



**TOWN OF DARIEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM**

Application is hereby submitted for approval in accordance with the following Sections of the Darien Zoning Regulations (check all that apply).

- | | |
|---|--|
| <input type="checkbox"/> Section 810 Coastal Site Plan Review | <input checked="" type="checkbox"/> Section 1000 Special Permit Requirements |
| <input type="checkbox"/> Section 820 Flood Damage Prevention | <input checked="" type="checkbox"/> Section 1020 Site Plan Requirements |
| <input checked="" type="checkbox"/> Section 850 Land Filling, Excavation
and Earth Removal | <input type="checkbox"/> Section 1051 Protected Town Landmarks |
| <input type="checkbox"/> Section 1110 Change of Zoning Regulations and/or Zoning Map | <input type="checkbox"/> Subdivision Application |
| <input type="checkbox"/> Other (specify) _____ | |

Property Location:

Street Address: 395 Mansfield Avenue (Ox Ridge Elementary School)

Assessor's Map(s) # 8 as Lot(s) # 2

Subject property is situated on the west side of Mansfield Avenue (street)
approximately 1,200 feet north from the corner formed by the intersection of
Mansfield Avenue and Middlesex Road (streets).

Zoning District(s): Municipal Overlay (R2) Size of Site: 429,501.6 square feet, 9.864 acres

The subject property is is not as a result of this project will become tied into the Town sanitary sewer system.

The subject property is is not as a result of this project will become tied into the public water system (Aqarion Water Co.).

The subject property is is not within 500 feet of an adjoining municipality.

<u>Applicant:</u>	<u>Town of Darien</u>	<u>Property Owner:</u>	<u>Town of Darien</u>
Name:	<u>c/o Ox Ridge School Building Committee</u> <u>(Randy Giraldo, Committee member)</u>	Name:	<u>Town of Darien</u>
Address:	<u>2 Renshaw Road</u> <u>Darien, CT 06802</u>	Address:	<u>2 Renshaw Road</u> <u>Darien, CT 06802</u>
Phone #:	<u>203-656-7333</u>	Phone #:	<u>203-656-7333</u>
E-mail address:	<u>c/o: rgiraldo@darienct.gov</u>	E-mail address:	<u>c/o: rgiraldo@darienct.gov</u>
Signature:	_____	Signature:	_____

DARIEN PLANNING AND ZONING COMMISSION
ZONING APPLICATION FORM
PAGE 2 OF 3


Representative or Contact Person (to whom all correspondence shall be addressed)

Name: Amy Samuelson, AIA

Company/Firm: The S/L/A/M Collaborative, Inc. Phone #: 860-368-4236

Address: 80 Glastonbury Boulevard
Glastonbury, CT 06033

Email address: asamuelson@slamcoll.com

Signature: 

Summary of proposed activity and development:

(A more detailed explanation should be attached to this application).

Application Fee of \$620 - waived

See Appendix B - Schedule of Fees of Darien Zoning Regulations.
Make checks payable to the "Town of Darien". Cash is not accepted.

See requirements under Section 1040 for the applicant's responsibility regarding notification of nearby property owners.

Unless specifically waived in advance and in writing by the Planning & Zoning Director, all required materials must be submitted as part of this application:

For Business Site Plan applications under Section 1020:

See Section 1020 of the Darien Zoning Regulations

For Subdivision Applications see the Darien Subdivision Regulations

DARIEN PLANNING AND ZONING COMMISSION
ZONING APPLICATION FORM
PAGE 3 OF 3

The following information is required:

*Development Plan(s) completed in accordance with "Site Plan Checklist" –
Twelve (12) Sets of Plans including:*

	<u>Submitted</u>	<u>Waived</u>
Existing Conditions based on "A-2" Survey	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
Site Development Plan	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
Grading and Storm Drainage Management Plan	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
Computations and Analysis of Stormwater Runoff	<input checked="" type="checkbox"/> 3/20/20	<input type="checkbox"/>
Landscaping Plan	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
Architectural Floor Plans and Elevations	<input checked="" type="checkbox"/> 3/20/20	<input type="checkbox"/>
Utility Plans	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
Chart or Table of Zoning Data	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
Soil Erosion and Sedimentation Control Plan	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
Staging or Phasing Plan	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
<hr/> <i>For Coastal Site Plan Reviews under Section 810 of the Zoning Regulations:</i>		not required
Base Map showing regulated area(s)	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>
Review of CAM policies & goals	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Flood Damage Prevention Applications under Section 820 of the Zoning Regulations:</i>		not required
Base Map of Flood Zones and Elevations	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Floor Plans including elevation of each floor level within the structure	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Report and certification regarding impact on flood conditions	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Report and certification regarding structural stability	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Land Filling & Regrading Applications under Section 850 of the Zoning Regulations:</i>		
Detailed Plans of Existing and Proposed Conditions	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
Report Detailing Operation methods, and Evaluating Impacts	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>
<hr/> <i>For Special Permit Applications under Section 1000 of the Zoning Regulations:</i>		
Detailed Statement of Existing & Proposed Uses	<input checked="" type="checkbox"/> 3/19/20	<input type="checkbox"/>
Traffic Report addressing Trip Generation, Traffic Movement and Parking Requirements	<input checked="" type="checkbox"/> 3/27/20	<input type="checkbox"/>



P&Z Application – Project Summary

Address: Ox Ridge Elementary School
395 Mansfield Avenue
Darien, CT 06802

Owner: Town of Darien, CT
2 Renshaw Road
Darien, CT 06802

Summary: We are seeking Planning and Zoning approval for a new Ox Ridge Elementary School which will be constructed on the existing Ox Ridge Elementary School (ORES) property. The new facility will replace the existing school which was built in 1966 with additions in 1996.

The existing ORES will remain fully occupied and operational during construction of the new facility during the 2020-21 and 2021-22 school years. Careful site logistics planning and coordination has been done and will continue through final construction between design team, construction management team, and the school administration.

The existing ORES is planned to be partially demolished in the summer of 2020, as indicated in the drawings accompanying the application, to permit the new ORES to be constructed in one phase of construction. The existing ORES is planned to be fully demolished after the new ORES is occupied in the summer of 2022.

The new ORES will be approximately 110,000 sf, serving 428 Elementary School students and 135 Early Learning Program students. New parking lots and site circulation will provide for safe separation of parent and bus drop-off zones and 122 parking spaces.