

**RESOLUTION AUTHORIZING ACCEPTANCE OF A GIFT WORTH \$4,000,000 TO
THE DARIEN BOARD OF EDUCATION FROM THE DARIEN ATHLETIC
FOUNDATION FOR ARTIFICIAL TURF FIELDS AT DARIEN HIGH SCHOOL AND
REFERRAL OF SAME TO THE RTM**

WHEREAS, pursuant to Section 2-33 of the Code of the Town of Darien, the Board of Selectmen is empowered on behalf of the Town of Darien to accept gifts, provided gifts do not have a value in excess of Ten Thousand and 00/100 Dollars (\$10,000.00); and

WHEREAS, pursuant to Section 2-33a of the Code of the Town of Darien, said gifts in excess of Ten Thousand and 00/100 Dollars (\$10,000.00) may be accepted with action by the Representative Town Meeting of the Town of Darien; and

WHEREAS, the Darien Board of Education has moved to accept a gift from the Darien Athletic Foundation which would provide for artificial turf fields at Darien High School; and

WHEREAS, the Board of Selectmen wishes to have this gift accepted.

NOW, THEREFORE BE IT RESOLVED that the Board of Selectmen of the Town of Darien hereby authorizes the acceptance of this gift and directs that this resolution be forwarded to the Representative Town Meeting for its consideration and approval.

Approved: May 5, 2014

Memo

TO: Dr. Lynne Pierson, Interim Superintendent of Schools
FROM: Timothy Canty, Assistant Superintendent for Secondary Education
Christopher Manfredonia, Director of Athletics, Physical Education and Health
DATE: April 21, 2014
RE: Darien Athletic Foundation – Contemplated Gift

In a presentation to the Board of Education on October 8, 2013, the Darien Athletic Foundation (DAF) provided an overview of a contemplated gift to turf three existing fields (Stadium East, Oval Upper, Stadium Northeast) and create a junior varsity softball stadium (Oval Lower) at Darien High School. Attached please find a summary of the approval process followed by DAF since that meeting, including passage of the project by the Planning and Zoning Commission on April 8, 2014. Findings related to high school traffic and field utilization and allocation were reviewed as part of the Planning and Zoning approval process.

The scope of the project is Title IX compliant which will benefit the Darien High School interscholastic athletic program as described below:

- *Accommodate a range of Darien High School interscholastic athletic programs, including field hockey, boys and girls soccer, football, boys and girls lacrosse, softball, and baseball*
- *Provide opportunity to maximize student participation in field hockey, boys and girls soccer, football, boys and girls lacrosse, softball, and baseball programs*
- *Provide opportunity for expansion of program offerings (e.g. intramurals)*
- *Provide teams with an opportunity to have dedicated space for practice as opposed to sharing field space*
- *Provide greater flexibility in assigning and scheduling team practices, including the ability to conduct the vast majority of practices on the high school site*
- *Provide opportunities to conduct more contests on the high school site instead of alternate sites, including Middlesex and Royle*
- *Provide inclement weather practice and contest scheduling options at those times when grass fields are closed*

This project will also benefit Darien youth athletic programs by allowing for greater flexibility in field assignments. Please note that field utilization and allocation will remain under the control of the Darien High School Athletic Director.

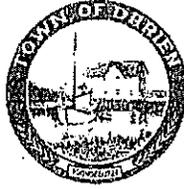
On April 22, 2014, representatives from the Darien Athletic Foundation will present this project as a Gift to the Board of Education. It is recommended that the Board of Education accept this generous gift. With the Board's approval, DAF will move the project forward for consideration by other necessary Town of Darien Boards.

Your consideration and the Board of Education's consideration are greatly appreciated.

TOWN OF DARIEN
PLANNING & ZONING COMMISSION

JEREMY B. GINSBERG, AICP
PLANNING AND ZONING DIRECTOR

DAVID J. KEATING
ASSISTANT DIRECTOR/
ZONING ENFORCEMENT OFFICER



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RICHARD A. DIDONNA

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CERTIFIED MAIL
RETURN RECEIPT REQUESTED

April 9, 2014

D. Bruce Hill, Esq.
Law Office of Bruce Hill, LLC
30 Old Kings Highway South
PO Box 1103
Darien, CT 06820

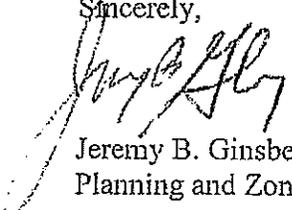
RE: *Mandatory Referral under Connecticut General Statutes Section 8-24 (MR #1-2014)
Darien Board of Education, turf fields and related improvements at Darien High School*

Dear Mr. Hill:

This letter is to confirm that at its meeting on April 8, 2014, the Darien Planning and Zoning Commission issued a Mandatory Referral report regarding the installation of synthetic turf on three existing fields, conversion of an existing practice field to a softball stadium, and related site work. The Commission's report, approved by a vote of 4-0, is enclosed.

If you have any questions about the report, please give me a call.

Sincerely,



Jeremy B. Ginsberg
Planning and Zoning Director

Enclosure

Cc: Jayme Stevenson, First Selectman
J. Wayne Fox, Esq.
Peter Graham, Darien Athletic Foundation ✓
Sarah Seelye, RTM Moderator
Elizabeth Hagerty-Ross, Darien Board of Education

**DARIEN PLANNING AND ZONING COMMISSION
C.G.S. SECTION 8-24 MANDATORY REFERRAL REPORT
BOARD OF EDUCATION
DARIEN HIGH SCHOOL, 80 HIGH SCHOOL LANE.
APRIL 8, 2014**

Mandatory Referral #1-2014, Board of Education, Darien High School, 80 High School Lane.

Request for a report regarding the installation of synthetic turf on three existing fields, conversion of an existing practice field to a softball stadium, and related site work.

DEADLINE TO ISSUE REPORT: 4/22/2014.

The proposal includes the installation of synthetic turf on three existing at the Darien High School property ("Stadium East", "Northwest Field", and "Upper Oval"). The "Middle Oval" field will have its existing turf field carpet replaced and that field will be extended. The "Lower Oval" field will have modifications made to it such as grading and new dugouts and batting cages to create a new natural grass softball field. Other improvements such as new netting systems and bleachers are part of the various improvements on these fields. Overall, there are changes to five fields on the high school property, many of which are multi-purpose. These improvements have been put forth by the Darien Athletic Foundation. The improvements are scheduled to occur over a number of years, since construction work is only proposed for after school lets out in June every year.

While the Darien Athletic Foundation is proposing the improvements, the Darien Board of Education will retain ownership and maintenance responsibilities for the entire property and its facilities, including, but not limited to, the associated stormwater management systems. The Board of Education will also be solely responsible for scheduling use of the fields on-site.

The Commission notes that there are four parts of the 2006 Town Plan of Conservation & Development that apply to this proposal.

-- "To maximize existing park and recreation facilities"

-- "To continue to use public-private partnerships, where appropriate, to provide recreation facilities for the community."

-- "Because of Darien's extremely high land costs, it is more costly than ever to obtain property to create or expand parks. Thus, the community should make the most efficient use of the space it has. This would include the following:

- Installation of artificial turf on select fields, which can allow for increased use, especially during rainy or wet weather.*
- Irrigation, similarly*
- Lighting in certain key locations that would allow for use during dusk and into the evening hours.*
- Expansion of existing fields, to allow for increased flexibility of use. This may require relocating and/or modifying existing facilities to accommodate higher-demand activities.*
- Continue proper maintenance of the existing facilities.*

DARIEN PLANNING AND ZONING COMMISSION
C.G.S. SECTION 8-24 MANDATORY REFERRAL REPORT
BOARD OF EDUCATION, DARIEN HIGH SCHOOL
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However, it is imperative that in each case, the specific site details and potential impacts of these changes be analyzed. By implementing these types of improvements, the Town may be able to meet increasing community demands, while minimizing the need to purchase additional property."

--The changes taking place in Darien's population have and will continue to influence the recommendations of this Town Plan. Younger families will have certain types of requirements concerning schools, recreational facilities, library services and social services. Meanwhile, older citizens may have different needs for recreational facilities, library services, as well as possible transportation needs, and other social service programs.

Meeting the needs of all of the age segments of the population is a goal of the Town Plan.

The Commission heard testimony regarding Land Filling Application #53-D/Amendment of Site Plan for this project, which public hearings were held by the Planning and Zoning Commission on February 11, 2014 and March 25, 2014.

On the basis of all of the foregoing, the proposal to turf fields on the Darien High School property, convert an existing practice field to a softball stadium, expand one of the fields within the oval, and perform related work on the property, including stormwater management, is consistent with the 2006 Town Plan of Conservation and Development and town policies.

TOWN OF DARIEN
PLANNING & ZONING COMMISSION

JEREMY B. GINSBERG, AICP
PLANNING AND ZONING DIRECTOR

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ASSISTANT DIRECTOR/
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KEVIN M. CUNNINGHAM

RICHARD A. DIDONNA

JOHN R. SINI, JR.

April 10, 2014

Joseph Canas, PE
Tighe & Bond, Inc.
1000 Bridgeport Avenue
Shelton, CT 06484

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

RE: *Land Filling & Regrading Application #53-D/Amendment of Site Plan
Darien Athletic Foundation, 80 High School Lane*

Dear Joe:

This letter is to confirm that at its meeting of April 8, 2014, the Darien Planning & Zoning Commission approved with conditions your request to convert three existing natural turf fields on the High School campus to artificial turf fields, and convert one natural turf practice field to a softball stadium, all over a multi-year time period, and perform related site development activities. The enclosed Adopted Resolution outlines the conditions of approval. The Resolution contains a number of conditions that must be complied with before, during, and after construction, including, but not limited to, restrictions on work hours (Condition I). Please read the resolution carefully, and make sure the contractor/turf installer is aware of all of the conditions.

The Board of Education or the Darien Athletic Foundation will now need to file a Special Permit form and a "Notice of Drainage Maintenance Plan" in the Darien Land Records. Those two forms are both available here in our office for pickup, and they will need to file them with the Town Clerk along with any associated filing fee. Note that Condition D requires details of the specific synthetic turf system to be submitted to this office. Please have the contractor/turf installer give me a call when on-site work is about to begin.

Sincerely,

Jeremy B. Ginsberg
Planning & Zoning Director

Enclosure

Cc: Jennifer Montanaro, Darien Athletic Foundation
Elizabeth Hagerty-Ross, c/o Darien Board of Education, 35 Leroy Avenue
Michael Lynch, Darien Public Schools
Chris Manfredonia, Athletic Director
Tim Canty, Asst. Superintendent for Secondary Education

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION**

April 8, 2014

Application Number: Land Filling Application #53-D/Amendment of Site Plan

Assessor's Map #9, Lots #80, #81

Name and Address of Applicant: Jennifer Montanaro
Darien Athletic Foundation
17 Old King's Highway South
Darien, CT 06820

Name and Address of Property Owner: Darien Board of Education
35 Leroy Avenue
Darien, CT 06820

Name and Address of Applicant's Representative: Joseph Canas, PE
Tighe & Bond
1000 Bridgeport Avenue
Shelton, CT 06484

Activity Being Applied for: Proposing to convert three existing natural turf fields on the High School campus to artificial turf fields, and convert one natural turf practice field to a softball stadium, all over a three year time period, and perform related site development activities.

Property Location: the Subject property is located on the north side of High School Lane approximately 1200 feet west of its intersection with Middlesex Road.

Zone: R-2

Date of Public Hearing: February 11, 2014 continued to March 25, 2014

Time and Place: 8:00 P.M. Rooms 206 and 119 Town Hall

Publication of Hearing Notices

Dates: January 31 and February 7, 2014 Newspaper: Darien News

Date of Action: April 8, 2014 Action: APPROVED WITH CONDITIONS

Scheduled Date of Publication of Action: April 18, 2014 Newspaper: Darien News

The Commission has conducted its review and findings on the bases that:

- the size, nature, and intensity of the proposed activities are described in detail in the application, the submitted plans and traffic reports, and the statements of the applicant whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
LAND FILLING APPLICATION #53-D/AMENDMENT OF SITE PLAN
DARIEN ATHLETIC FOUNDATION, 80 HIGH SCHOOL LANE
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- the proposed activities must comply with all provisions of Sections 400, 850 and 1000 of the Darien Zoning Regulations for the Commission to approve this project.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. The subject application is to convert three existing natural turf fields on the High School campus to artificial turf fields, and convert one natural turf practice field to a softball stadium, all over a three year time period, and perform related site development activities. One of the existing fields within the oval will be expanded as part of this proposal. The applicant is the Darien Athletic Foundation (DAF), a private entity, which has received approval from the Board of Education to proceed with this application.
2. Overall, five fields on the site are being modified as part of this application:
 - a. "Upper Oval"
 - b. "Center Oval"
 - c. "Lower Oval"
 - d. "Stadium East"
 - e. "Northwest"
3. The specific amount of work on each of these fields varies, and each was described in detail in the submitted application materials, the submitted plans, and was described by the applicant's representative at the public hearings.
4. As part of this application, the Commission hired professional engineer Craig Flaherty from Redniss and Mead to peer review the application, and the work of the applicant's representative professional engineer Joe Canas of Tighe & Bond.
5. During the public hearing on this matter on February 11, 2014, the applicant reviewed with the Commission the submitted plans. The applicant showed staging areas; details about phases of the project; and put forward their responses to the Commission's concerns. The public hearing was continued to March 25, 2014 to allow responses to questions.
6. One concern was the impacts of any turf fields on water quality via zinc or other potential contaminants as part of the synthetic turf proposed. During the public hearings, Mr. Canas and Mr. Flaherty agreed that the proposed water quality measures were sufficient to address the issue. Any issues related to water quality were resolved to the satisfaction of both Town-hired professional engineer Craig Flaherty of Redniss & Mead, as well as the Planning and Zoning Commission.
7. The Commission notes the need for the applicant or property owner(s) to file a Notice of Drainage Maintenance Plan in the Darien Land Records. This will note the existing on-site drainage facilities and the need to maintain said facilities to minimize any potential downhill impacts.

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Michael Lynch, Board of Education Director of District Facilities and Operations submitted a letter for the record in this matter noting that he is aware of the stormwater management plan prepared for Tighe & Bond, and that he plans on performing the necessary maintenance according to that schedule.

8. As part of this application, details were presented on the many activities which now occur on the various high school fields. It became clear that all of the on-site fields are used throughout the day now by both high school teams and other local Darien youth sports leagues such as the Darien Junior Football League, Darien Youth Lacrosse Association, Darien Soccer Association, Darien Field Hockey Association and the Darien Babe Ruth Baseball. Use of the fields will continue to be scheduled by the Darien Public School's Athletic Director.
9. New netting systems are proposed for areas around the fields in the oval. These nets are primarily for safety around the fields, ensuring that spectators, pedestrians, and nearby vehicles are not hit with balls in play. It was represented by Mr. Canas that the netting around the fields will be installed seasonally, and can vary in height in order to minimize visual impacts on adjacent property owners.
10. At the March 25, 2014 public hearing, Mr. Flaherty noted that his concerns with the application have all been addressed in the most recent revision of the plans submitted by Mr. Canas.
11. At the Commission's March 25, 2014 meeting, a report from the Darien Environmental Protection Commission (EPC) was received. The EPC noted that there was no expert testimony presented that contradicted the testimony received from engineers Canas and Flaherty.
12. The grading and stormwater management plans have been reviewed by the Commission, and are in general compliance with the intent and purposes of Section 1000 and 1020.
13. The location and size of the filling and regrading activities, the nature and intensity of the proposed operations involved in or conducted in connection with it, the size of the site in relation thereto, and the location of the site with respect to streets giving access to it, are such that the application is in harmony with the orderly development of the district in which it is located.
14. The location and nature of the proposed filling and regrading activities are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or materially impair the value thereof.
15. The elements of the Site Plan as revised accomplish the objectives for Site Plan approval as specified in subsections 1024-1025 of the Darien Zoning Regulations.
16. The design, location, and specific details of the proposed grading, excavation and earth removal activities will not adversely affect safety in the streets nor increase traffic congestion in the area, nor will they interfere with the patterns of highway circulation in such a manner as to create or augment unsafe traffic conditions between adjoining developments and the district as a whole as represented by the two traffic studies submitted by the applicant.

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17. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.
18. The Commission is satisfied that proper provision has been made to control: ground stability, including the prevention of soil erosion and earth slides; storm water runoff; pollution, siltation and stream erosion; flying dust and erosion by wind; conservation of the fertility of existing topsoil; and the preservation of significant trees, vegetation and other natural resources.

NOW THEREFORE BE IT RESOLVED that Land Filling Application #53-D is hereby approved subject to the foregoing and following stipulations, modifications and understandings:

- A. The filling, excavation, and regrading shall be in accordance with the following plans as required to be modified herein:
- Darien Athletic Foundation Darien High School Turf Field Expansion November 20, 2013 revised February 26, 2014 by Tighe & Bond, Sheets No. C1.00 through C8.40.
 - Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated March 19, 2014. Fencing Type Clarification Figure 1.
 - Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated November 20, 2013 last revised 2/3/14. Grading Plan Oval Fields Sheet C5.10.
 - Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated November 20, 2013 last revised 2/3/14. Grading Plan Stadium East Sheet C5.20.
 - Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated November 20, 2013 last revised 2/3/14. Grading Plan Northwest Field Sheet C5.30.
 - Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated February 26, 2013
 - a. Sediment & Erosion Control Plan, Northwest Field (Phase 3A) Sheet C7.30A.
 - b. Sediment & Erosion Control Plan, Northwest Field (Phase 3B) Sheet C7.30B.
 - c. Sediment & Erosion Control Plan, Northwest Field (Phase 3C) Sheet C7.30C.
 - d. Sediment & Erosion Control Plan, Northwest Field (Phase 3D) Sheet C7.30D.

The Commission is also specifically approving the "Storm Drainage Maintenance Plan Darien High School Turf Fields", as noted within the conditions below.

- B. Due to the specific nature of the project, the provision of a Performance Bond per Section 857 of the Darien Zoning Regulations is hereby waived.
- C. As noted in Section 856 of the Darien Zoning Regulations, no processing, sorting, crushing, mixing, fabrication or other similar activities shall be engaged in or be operated on the site.

PRIOR TO CONSTRUCTION

- D. During the public hearing, there was concern about the synthetic turf to be used, and its potential impacts on the environment. Prior to the commencement of filling and regrading work on the property, the Darien Athletic Foundation shall submit to the Darien Planning and Zoning Office details on the specific synthetic turf system to be installed and the manufacturer. It needs to be consistent with current market standards.

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DARIEN ATHLETIC FOUNDATION, 80 HIGH SCHOOL LANE
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- E. As part of this application, a Storm Drainage Maintenance Plan dated February 26, 2014 (Appendix B in a bound Tighe & Bond submittal) was submitted for the record. The Drainage Maintenance Plan requires the Darien Board of Education to maintain the on-site drainage facilities, and will alert the Board of the existing on-site drainage facilities and the need to maintain said facilities to minimize any potential downhill impacts. A Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records within the next 90 days of this approval and prior to the start of any filling or regrading work.

DURING CONSTRUCTION

- F. During the grading, excavation, earth removal, and construction, the applicant shall utilize the sediment and erosion controls as shown on the plans, and any additional measures as may be necessary due to site conditions. These sediment and erosion controls shall be installed and maintained to minimize any adverse impacts during the construction and until the area has been revegetated or restabilized. All erosion control measures must be maintained until the disturbed areas are stabilized. The Planning and Zoning Department shall be notified prior to commencement of work and after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans. A representative from Tighe & Bond shall be responsible for ensuring that the sediment and erosion controls are installed and maintained as shown on the approved plans.
- G. During construction, site inspections, turbidity samples, and reporting logs will be required in accordance with DEEP Stormwater Construction General Permit. The site monitor shall submit the same monitoring reports prepared for the DEEP to the Town on a weekly basis. These reports shall indicate the status of site stabilization, i.e., soil erosion and sediment control, what modifications need to be made, a time frame for the completion of these modifications (deadline), who was notified to take corrective action, and who is responsible for resolution of the issues.
- H. The applicant's Professional Engineer shall inspect the construction as necessary to witness the installation of the system components and shall certify in writing to the Commission that they were installed in accordance with the approved plans. Notice of the time of routine inspections scheduled by the engineer shall be communicated to the Planning & Zoning Department and EPC staff by e-mail at least by close of business the day prior to the inspection or by Friday for a Monday inspection. EPC and Planning & Zoning Commission members will be notified by e-mail and may choose to attend the inspections.
- I. In order to minimize noise impacts on neighbors, no outdoor construction or regrading activity associated with this permit shall occur before 7am or after 8pm. The Commission hereby does not restrict the exits and entrances to be used by trucks for the land filling and regrading project.
- J. As part of this project, the applicant or property owner shall replace the three trees near the northwest field which are shown to be removed on the plans with three trees of the same species. Any other additional trees damaged or removed during this project shall also be replaced with the same number of trees of the same species.

PLANNING AND ZONING COMMISSION
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POST CONSTRUCTION

- K. New netting systems are proposed for areas around the fields in the oval. These nets are primarily for safety around the fields, ensuring that spectators, pedestrians, and nearby vehicles are not hit with balls in play. It was represented by Mr. Canas that the netting around the fields will be installed seasonally, and can vary in height in order to minimize visual impacts on adjacent property owners. The Commission hereby requires that the nets and poles be installed on a temporary basis, and removed during the off-season. The poles and nets shall be a maximum of twenty (20) feet high as shown on Sheet 8.00 of the submitted plans. They shall be installed to the minimum height necessary. All fencing/netting in the oval area shall comply with the March 19, 2014 Figure 1 plan prepared by Tighe & Bond (Appendix C in their submittal).
- L. As part of this application, the Darien Athletic Foundation presented information regarding the current uses of the outdoor fields on the high school property. Representations were made that the scheduling of all fields are currently at the discretion of Athletic Director, and would remain that way. The Commission is relying on the Athletic Director to schedule fields to avoid parking and traffic conflicts on-site.
- M. Post construction, the plan entitled "Storm Drainage Maintenance Plan Darien High School Turf Fields" prepared by Tighe & Bond, and dated February 26, 2014 shall be implemented. The Board of Education will be responsible for the long term inspection and maintenance of the stormwater management system, and record keeping, in accordance with the Stormwater Maintenance Checklist included with the plan. It is essential that this work be properly funded and implemented in order to minimize impacts on other properties.
- N. The Board of Education will be responsible for the long term inspection and maintenance of the stormwater management system, and record keeping, in accordance with the Stormwater Maintenance Checklist included with the plan.
- O. This project will be implemented in phases over a number of years. Within 30 days of the conclusion of each phase of the improvements, the applicant's engineer shall submit written verification and photographs that the site regrading and drainage have been properly implemented and completed in accordance with the approved plans, and are functioning as designed and intended.
- P. The applicant shall provide "as-built" plans for the drainage system, certified, signed and stamped by a Professional Engineer licensed by the State of Connecticut, certifying that all components of the stormwater management (drainage) systems are installed as detailed on the plans, and in compliance with the conditions of this permit/approval.
- Q. Within 90 days after the completion of the entire turf field project (expected to be in 2016 or 2017), the Darien Athletic Foundation or Board of Education shall create a map of the DHS field layout, which will include the field names and appropriate/alternative parking areas. This map should be distributed to Darien school district administrators and the boards of the Darien youth sports leagues. In addition, the commission recommends that the map be published on the Darien High school and Board of Education web sites. This may enable users of the property to

PLANNING AND ZONING COMMISSION
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better understand the location of their children's activities on-site, and result in better future traffic flow and reduced parking issues and conflicts on the high school property.

- R. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke the permit as it deems appropriate.
- S. The granting of this approval does not relieve the applicant of the responsibility of complying with all other applicable rules, regulations and codes of the Town, State, or other regulating agency.
- T. This permit shall be subject to the provisions of Section 858 of the Darien Zoning Regulations, including but not limited to the start of the grading, excavation and earth removal as shown on the approved plan within two (2) years of this action (April 8, 2016). In order to minimize impacts on the ongoing high school activities, the Commission understands that much, if not all, of the proposed work will occur during the summer, when regular school is not in session. Thus, it is expected that this work could occur over a three summer period or longer.
- U. This permit shall be subject to the provisions of Sections 858 and 1009 of the Darien Zoning Regulations, including but not limited to, implementation and completion of the approved plan within four (4) summers of this action (September 8, 2017). This will give the Board of Education and the Darien Athletic Foundation three years to fully implement the plan. This may be extended as per Section 858.

All provisions and details of the plans, as approved, shall be binding conditions of this action and such approval shall become final upon compliance with these stipulations and the signing of the final documents by the Chairman. A Special Permit form and Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records prior to the start of any filling or regrading work, or this approval shall become null and void.

ENVIRONMENTAL PROTECTION COMMISSION



DARIEN TOWN HALL • RENSHAW ROAD
DARIEN, CONNECTICUT 06820
656-7351

CERTIFIED MAIL RETURN RECEIPT REQUESTED AND REGULAR MAIL

April 8, 2014

Darien Athletic Foundation
c/o Jennifer Montanaro
17 Old Kings Highway South
Darien CT, 06820

Re: Decision on EPC-46-2013, Darien Athletic Foundation, 80 High School Lane

Dear Sirs:

Please find enclosed the April 2, 2014 Decision of the Darien Environmental Protection Commission on the above application. Notice of this decision will be published on April 11, 2014 in the Darien News Review.

Sincerely,

Richard B. Jacobson
Environmental Protection Commission

cc: Joe Canas, P.E., Tighe & Bond
Planning & Zoning Commission

Enc. EPC Decision

**CONDITIONAL APPROVAL
PERMIT TO CONDUCT A REGULATED ACTIVITY
EPC APPLICATION #46-2014**

EFFECTIVE DATE: April 2, 2014
EXPIRATION DATE: April 2, 2019

Applicant: Darien Athletic Foundation, 80 High School Lane

Proposed Activity: Conversion of existing natural turf fields to synthetic turf, and enlarge existing detention basin within an upland review area.

Shown on: Assessor's Map #9 as Lot #80 & 81

Approved Plans:

- Darien Athletic Foundation Darien High School Turf Field Expansion November 20, 2013 revised February 26, 2014 by Tighe & Bond, Sheets No. C1.00 through C8.40.
- Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated March 19, 2014. Fencing Type Clarification Figure 1.
- Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated November 20, 2013 last revised 2/3/14. Grading Plan Oval Fields Sheet C5.10.
- Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated November 20, 2013 last revised 2/3/14. Grading Plan Stadium East Sheet C5.20.
- Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated November 20, 2013 last revised 2/3/14. Grading Plan Northwest Field Sheet C5.30.
- Darien High School Turf Field Expansion, Darien Athletic Foundation, by Tighe & Bond dated February 26, 2013
 - Sediment & Erosion Control Plan, Northwest Field (Phase 3A) Sheet C7.30A.
 - Sediment & Erosion Control Plan, Northwest Field (Phase 3B) Sheet C7.30B.
 - Sediment & Erosion Control Plan, Northwest Field (Phase 3C) Sheet C7.30C.
 - Sediment & Erosion Control Plan, Northwest Field (Phase 3D) Sheet C7.30D.

The Environmental Protection Commission ("the Commission") has considered the application with due regard to the matters enumerated in Section 22a-41 of the Connecticut General Statutes, as amended, and in accordance with Section 10 of the Inland Wetlands and Watercourse Regulations of the Town of Darien, and has found that a conditional approval is in conformance with the purposes and provisions of said sections.

This authorization refers to the application to conduct regulated activities within and adjacent to inland wetlands within the Town of Darien. The Commission has conducted its review and findings on the bases that:

- In issuing this permit, the Commission has relied on the Applicant's representations and assurances, and makes no warranties and assumes no liability as to the structural integrity of the design neither of any structures, nor to the engineering feasibility or efficacy of such design.
- In evaluating this application, the Commission has relied on plans, specifications, representations, and information provided by the Applicant. In the event any such plans, specifications, representations, and information subsequently proves to be false, deceptive, incomplete, and/or inaccurate, or in the event any such plans, specifications, or representations, are materially modified, after interested parties have had an opportunity to be heard at a duly noticed public hearing, this permit may be modified, suspended or revoked by the Commission.

The Environmental Protection Commission determined that the proposed activity may have a significant impact on wetlands or watercourses and that a public hearing will be required. The public hearing opened on January 22, 2014, was continued to February 12, 2014, and continued again and closed on March 19, 2014. During the Commission's hearing, the Applicant and the Applicant's representatives presented information explaining the project, and provided answers to concerns and questions raised by the Commission and Commission staff. Members of the general public were provided opportunities to express their opinions and comments regarding the proposed activities.

I. Project Description

The proposed project involves activities within 100 feet of Stony Brook, and 50 feet of wetlands on the High School property. The original application submitted to the EPC did not involve any activity within a regulated wetland. The disturbance related to construction within the upland review is approximately 13,379 square feet. During the course of the public hearing, the plans were modified to include the expansion of a water treatment basin into the adjacent wetland by 153 square feet. The water quality basin and discharge points for the fields are proposed in a regulated area and upland review area. The Commission reviewed the drainage design, including areas outside of their upland review area. Because of the interconnected stormwater system that ultimately discharges to the regulated area and the Stony Brook, and because potential impacts to regulated areas may occur from the overall project site, the EPC determined that they would assert jurisdiction over activities outside their jurisdictional area under Section 2.1y of the Inland Wetland and Watercourse Regulations.

The Commission retained Craig Flaherty, P.E. of Redniss & Mead to review the drainage aspects of the project. After an initial engineering review letter from Redniss & Mead dated January 8, 2014, the Applicant's engineering firm, Tighe & Bond, modified the plans to satisfy concerns raised by Mr. Flaherty. A second review letter from Redniss & Mead dated February 7, 2014 resulted in further revisions to the drawings. At the Commission's February 12 hearing, Mr. Flaherty informed the EPC that all of the outstanding issues in his letter were addressed to his satisfaction except for confirmation of the on-site elevations by survey and additional soil testing to verify the design of the infiltration system and detention basin. At the EPC public hearing on March 19, 2014, the Commission heard from Mr. Flaherty that the survey information confirmed

that no fill will be placed in the 2010 Milone & MacBroom designated 100 year flood plain, and the infiltration rates assumed in the design calculations are correct. The EPC review resulted in changes to the plan drawings, the accompanying notes, and certain design specifications, including the Stadium East detention pond, and infiltration pockets in the upper oval field, that were received at the March 19 meeting. Mr. Flaherty had previously reviewed these changes and was satisfied that all outstanding issues were addressed.

The adjacent and downstream neighbors of the project expressed concerns with potential impacts on flooding, sediment leaving the site during construction, and maintenance of the detention basins in the future. Mr. Canas of Tighe & Bond explained that there will be weekly site monitoring. The proposed construction activities will disturb more than one acre, triggering the need for a CT Department of Energy and Environmental Protection (DEEP) Stormwater Discharge General Permit. DEEP's monitoring requirements include: weekly site inspections, routine turbidity sampling, and sampling after rain events during the construction process. The Commission considers the DEEP permit requirements to be rigorous and will require the same site monitoring in order to minimize erosion and sedimentation during construction. The Commission also recommends coordinating long term monitoring requirements and funding for maintenance of the stormwater management/drainage systems and the synthetic turf to be installed on the fields.

The project's proposed stormwater management/drainage systems are designed to prevent an increase in peak discharge flows for all storms from 2-100 years in frequency. The Board of Education will be responsible for long term inspection and maintenance of the detention basins. The proposed design improves the accessibility of the basins for inspection and maintenance.

The Commission discussed water quality with respect to metals, zinc in particular, and temperature. Both Mr. Canas and Mr. Flaherty assured the Commission that proposed treatment measures for metals are adequate, and the water flowing from the fields will be adequately cooled before discharging to the wetland. The Commission heard from both experts that the discharge is not likely to have an adverse impact on wetlands and watercourses. The "Stormwater Drainage Maintenance Plan" prepared by Tighe & Bond provides for removal of accumulated sediments that will contain metals and nutrients, and remove those contaminants from the environment. The Commission will require testing for zinc levels post-construction. The standard for zinc, in terms of effects on aquatic life, is less than 65 micrograms per liter. The Commission also considered that the proposed turf fields will potentially reduce fertilizer and pesticide runoff and the costs associated with those maintenance activities.

Mr. Canas's opinion, on behalf of the Applicant, and Mr. Flaherty's opinion, on behalf of the Town, that the project will not have a likely adverse impact on wetlands or watercourses were not contradicted by expert testimony. The EPC recommends that if the project is approved by the Planning & Zoning Commission they also consider conditions to protect the Stony Brook and the adjacent floodplain.

II. Decision

The Applicant asserted that there will be no likely adverse impacts inland on wetlands and watercourses and, therefore, did not submit alternatives to the proposal that would reduce the scope of development. The Commission agrees that there does not need to be additional analysis of alternatives based on their finding of no likely significant adverse impacts to inland wetlands or watercourses, and pursuant to 22a-41(b) of the CT General Statutes and Section 10.3 of the Town's Inland Wetlands and Watercourses Regulations.

EPC Permit #46-2013 is hereby approved subject to the conditions and modifications listed below. This Decision is consistent with the purposes of the Darien Inland Wetlands and Watercourses Regulations which are designed to protect the citizens of the Town of Darien by providing a balance between the need for growth, development, and enjoyment of the natural resources of Darien with the need to protect its environment and ecological stability.

III. Conditions

1. The Applicant shall provide "as-built" plans for the stormwater management/drainage systems, certified, signed and stamped by a Professional Engineer licensed by the State of Connecticut, certifying that all components of the stormwater management (drainage) systems are installed as detailed on the plans, and in compliance with the conditions of this permit/approval. The Professional Engineer shall inspect the construction as necessary to witness the installation of the system components and shall certify in writing to the Commission that they were installed in accordance with the approved plans.

Notice of the time of routine inspections scheduled by the engineer during the construction phase shall be communicated to the P&Z and EPC staff by e-mail at least by close of business the day prior to the inspection, or by Friday for a Monday inspection. EPC and P&Z members will be notified by e-mail and may choose to attend the inspections.

2. The site monitor shall submit all monitoring reports that are required to comply with the project's DEEP Stormwater Construction General Permit to the Town on the same schedule and with the same frequency as such reports are submitted to DEEP. These reports are expected to record site inspections, turbidity samples, etc., and include reporting logs. Such reports shall indicate the status of site stabilization (*i.e.*, soil erosion and sediment control), what modifications need to be made, a deadline for the completion of any such modifications, who was notified to take corrective action, who is responsible for resolution of the issues, and when corrective measures have been implemented.
3. Post construction, the Plan entitled "Storm Drainage Maintenance Plan Darien High School Turf Fields" prepared by Tighe & Bond, and dated February 26, 2014 shall be implemented. The Darien Board of Education will be responsible for the long term inspection and maintenance of the project's stormwater management/drainage systems and the installed synthetic turf fields, and to keep records in accordance with the Stormwater Maintenance Checklist included with the Plan.
4. The applicant shall provide for testing of the drainage outfalls on an annual basis for after the completion of the first phase, and three years after final completion of all fields, to determine the level of zinc. The results shall be submitted to the EPC office.

5. This permit does not relieve the Applicant of its responsibility to comply with all other applicable rules, regulations, and codes of other Town agencies or other regulating agencies. The Applicant shall maintain this Permit for its records, and must confirm in writing that it has submitted it to the Darien Board of Education
6. It is the Applicant's responsibility to advise the Darien Board of Education of its long-term obligations to inspect and maintain the stormwater management/drainage systems and synthetic turf fields permitted hereunder, and to keep records in accordance with the Stormwater Maintenance Checklist included with the Storm Drainage Maintenance Plan Darien High School Turf Fields." See Condition 3 above. The Board of Education's commitment to secure continuous funding to meet its obligations is critical to the long-term effectiveness and operation of the proposed systems and fields.
7. The Applicant shall notify the Environmental Protection Commission two business days prior to commencement of any activity that is subject to the terms of this Approval.
8. Any increase in the extent of grading, re-grading, development, disturbance, or impacts within the wetlands or watercourse, or regulated area around the wetlands, or other significant amendments to the approved plan will require prior submission to and review by the Commission in accordance with Section 7.8 of the Inland Wetlands and Watercourses Regulations of the Town of Darien.
9. The duration of this permit shall be five (5) years and shall expire on the date specified above. All proposed activities must be completed and all conditions of this permit must be met within two years from the commencement of the proposed activity. Any request for renewal must be received prior to the expiration date.

Darien Athletic Foundation, Inc.

Master Plan

April 2014

February 27, 2014

Summary

The Darien Athletic Foundation (“DAF”) is a 501(c)3 public charitable corporation and is a community organization founded by members of the community in conjunction with the Darien Soccer Association, Darien Youth Lacrosse Association, Darien Junior Football League, and Darien Field Hockey Association. DAF’s lead donor is the Darien Foundation for Technology & Community. The mission of the Darien Athletic Foundation is to support all youth and high school sports in Darien.

The Master Plan has broad based support and has been developed by the heads of the youth sports groups, Darien High School’s Athletic Director and coaches, administration and the Board of Education along with its director of facilities, with input from many of the town’s leaders and refinement from over 200 members of the community who lent their time to attend one of numerous information sessions hosted by the DAF since Labor Day 2013.

The Master Plan is consistent with Darien’s Town Plan of Conservation and Development which states:

- “Community should make the most efficient use of the space it has”
- “Includes installation of artificial turf on select fields, which allows for increased use, especially during rainy or wet weather”
- “Expansion of existing fields to allow for increased flexibility of use, which may require relocating and or modifying existing facilities to accommodate higher-demand activities”

Darien High School field sports teams as well as youth field sports both experience an acute shortage of field space. All usable fields in Darien are fully scheduled during the school year. The consequence is that multiple high school teams share a single field and often there are 200 youth athletes on a single field.

There is limited open space in Darien to cost effectively create new field space. The best alternative is to make the best of what the town has and improve certain existing fields. DAF’s Master plan includes synthetically turfing (“turfing”) three existing fields as well as a constructing a new grass softball stadium at Darien High School and synthetically turfing the two upper fields at Middlesex Middle School. The fields are to be constructed over a three-year period. The first phase of the Master Plan was the new multi-media scoreboard installed in August 2013. The second phase is the pavilion, which has been approved by all of the relevant town bodies and is planned for construction summer 2014.

Also in 2014, the DAF plans to commence the approval process for permanent lights and a new sound system for the stadium at Darien High School and separately for a 1.9km-running path around the

perimeter of Darien High School and the Diller property. Other projects under discussion, which may be incorporated into the Master Plan, are two additional tennis courts at Darien High School, re-grading the natural grass lower field at MMS, and development of a plan with town leadership for a town swimming pool with a proper diving well.

All aspects of the Master Plan are subject to the approval of the BoE and the town's approval process and also subject to the degree of success of the DAF's \$7,500,000 capital campaign. The DAF envisions this capital campaign as its only major capital campaign for some years.

Darien is the youngest town in Connecticut-by far

Since 1990, school enrollment in Darien has increased by approximately 80%. According to the Stamford Advocate, the average family size in Darien is among the highest in the country, approximating the average family size in Utah. As a result, 36% of Darien's population is under the age of 18 years old, compared with 23.5% statewide, making it the youngest town in Connecticut-by far.

High per capita rate of sports participation

Darien has among the highest per capita rates of sports participation in the country. There are nearly 6,000 youth and high school sports registrants in Darien in the outdoor sports of soccer, lacrosse, field hockey, football, baseball, tennis, cross country, track & field and softball. There is double counting in that number as many athletes play more than one sport.

At Darien High School, nearly 1,000 registrants are involved in outdoor sports teams, with nearly 600 of that total involved in the seven field sports of soccer, lacrosse, field hockey, football, baseball, rugby, and softball. Each of the seven field sports has varsity, junior varsity and freshman teams, except rugby, which does not have a freshman team. Soccer and lacrosse have both girls and boys teams. In total, there are 26 DHS field sports teams, of which 12 play in the fall and 14 in the spring.

The Darien Youth Lacrosse Association ("DYLAX") is the second largest youth lacrosse program in the US Lacrosse system. Darien's spring youth lacrosse program, with approximately 1,400 registrants is approximately 50% larger than the youth lacrosse program in New Canaan, a town of similar total population as Darien. In one year, between 2012 and 2013, enrollment in 3rd/4th grade youth lacrosse in Darien increased by 50%. Nearly all of the youth lacrosse activity occurs in the spring at Darien High School as the other fields in town are occupied by youth soccer, baseball and softball, each of which are large programs.

The Darien Field Hockey Association ("DFHA") believes that it is the largest program in New England and perhaps in the country, with about 330 registrants. The fall youth field hockey program has grown by 400% in the past seven years. For example, Darien has six youth field hockey teams in 7th/8th grade whereas Greenwich only has one team. The sport of field hockey is evolving to be a sport that is predominantly played on turf and all youth field hockey events are played at Darien High School.

The Darien Soccer Association ("DSA") is a two-season program beginning in kindergarten through 8th grade with 1,500 registrants in the fall and 1,250 in the spring. The DSA believes that it is the second largest youth soccer program in Connecticut. The youth soccer program is so large that it is played on a number of fields in town including Middlesex Middle School, Cherry Lawn, Baker, Town Hall and Darien High School.

The Darien Junior Football League ("DJFL") believes it is among the largest programs in Fairfield County. Youth football is played primarily at Town Hall, DHS, Royle and Holmes.

Several years ago, the Darien Little League ("DLL") was honored as the largest little league program in the US. Today, it remains one of the largest programs in the nation, notable for a town of our size, with over 1,350 registrants including over 275 who play softball. Several years ago, the DLL grew its program by forming a new 50-70 league, which has a field size in between little league and a full size baseball diamond. Youth baseball and softball is played on the fields at McGuane, Baker, Cherry Lawn, Town Hall, and Darien High School, as well as Tokeneke and Holmes schools.

Consequences of a young town with high sports participation

While the number of youth and high school field sports registrants has grown dramatically, field space in Darien has not grown. Multiple high school teams share a single field. At the youth level, the consequence is that you will often see over 200 youth on one field. Those 200 youth are separated into 16 teams on one field at the same time. If each of those 16 teams has two or three volunteer coaches, there may be 40 coaches on one field at the same time (See Exhibits 2 and 3).

Weather exacerbates the field supply issue because when it rains a grass field may be closed for at least two or three days. In 2012, approximately 2,000 youth events, which had already been scheduled, were canceled due to weather. That represents one out every four youth events canceled due to wet grass fields.

Shortage of field space for Darien High School athletes

There are approximately 600 athletic registrants at Darien High School in the field sports. That number includes some double counting as many student athletes play more than one sport.

Fall

- Football-varsity, junior varsity, freshmen
- Field Hockey-varsity, junior varsity, freshmen
- Girls' soccer-varsity, junior varsity, freshmen
- Boys' soccer-varsity, junior varsity, freshmen

The DHS administration prefers to keep the DHS athletes on campus whenever possible for safety reasons. The available fields at DHS are: the Stadium, the field behind the Stadium, "Stadium East", the Varsity Baseball Stadium, Lower Oval field, Center Oval field, Upper Oval field, the Varsity Softball Stadium, and the field near the tennis courts, "Stadium Northwest". See Exhibit 1. Stadium East is used in the fall by Babe Ruth baseball and in the spring by junior varsity baseball, rugby and the (track &) field throwing events. Stadium East is in poor condition and is often closed. Stadium Northwest is used for junior varsity softball in the spring and youth soccer in the fall, but is also in poor condition and often closed. Upper oval and lower oval, both grass fields, are often closed. Lower oval is not regulation size for any field sport except softball. That leaves three primary fields, each already turfed, the Stadium, Center Oval and the Varsity Baseball Stadium to be used by 12 teams in the fall.

During the week, after academic classes end for the day, multiple high school teams share a single field. In the fall, the varsity football and varsity field hockey teams share the Stadium Field while junior varsity and freshman football and field hockey teams crowd onto the outfield of the Varsity Baseball Stadium. Also in the fall, the boys and girls varsity, junior varsity and freshman soccer teams share the oval fields, two of which are often closed. Freshman field hockey plays home games on the outfield of the Varsity Baseball Stadium. Some junior varsity and freshman games are played at Middlesex Middle School and Royle elementary school.

Several of these varsity teams qualify for conference and state playoff games but whose practice time is constrained by limited daylight hours because the sun sets around 4:30pm in late fall. For the past several years, the P&Z permitted temporary lights to illuminate the Stadium until 6pm for weekday high school team practices. In some cases the CIAC or FCIAC may dictate that playoff games must be played in stadiums with permanent lights. In 2013, Darien High's football was forced to play a CIAC State "home" playoff game at McMahon High School because Darien High School has no fields with permanent lights.

Spring

- Girls' lacrosse-varsity, junior varsity, freshmen
- Boys' lacrosse-varsity, junior varsity, freshmen
- Baseball-varsity, junior varsity, freshmen
- Softball-varsity, junior varsity, freshmen
- Rugby-varsity, junior varsity

In the spring, 14 DHS teams share the fields at the high school. Six high school lacrosse teams, boys and girls varsity, junior varsity and freshmen share the stadium and the three oval fields. Often the two grass oval fields are closed until mid-April due to wet conditions. Varsity girls' lacrosse plays all of its home games on the Stadium field because the center oval field is currently too short for regulation girls' lacrosse. Varsity baseball plays on its turf field and junior varsity baseball plays on Stadium East. Freshmen baseball plays off campus. Varsity softball plays in its grass stadium and junior varsity softball currently plays on Stadium Northwest. Rugby practices on the eastern portion of Stadium East where the (track &) field events also take place. Rugby games are played at Royle Elementary School.

How field space is allocated

Town fields are managed by two entities, the Parks & Recreation Department and the Board of Education. Neither the DAF nor the youth sports groups have any control over any field's allocation.

According to Sue Swiatek, the Director of Parks & Recreation Department, "all of the relevant Parks & Rec fields are fully booked and there is no available field time for expansion of existing youth group programs or for any new groups." The relevant Parks & Rec fields are McGuane, Cherry Lawn, Baker and Town Hall.

Chris Manfredonia, the DHS Athletic Director allocates field space for the BoE fields, which are those located at the town's schools. The DHS Athletic Director allocates field space for an entire season in advance of the fall and spring seasons (See Exhibit 4). During the school year, all field space is fully allocated during the weekdays from the time school lets out until dusk and all day on the weekends during the playing seasons. With existing field space fully allocated, there is no available field space to allocate to incremental teams or non-Darien youth or high school sports teams. For example, if a youth football team is scheduled to play at Town Hall and that field has been closed due to wet conditions, it is not possible for that youth football team to shift to a turf field at DHS because those turf fields have already been allocated to other teams and sports for the entire season.

During the day while students are in school, BoE fields are used only for gym class. After classes end for the day, the priority for fields is 1) high school games (varsity, junior varsity, freshman) 2) high school team practice 3) youth sports games and 4) youth sports practices.

Youth sports events begin after school is out for those scheduled at the town's fields except for DHS and sometimes MMS. Youth events cannot begin at DHS until the high school teams have vacated the fields, which is typically at 5:30pm in the fall and 6pm in the spring; this leaves limited playing time before sunset which occurs around 6pm in late October and around 4:30pm in November. As a result, the youth sports groups use fields on Saturday and Sunday from morning until dusk but even on the weekend, the youth sports groups must defer to the high school teams, which have priority.

In October 2013, the Darien Planning & Zoning Commission granted a five year permit for temporary lights to be used on the Stadium field to illuminate high school teams to practice until 6pm on weekdays and the youth football program to practice until 7pm weekdays. The use of temporary lights effectively increased field capacity, enabling high school teams to prepare and for some youth teams to hold a weekday practice. See Exhibit 10, entitled Follow-up Report on Temporary Lights Project.

DAF's Master Plan

DAF's Master Plan enables the athletes to spread out onto existing fields that are often closed or unplayable. The DAF plans to raise \$7.5 million from private donors to fund the Master Plan, which will improve the lives of nearly 5,000 youth sports registrants as well as 1,000 high school athletes participating in field hockey, soccer, lacrosse, baseball, football, softball, rugby, cross-country, track & field and tennis.

The first phase was the new multi-media scoreboard installed last August. The second phase is the pavilion, which has been approved by all of the relevant town bodies and is planned for construction summer 2014. The third phase involves synthetically turfing three fields at Darien High School as well as a new natural grass softball field. If we receive all of the town approvals in time, we would turf the upper oval field and re-turf and lengthen the center oval field this summer after the town's fireworks and complete the remaining fields at the high school in the summer of 2015. The Master plan also includes turfing the two upper fields at Middlesex Middle School in the summer of 2016. It is important that the fields be designed for safety including proper fencing and netting. DAF is planning for retaining walls to have the look of native fieldstone and that netting should be as attractive and as unobtrusive as possible. The plan includes an endowment for asset maintenance and future replacement. The

endowment may also be used for capital projects for other sports, as the mission of the DAF is to support all youth and high school sports. A 1.9km-running path around the perimeter of the Darien High School and Diller properties is planned. Under discussion are two additional tennis courts at Darien High School. Subject to what the town and BoE decide to do regarding the old senior center, there is discussion about keeping the lower field at MMS as a beautiful natural grass field. The DAF believes that it is important to determine, with leadership from the town, a solution for a town swimming pool that would include a proper diving well.

As a result of the recent focus in the media among town officials, and most importantly parents and residents, permanent lights at the stadium at Darien High School, which were not included in DAF's original Master Plan, have recently been incorporated into the Master Plan. Permanent lights would further increase effective field capacity and allow Darien High School teams to host playoff games. The DAF believes that the FCIAC and CAIC may increasingly mandate that playoffs games be played at night.

The Master Plan has broad based support and has been developed by the heads of the youth sports groups, Darien High School's Athletic Director and coaches, administration and the Board of Education along with its director of facilities, with input from many of the town's leaders and refinement from over 200 members of the community who lent their time to attend one of numerous information sessions hosted by the DAF since Labor Day 2013.

The Master Plan is consistent with Darien's Town Plan of Conservation and Development which states:

- "Community should make the most efficient use of the space it has"
- "Includes installation of artificial turf on select fields, which allows for increased use, especially during rainy or wet weather"
- "Expansion of existing fields to allow for increased flexibility of use, which may require relocating and or modifying existing facilities to accommodate higher-demand activities"

All aspects of the Master Plan are subject to the approval of the BoE and the town's approval process and also subject to the degree of success of the DAF's \$7,500,000 capital campaign. The DAF envisions this capital campaign as its only major capital campaign for some years

Traffic and Parking at DHS

DAF believes that the Master Plan will not increase peak traffic at DHS as the plan involves turfing existing fields. See Exhibit 8, traffic study. In fact, DAF believes that the Master Plan will improve traffic

flow as the lower oval will have less intensity of use as a result of its conversion into a softball field and some existing activities which were previously held on the lower oval are relocated to Stadium Northwest on the west side of the campus where parking is more often available.

Mike Lynch, the Facilities Director of the BoE is responsible for parking enforcement. During school hours, Darien High School security monitors enforce parking rules. During events such as open house or a play, Darien High School security monitors also enforce parking rules. Routine after school and weekend events have no parking enforcement. During the weekends, the BoE facilities department hires Nick DeMaio to check on all buildings and Mr. DeMaio handles or calls the Darien Police if there is a parking or traffic issue. The Darien Police has a staffing plan for major events at DHS and are assisted by the Darien High School Athletic Department during football games. See Exhibit 9.

The existing fields to be turfed:

Summer 2014, construction to be begin after the fireworks

Upper Oval - 80,960 square feet

Upper oval will be synthetically turfed as a regulation field for soccer, lacrosse, football and field hockey. There will be a retaining wall constructed along the entire west side of the field next to the current varsity softball field to ensure maximum field width. The retaining wall will be three to four and one half feet high, made out of poured concrete with a fieldstone face. For safety, there will be a four-foot chain link fence along the entire top of the retaining wall. (See example in Exhibit 7.) The current softball warm up blind will be moved to a new location alongside the visitors' dugout. The area in front of the visitors' softball bullpen will have a ten-foot chain link fence with a green screen. The Wave sculpture will need to be relocated. There will be a four-foot high fence along the entire eastside of the field, at the top of the hill. The existing tarmac sidewalk will be moved in order to maximize the width of the field. Pedestrians may walk on the turf. For ball stopping, fencing will be twenty feet high, spaced twenty feet apart; this fencing can be removed in offseason. Sleeves for netting will be installed along both end lines and the entire east side of the field. Sleeves for removable football goal posts will be installed on each end line.

Center oval- 89,280 square feet

Center oval is approximately twelve feet too short for a regulation field for girls' lacrosse. DAF will return and lengthen this field in order to make it regulation for all lacrosse, soccer, football and field hockey. A

new tarmac walkway along the west side will be installed with a 5% grade. Two sets of bleachers will be graded into the hillside between the center oval and upper oval fields. Permanent sleeves for netting will be installed around the perimeter of the field, with poles of twenty-foot height installed twenty feet apart.

Summer 2015, construction to be begin after the fireworks

Lower Oval- 48,125 square feet

Lower oval is not a regulation-sized field for any sport however it is an excellent fit for softball. The junior varsity softball team will move from its location at Stadium Northwest to the lower oval, which will become a natural grass softball stadium. (See Exhibit 6.) This move will also help traffic flow at DHS because fewer athletes will be playing on the lower oval. There will be a retaining wall constructed along the entire west side of the field between the upper oval and lower oval fields. The retaining wall will be three to four and one half feet high, made out of poured concrete with a fieldstone face. For safety, there will be a four-foot chain link fence along the entire top of the retaining wall. The field design includes grandstand seating, pitching warm up areas, batting cages, and a scorer's booth with storage underneath, similar to that at McGuane. Fencing, with a plastic cap, will outline the playing surface.

Stadium East- 84,245 square feet

Stadium East is currently home to junior varsity baseball and will remain so. Babe Ruth baseball and youth football is currently played on the field during the fall. Stadium East will be turfed to be a regulation sized baseball, field hockey, football, lacrosse and soccer field. The field will incorporate a portable synthetic pitching mound as well as sleeves for portable goal posts on each end line. The third base fence line will be reoriented. There will be a four-foot chain link fence between the walkway and the field (up to 200 feet). New grandstands facing Stadium East will be placed near the existing visitors grandstands at the main Stadium. Storage space will be created below the grandstands, which can be used by DHS and the youth groups. The Stadium East field area will also accommodate the (track &) field events discus, shot put, hammer throw and javelin who will use both the turf as well as a large area which will remain natural grass. The large area of natural grass will continue to be a practice area for rugby. The old scoreboard from the Stadium will be moved and attached to the back of the Varsity Baseball Stadium's scoreboard so that Stadium East has its own scoreboard.

Stadium Northwest- 65,000 square feet

Stadium Northwest is the field near the tennis courts that is currently primarily used for junior varsity softball in the spring and youth soccer in the fall. The junior varsity softball team will move to the lower oval field. Stadium Northwest will be turfed with a maximum width of 160 feet and will incorporate a synthetic turf softball field with a portable synthetic pitching mound. It is anticipated that this field will be used as a practice field by the high school sports and perhaps for freshman and junior varsity games. All youth field sports could utilize this field. There will be a four-foot high chain link fence along the entire eastside of the field. Sleeves for ball stop will be installed along both end lines and the entire east side of the field, with fencing twenty feet high, spaced twenty feet apart; this fencing can be removed in offseason. Sleeves for removable football goal posts will be installed on each end line. Three trees in total will be removed to be able to facilitate this plan; one tree, which is within the fence line on the west side, will be removed to straighten out the field sightline. Two additional trees on the east side will be removed to accommodate the fence.

Summer 2016

Upper Middlesex- 160,000+ square feet

DAF plans to turf the upper fields at Middlesex Middle School, which could create two regulation fields, perhaps incorporating a synthetic baseball field. Engineering plans have not yet been created.

Master Plan Implementation Schedule

2013	Multi-media scoreboard
2014	Pavilion
	Upper oval field
	Center oval field-lengthen and returf
	P&Z application for permanent stadium lights
2015	Running path
	Stadium East
	Stadium Northwest
	Softball stadium at lower oval
2016	Upper Middlesex fields

Under discussion

- Lower field at MMS as natural grass
- Two additional tennis courts at DHS
- Develop plan for town pool in a public-private partnership