Neighborhoods and Housing – Reinforce the Traditional Development Patterns. Development appropriate to the existing scale in each neighborhood (p. 21)

Traditional development patterns are being preserved. The site has supported an educational use for over one hundred twenty (120) years on more than 7 acres of land. The project represents the third New Lebanon School at the site, the first being built in 1894. The historic precedent is set. No new land is needed for the project and is right sized, following the established education specifications.

7. Chapter 4 Downtown, Commercial Development and Villages

a. The project preserves the economic base of Byram as it exists. As recommended, it will enhance activities in the village. As stated previously, the school has existed in Byram for over 120 years as the neighborhood grew around it. The Byram business district, houses of worship, firehouse, library, and community park will remain. The school will have no impact on Byram's traditional residential architectural styles. The planning and Zoning Commission has taken this in account and has considered the traffic studies that have been submitted as part of the Site Plan.

b. The Project reinforces the neighborhood village concept by retaining the neighborhood school, library, playgrounds, and field.

8. Chapter 5 Traffic, Transportation and Parking

a. *Traffic; Traffic Congestion:* A complete traffic study has been completed as part of the planning and Zoning Site Plan submittal. It takes in account traffic effects on feeder streets. Any increase in vehicular traffic is managed in a way that is consistent with the needs and interests of the residents of this Town especially Byram residents. The facility is, and will remain, primarily a walking school. The P & Z Commission has taken this in account and has considered the traffic studies that have been submitted as part of the Site Plan.

CONCLUSION

The proposed school is correctly sized as established by the 2014 Feasibility Study and the January 2015 Educational Specifications set down by the Board of Education. The current school building is overcrowded. Pre-K and Kindergarten classrooms are housed at alternate sites and existing interior space is extremely limited, under-sized and energy inefficient. The school building is being designed to last for more than fifty years. We are not losing the woods, diminishing the ball field, or worsening traffic patterns. The Project is consistent with the POCD. Because of the state Diversity Grant, the Project is eligible for significant state grant (80% of eligible expenses, rather than 10% for typical school construction). The project is expecting State reimbursement for ~61% of the total Project cost of the work.

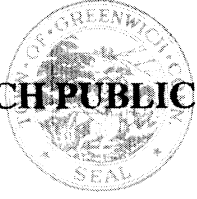
NLBC Members:

Voting:

Stephen Walko, Chairman
Bill Drake, Vice-Chairman (BET)
Patricia Baiardi Kantorski (Clerk)
Jake Allen
Peter Bernstein (BOE)
Dean Goss
Brian Harris
Clare Kilgallen

Non-Voting:

Laura Erickson (BOE Chair)
Nick Macri (P&Z)
Drew Marzullo (Selectman)
Will Schwartz (DPW)
Tony Turner (RTM)



GREENWICH PUBLIC SCHOOLS



Havemeyer Building
290 Greenwich Avenue
Greenwich, Connecticut 06830-6521
(203) 625-7400

Salvatore J. Corda, Ph.D.
Interim Superintendent of Schools

FAX: (203) 618-9379
Salvatore_Corda@greenwich.k12.ct.us

August 26, 2016

Town of Greenwich RTM
101 Field Point Road
Greenwich, CT 06830

Dear Members of the RTM,

The process for rebuilding the New Lebanon School began several years ago when it was clear that the current building was not adequate to serve the student population. Through the years, Pre-K classrooms were moved to another school, kindergarten was moved off-site and programs and activities displaced due to lack of space. Over the last nine years, the number of students attending public school who reside in the New Lebanon attendance area has increased by 34% from 240 students in 2007 to 322 students in 2015. Projections for the next five years, call for that number to increase by an additional 39 students.

Racial Imbalance:

The Connecticut State Board of Education (SBE) defines as "racially imbalanced", any school in which the percentage of minority students enrolled falls outside the range of 25 percentage points more or less than the district-wide percentage. For example, in a school district that, as a whole, has a minority enrollment of 50%, any school that is less than 25% or more than 75% minority would be considered racially imbalanced. Based on this criteria the New Lebanon Elementary School is racially imbalanced.

Beginning in 2007, the Greenwich Board of Education addressed the racial imbalance at the New Lebanon School by authorizing the creation of a magnet school and later added a focus on the International Baccalaureate Primary Years Program in order to attract students from outside of the New Lebanon School attendance area. The program became fully implemented and certified in 2010. Racial balance was not achieved due to the insufficient magnet seats available to offset the increase of the minority population in the catchment area.

In April of 2012, the Acting Commissioner of the Department of Construction Services, Bureau of School Facilities, notified the Greenwich Public Schools of newly enacted legislation providing school construction grant reimbursement for diversity schools. The grant provides reimbursement to the local municipality for up to 80% of eligible costs.

Magnet Program:

On June 14, 2014, the Greenwich Board of Education presented the updated racial balance plan to State Education Commissioner Stephen Pryor. In developing the plan, the Greenwich Public Schools engaged the services of a consultant, Milone and Macbroom Inc., to conduct a District-wide diversity study. Milone and Macbroom determined that 50 magnet seats were needed for New Lebanon School to achieve racial balance.

On July 29, 2014, the Connecticut State Board of Education unanimously approved a Revised Racial Balance Plan. The construction of a new and expanded New Lebanon School is a key element in the Racial Balance Plan that the elected Board of Education presented to the State Department of Education. If the school lacks the capacity for additional magnet students, Greenwich cannot achieve the racial balance that the State requires.

Because construction of the New Lebanon School is related to achieving racial balance, Greenwich is eligible and has been accepted for a Diversity Grant – an important component of this project.

Under normal circumstances, a school construction grant would reimburse the Greenwich taxpayer up to 20% of eligible costs for new school construction. The Diversity Grant reimburses the Greenwich taxpayer up to 80% of eligible costs. Because not all expenses are eligible for reimbursement, the current construction estimates presented to the New Lebanon Building Committee project an expected total project State reimbursement of approximately of 62%. The New Lebanon School project budget was approved at \$37.2 million. After deducting the state share, the cost to the taxpayer is about \$14 million. Comparatively, if the same building was built under the “regular” school construction grant, total eligible reimbursement would be only 20%. After allowing for ineligibles of approximately 6%, the projected Greenwich taxpayer cost of construction would increase to \$32 million, or \$18 million more than current the current plan.

Building Size:

There has been some discussion about the size of the building. For background purposes, the initial size of the building was based on Educational Specifications established by a 13-member committee made up a cross-functional group of elected officials representing the Board of Education, BET and Byram members of the RTM, as well as PTA members and educational leaders of the Greenwich Public Schools. This shows the careful scrutiny given to the project since inception. In addition to the building size, the Educational Specifications were developed specifically to accommodate the International Baccalaureate Magnet program and additional students identified in the Milone and Macbroom study to achieve racial balance.

Lastly, it is important to note that a school building is not made up of raw square footage. It is a building with classrooms designed for specific uses and room sizes based upon district benchmarks. If we eliminate seats or add seats, we do not necessarily change building size. The school must be built to allow for a maximum number of students in each grade at any given time. In recent years, the school

age population in Byram has increased. The existing New Lebanon School cannot support the current catchment area, let alone the additional 50 students needed to achieve racial balance.

Most critically, the size of the New Lebanon School has impacted the quality of education we are able to provide our students at the standard we wish to meet. In recent years, pre-kindergarten has been moved to another school, close to 10 miles away. The loss of this vital program to this school community makes closing the achievement gap that much more challenging, minimizes the opportunity for staff to interact with each other, and reduces the efficiency and effectiveness of the principal's time because of her responsibility to provide supervision and leadership at both sites. Construction of this new building will allow for the entire school to exist under one roof while complying with the approved Racial Balance Plan.

Conclusion:

Regardless of the Racial Balance plan and additional state funding, we would still require a "new" New Lebanon School to continue to support neighborhood schools. Accepting the proposal to reject the MI would place our racial balance plan in jeopardy and eliminate the ability to participate in the School Construction Diversity Grant program leaving the taxpayer of Greenwich responsible to build a new building.

Sincerely,

A handwritten signature in black ink that reads "Salvatore J. Corda". The signature is written in a cursive, flowing style.

Salvatore Corda, Ph.D.

Superintendent

Greenwich Public Schools

August 17, 2016

Honorable Peter Tesei, First Selectman
Town of Greenwich
101 Field Point Road
Greenwich CT 06830

re: ROW Discontinuance
Church Street / New Lebanon Avenue / Richard Street

First Selectman Tesei,

On April 1 of this year the New Lebanon School Building Committee (NLBC) through the Board of Education forwarded a Municipal Improvement (MI) request to the Board of Selectmen to discontinue portions the Richard Street, Church Street and New Lebanon Avenue rights of way (ROW). This combined ROW is located in the Byram section of Town and through the properties used for the New Lebanon School and adjoining field. As part of the procedure required for discontinuance of a ROW, a notice of meeting must be posted at the site 30 days before the scheduled Selectman's Meeting. This posting was not made prior to the Selectman's Meeting held on April 14, 2016.

At your regular meeting held on April 14, 2016 the Board of Selectmen endorsed the MI request and forwarded it to the Planning and Zoning Commission for consideration. The Planning and Zoning approved the MI request at their June 7, 2016 Public Hearing.

Attached are the minutes of those meetings.

The ROW discontinuance is being sought to satisfy the required zoning setbacks from existing property lines for the Proposed New Lebanon Elementary School Building. At present the 50' wide ROW is paved with a narrow driveway and small parking lot of 9 spaces used as faculty parking for the school.

On December 10, 1956, 299.67 feet of Church Street was "discontinued as a public highway" by the Representative Town Meeting at the request of Board of Selectmen. This 299 feet of roadway is believed to be the current driveway for the existing school. Prior to 2006, the lower portion of the ROW area was an unimproved gravel lot. In 2006, a MI request was made to create a temporary parking area to provide additional spaces during the renovation work to the Byram Schubert Library. In 2009, an MI request was made to make this temporary parking area permanent and provide a gate to prevent through travel along Richard and Church Streets.

Continued

The layout of the new site has placed the new building foot print on the property line of the ROW. The discontinuance will provide the required building setback of 25 feet and frontage of 60 feet as set forth in the Greenwich Building Zone Regulations Sec. 6-205. The plan calls for removal the continuous asphalt in the ROW and replacement with a grass paver system for emergency access. Two gates will be provided to prevent unauthorized through travel the emergency access area. The remainder of Richard Street will terminate at the service area of the new building.

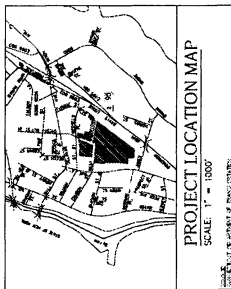
The attached consolidation map dated May 17, 2016 as revised August 17, 2016 by Langan Engineering indicates the metes and bounds of the 23,058 square feet of the discontinuance. The map also shows how the area is to be merged into the new school lot, number 4062S. A total of 23,058 square feet will be abandoned, and become part of the new parcel created and under the Town of Greenwich's Board of Education management. 84.9 linear feet of Richard Street will be removed from the Town's paved roadway inventory under this plan.

The School Project will be returning to the Planning and Zoning Commission in October for review of the final site plan. As part of this process, the Commission has requested the RTM review and approve this discontinuance plan prior to the public hearing. The NLBC would like to have this MI request placed on the RTM call for their September 19 meeting.

The Board of Selectman endorsement of this MI is required prior to placing on the RTM Call.

If you have any questions or require and additional information please feel free to contact me at any time.

Nicholas Macri
New Lebanon Building Committee
Ex-Officio Member Planning and Zoning



PROJECT LOCATION MAP

SCALE: 1" = 1000'

ZONING REQUIREMENTS

ITEM	REQUIREMENT
MINIMUM FRONTAGE	60'
MINIMUM FRONT YARD SETBACK	25'
MAXIMUM SIDE YARD SETBACK	5', SUM OF BOTH NOT LESS THAN 15'
MAXIMUM REAR YARD SETBACK	25'
MAXIMUM BUILDING HEIGHT	60'

EXTRACTED FROM THE GREENWICH ZONING CODE 12/1/2014



Date	Description	No.
8/17/16	ALTERED DISCONTINUANCE AREA 1	

REVISIONS

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
 A TRUTHFULLY CORRECT REPRESENTATION

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

NEW G. IVES DATE SIGNED
PROFESSIONAL LAND SURVEYOR

LANGAN

505 Longwood Drive, New Haven, CT 06511
T. 203.346.7771 F. 203.790.6462 www.sage.com
NEW AGENCY AND NEW CONTRACTS AVAILABLE ONE
WABINGTON, DC, FLORIDA, NEW YORK, CALIFORNIA,
AND OTHER STATES. OPEN SUBS AVAILABLE IMMEDIATELY.
SEE US FOR THE LATEST INFORMATION. 203-346-7771
SAGE GROUP, INC. 10000 W. 16th Avenue, Suite 300, Denver, CO 80202
SAGE GROUP, INC. 10000 W. 16th Avenue, Suite 300, Denver, CO 80202
SAGE GROUP, INC. 10000 W. 16th Avenue, Suite 300, Denver, CO 80202
SAGE GROUP, INC. 10000 W. 16th Avenue, Suite 300, Denver, CO 80202

**NEW LEBANON
SCHOOL**

CONNECTICUT HOWARD

ARTIAL ROADWAY DISCONTINUANCE

AND IOT

CONSOLIDATION PLAN

Sheet No.	Drawing No.
-----------	-------------

FILED	MAY 17, 2016	VB201
-------	--------------	-------

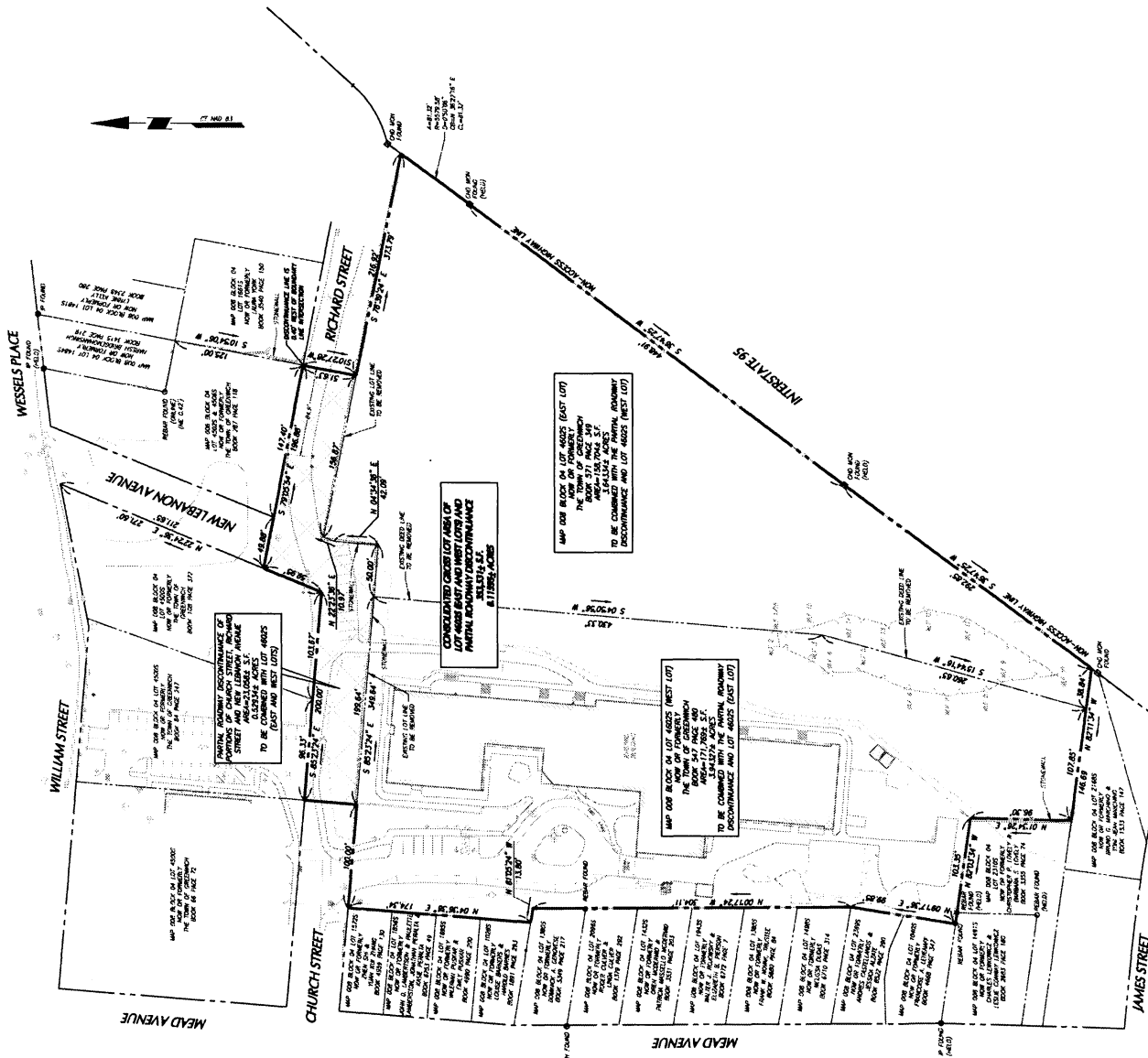
10-507	By
--------	----

Spec: 1 of 1	
Boxed By	

Source: 2017-2018 Term, 11:45 Upper House Study Table, Langston St. Capitol, MS-DC

NOTES

- THIS SURVEY HAS BEEN REVIEWED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 36A-200a THROUGH 36A-200d AND THE STANDARDS SET FORTH IN THE CONDUCTOR'S MANUAL. THIS SURVEY IS ADOPED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS AS A STANDARD SURVEYING PRACTICE. THE INFORMATION IN THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A STANDARD PRACTICE OF THE PROFESSION. THE BOUNDARY INFORMATION IS FOR GENERAL INFORMATION ONLY.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SURVEY SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
- A.M.AD TITLED "BOUNDARY SURVEY, NEW LEBANON TOWNSHIP, CONNECTICUT, 1892" DATED: MAY 28, 2005. LAST REVISION: 4/16/16. BY: LAMON C. J. INC.
- B.M.AD TITLED "TRICENTY YEAR OF GREENWICH CEMETERY, GREENWICH, CONNECTICUT, 1902" DATED: MAY 28, 2005. LAST REVISION: 4/16/16. BY: LAMON C. J. INC.
- C.M.AD TITLED "MAP OF PROPERTY OF MILD WELD NEW LEBANON, GREENWICH CONN. CONVERTED TO GRAHAM YOUNG, B.T.Y.A. KERRY & SON, DATED: 1902 DATED: MAY 28, 2005. LAST REVISION: 4/16/16. BY: LAMON C. J. INC.
- D.M.AD TITLED "MAP OF OVERLOOK PARK IN THE TOWN OF GREENWICH, CONNECTICUT, B.T.Y.A. KERRY AND SON, DATED: MAY 28, 2005. LAST REVISION: 4/16/16. BY: LAMON C. J. INC.
- E.M.AD TITLED "PROPERTY CONVEYED BY ROBERT L. TEAGLE TO JOHN C. GREENWICH, GREENWICH, CONN. NOV. 13, 1898 & CO. INC. CIV. ENGRS. DATED: MAY 28, 2005. LAST REVISION: 4/16/16. BY: LAMON C. J. INC.
- F.M.AD TITLED "CONTRACT WITH DEPARTMENT SOUTH OF FAY MAP, TOWN OF GREENWICH, CONNECTICUT, 1902" DATED: MAY 28, 2005. LAST REVISION: 4/16/16. BY: LAMON C. J. INC.
- G.M.AD TITLED "DEED OF CONVEYANCE FROM STEPHEN A. ROAD, MAP NUMBER 56-50 SHEET 1 OF 4, APPLICED JANUARY 10, 1964.
- H.M.AD TITLED "SURVEY OF PROPERTY FOR DOMESTIC CONVEYANCE, GREENWICH, CONNECTICUT, B.T.Y.A. KERRY AND SON, DATED: MAY 28, 2005. LAST REVISION: 4/16/16. BY: LAMON C. J. INC.
- IN THE MEANWHILE THIS SURVEY IS REFERENCED TO THE 2005 CONDUCTOR'S MANUAL, SECTION 36A-200a THROUGH 36A-200d AND THE STANDARDS SET FORTH IN THE CONDUCTOR'S MANUAL.
- THE MEASUREMENTS AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS FIELD WORK COMPLETED DURING THE MONTH OF MAY 2015.
- NEW LEBANON AVENUE DRIVES THE SUBJECT PREMISES IN A NORTH/NORTHWEST DIRECTION. IT APPEARS TO BE A PRIVATE DRIVEWAY TO THE SUBJECT PREMISES. THE SUBJECT PREMISES ARE AN EAST/WEST LOT. BOTH APPEAR TO BE A PART OF THE SAME SURVEY. ON THE NORTHEASTLY PORTION OF THE TIME OF THE SURVEY, ON THE NORTHEASTLY PORTION OF THE TIME OF THE SURVEY, ON THE NORTHEASTLY PORTION OF THE LOCATION OF THE PAPER STREET.
- 7/DUNBAR STREET AND RICHARD STREET CROSS THE SUBJECT PREMISES IN AN EAST/WEST DIRECTION. BOTH APPEAR TO BE A PART OF THE SAME SURVEY. THE SUBJECT PREMISES ARE AN EAST/WEST LOT. BOTH APPEAR TO BE A PART OF THE SAME SURVEY. ON THE NORTHEASTLY PORTION OF THE TIME OF THE SURVEY, ON THE NORTHEASTLY PORTION OF THE LOCATION OF THE PAPER STREET.
- ADDRESS CROSSING THE SUBJECT TO THE EAST OF A PARKING LOT NUMBERED 10 NEW LEBANON AVENUE. THE SUBJECT PREMISES ARE AN EAST/WEST LOT. BOTH APPEAR TO BE A PART OF THE SAME SURVEY. ON THE NORTHEASTLY PORTION OF THE TIME OF THE SURVEY, ON THE NORTHEASTLY PORTION OF THE LOCATION OF THE PAPER STREET.
- THIS SURVEY IS NOT VALID WITHOUT THE EMPOWERED OR MEDICAL SEAL OF THE PROFESSIONAL.



LEGEND (NOT SHOWN TO SCALE)

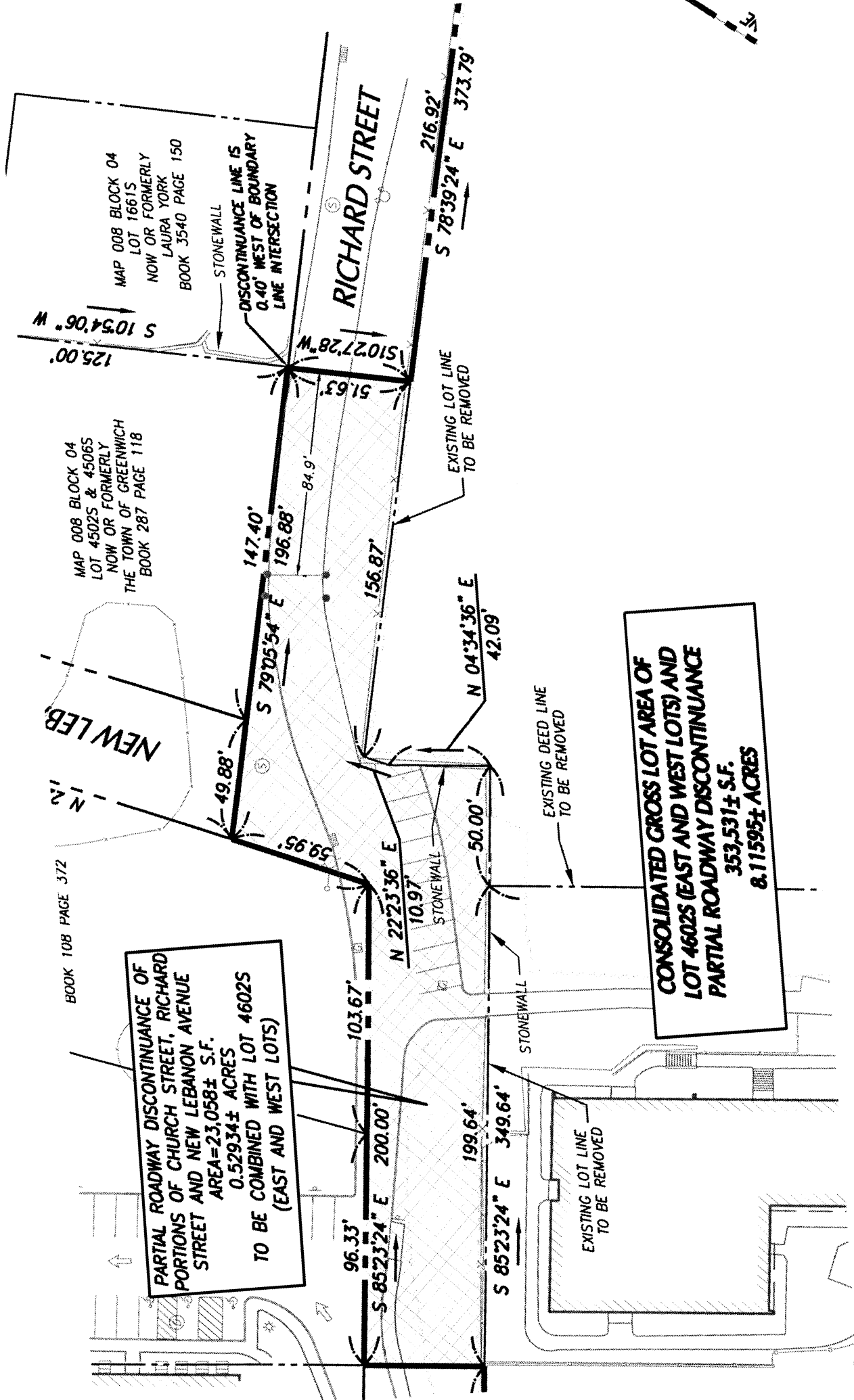
- | | | |
|--|---|----------------|
| | CHAINLINK FENCE | |
| | STORAGE FENCE | |
| | PROPERTY LINE | |
| | RIGHT-OF-WAY LINE | |
| | CONCRETE HIGHWAY DEPARTMENT
DRILL-HOLE | |
| | | 1" = 20' SCALE |

© 2000 Blackwell Science Ltd

Downloaded from ascelibrary.org by University of California, San Diego on 06/01/15. Copyright ASCE, For All Rights Reserved, No part of this document may be reproduced without written permission from ASCE.

bioRxiv preprint doi: <https://doi.org/10.1101/092017>; this version posted November 14, 2016. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

[illegible]



PARTIAL ROADWAY DISCONTINUANCE OF
PORTIONS OF CHURCH STREET, RICHARD
STREET AND NEW LEBANON AVENUE
AREA=23,058± S.F.
0.52934± ACRES
TO BE COMBINED WITH LOT 4602S
(EAST AND WEST LOTS)

CONSOLIDATED CROSS LOT AREA OF
LOT 4602S (EAST AND WEST LOTS) AND
PARTIAL ROADWAY DISCONTINUANCE
353,531± S.F.
8.11595± ACRES