




green hedges
SCHOOL

Fencing Approval Request: BAR meeting on July 16, 2026

Approval for the following upgrades:

- ▶ Install new tongue and groove, 8-foot wood fence along the perimeter of the Green Hedges School playground
- ▶ Upgrade existing 6-foot wood fence (221 Nutley St.) with tongue and groove
- ▶ Add gate to existing 6-foot wood fence per neighbor request (213 Nutley St.)

Existing Site Conditions

Existing Wood (neighbor property and/or owned)

Chain link fence with and without privacy screen



Fence Ownership

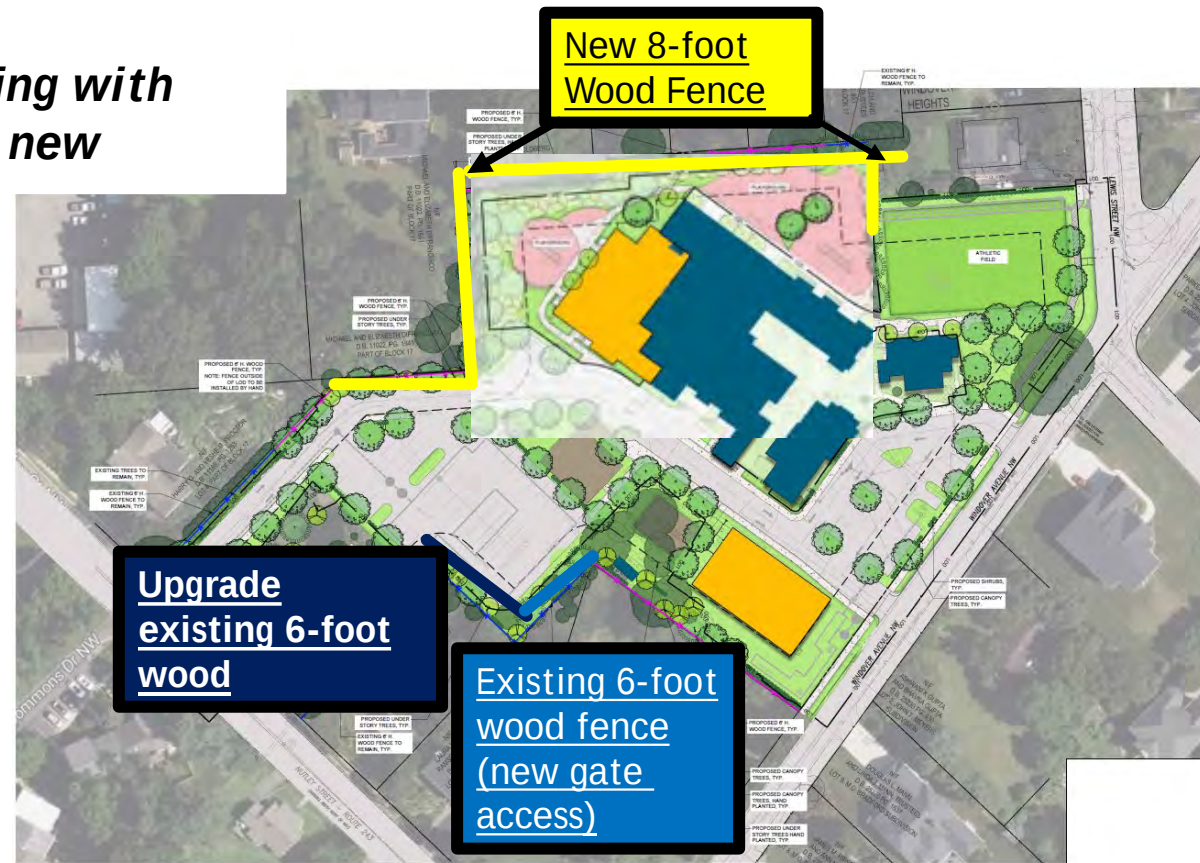
Property	LF	Existing Fence Type	Ownership	
			Neighbor	GH
434 Knoll (South)	101.42	6' Chain Link		X
434 Knoll (East)	138.95	6' Chain Link		X
428 Knoll (South)	106	6' Chain Link		X
428 Knoll (East)	16.5	6' Chain Link		X
424 Knoll	66	6' Chain Link		X
420 Knoll	66	6' Wood, 3-4' Chain Link	6' Wood	Chain Link
416 Knoll	66	6' Wood		*6" Wood
412 Knoll (South)	36	6' Wood, 4' Chain Link	6' Wood	Chain Link
412 Knoll (South, Lewis facing)	30	6' Wood, 4' Chain Link	6' Wood	Chain Link
412 Knoll (East)	19	6' Wood	6' Wood	Chain Link
206 Lewis (West)	45.1	3-4' Chain Link		X
206 Lewis (South)	84	3-4' Chain Link		X
206 Lewis (South)	82	4' Wood, picket		X
221 Nutley	81	6' Wood		X
Totals	937.97			

* GHS put up the fence at 416 Knoll

Currently Proposed Fencing Request

- ▶ Yellow - New tongue and groove, 8-foot wood fence
- ▶ Navy Blue - Upgrade existing 6-foot wood fence (221 Nutley St.) with tongue and groove
- ▶ Light Blue - Add gate to existing 6-foot wood fence per neighbor request (213 Nutley St.)

New fencing with proposed new site plan



Fence and Gate Details

CULPEPER TONGUE AND GROOVE

Culpeper tongue and groove boards consist of a "tongue" on one side and the interlocking "groove" on the other for easy installation.

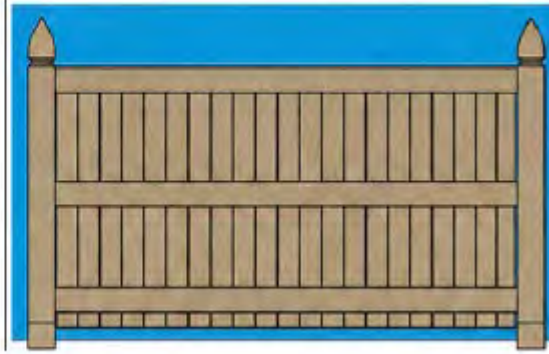


2x6 SQUARE EDGE

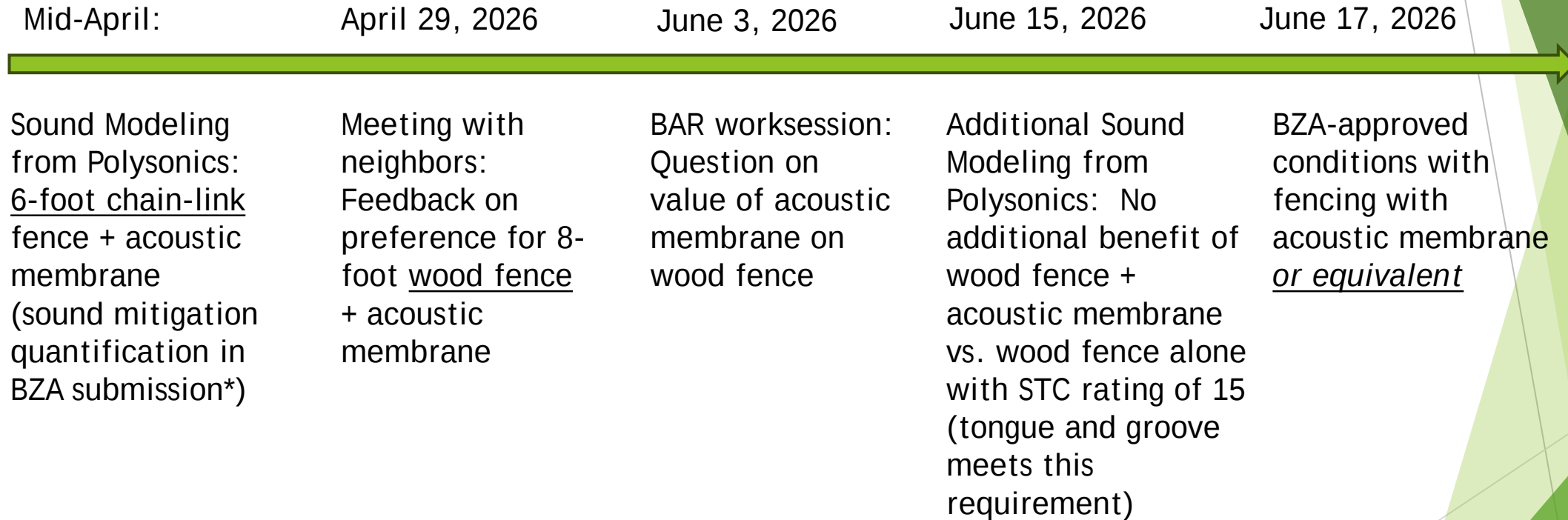


**FRENCH
GOTHIC
POINTED**

Primary visual references



Evolution of Fencing Approach



*Based on March 10, 2026 sound study

green hedges
SCHOOL



Thank You



► Backup

High-Level Campus Plan Proposal



Future State

- ▶ 100% of properties adjacent to playground and field meet 15-foot buffer requirement.
- ▶ Additional internal barrier will be installed on the playground to prevent encroachment by students into the buffer zone.
- ▶ Existing perimeter vegetation will be maintained and supplemented.
- ▶ New buffer plantings for compliance & improved appearance.



Existing chainlink fence



Existing chainlink fence with Acoustiblok panel & planting buffer



Existing chainlink fence



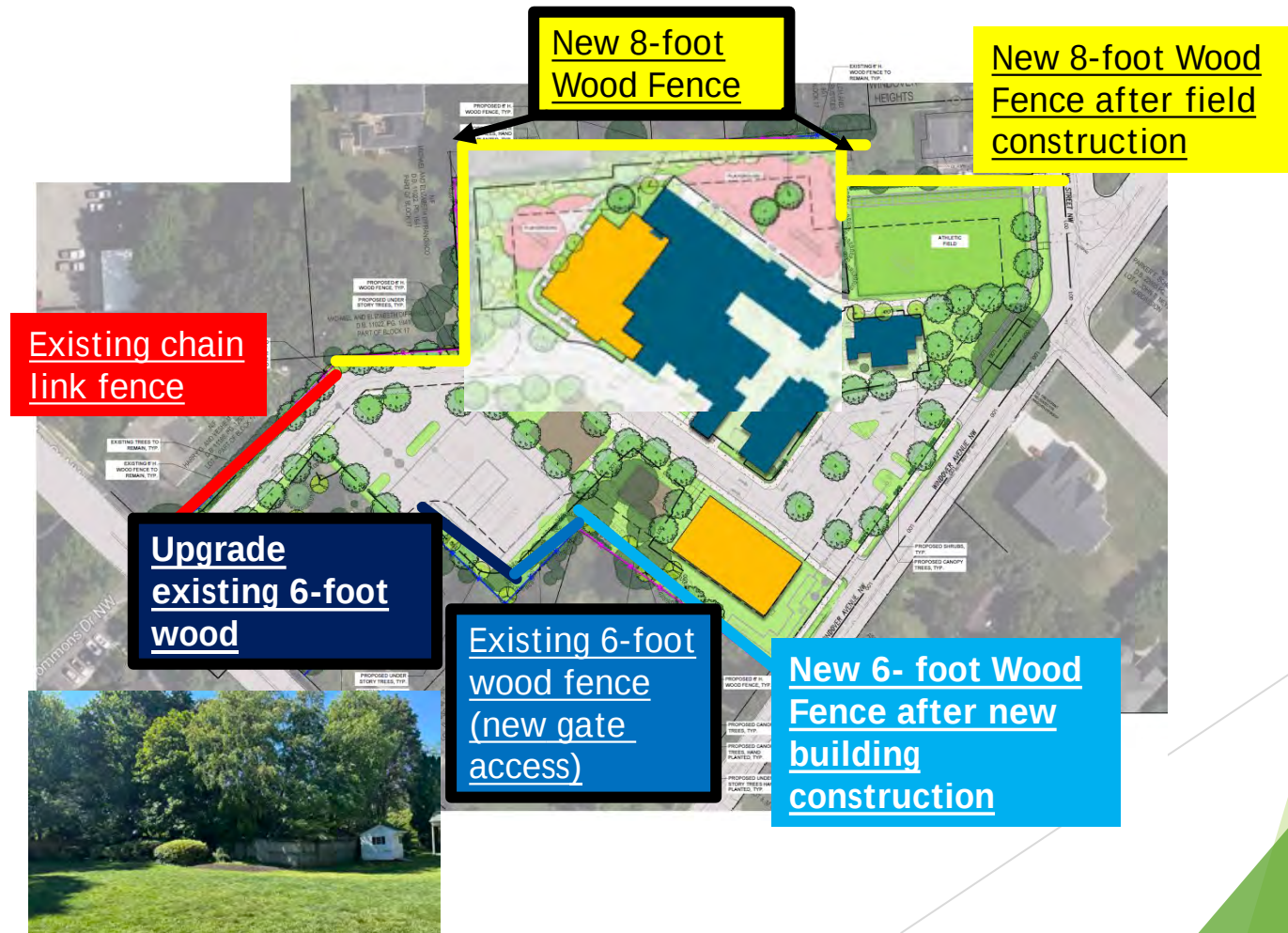
Existing chainlink fence with Acoustiblok panel & planting buffer



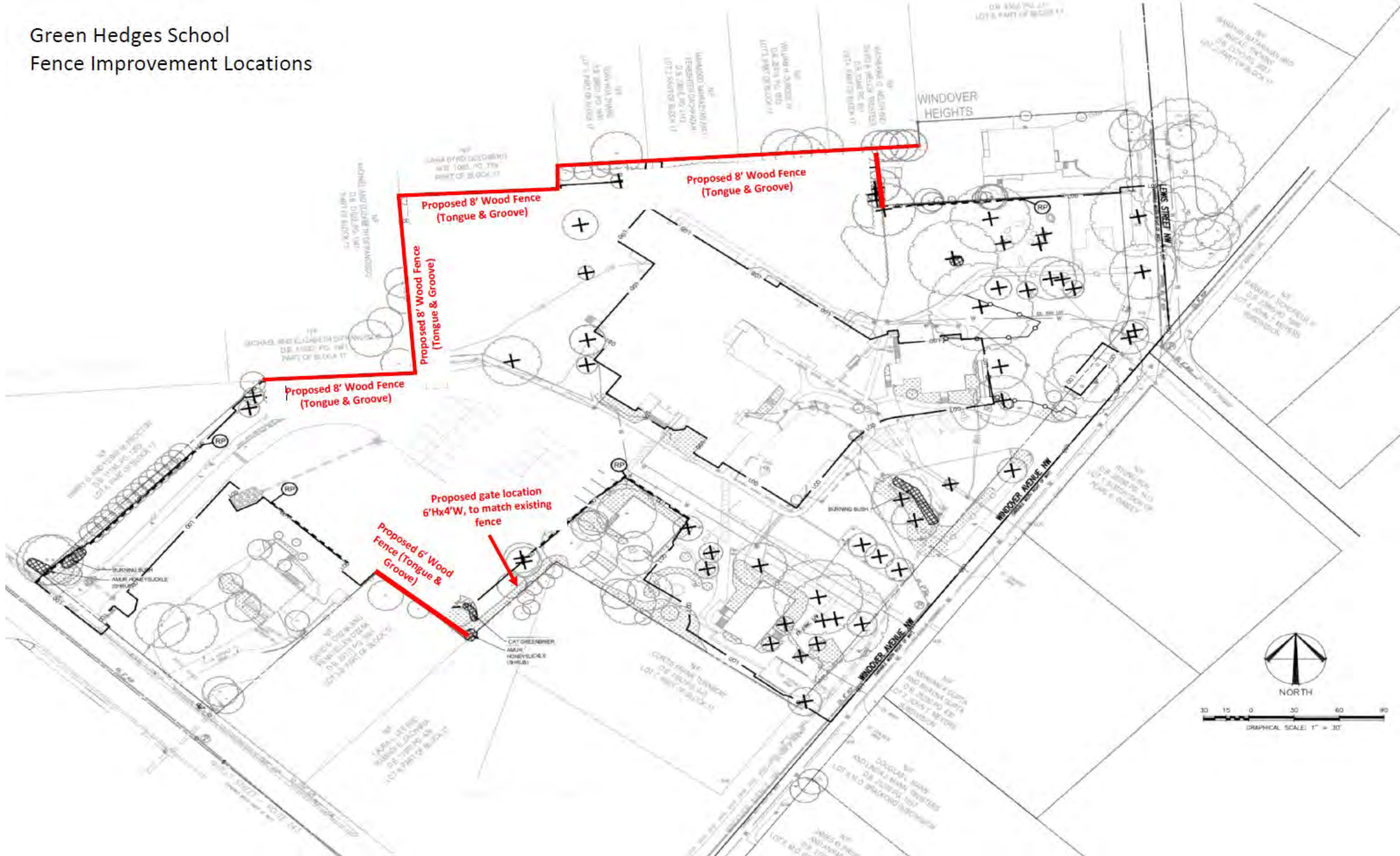
90% of total property meets 15-foot requirement (small exceptions for stormwater management, existing retaining wall and drive lane requirements)

Fencing Overview

- ▶ Part 1 of Fencing Project (in bolded black box) for Approval today:
 - ▶ Yellow bolded area (New 8-foot Wood Fence)
 - ▶ Upgrade existing wood fence (221 Nutley St.) with improved construction
 - ▶ Add gate access to existing wood fence per neighbor request (213 Nutley St.)



Green Hedges School
Fence Improvement Locations



Sound Analysis Learnings: Existing Conditions

- As you move away from the sound source, the sound pressure levels drop as depicted by the visuals below:

Average Sound Level

Figure 10: Site Noise Contours: Existing Conditions – AVERAGE SOUND LEVEL



Peak Sound Level

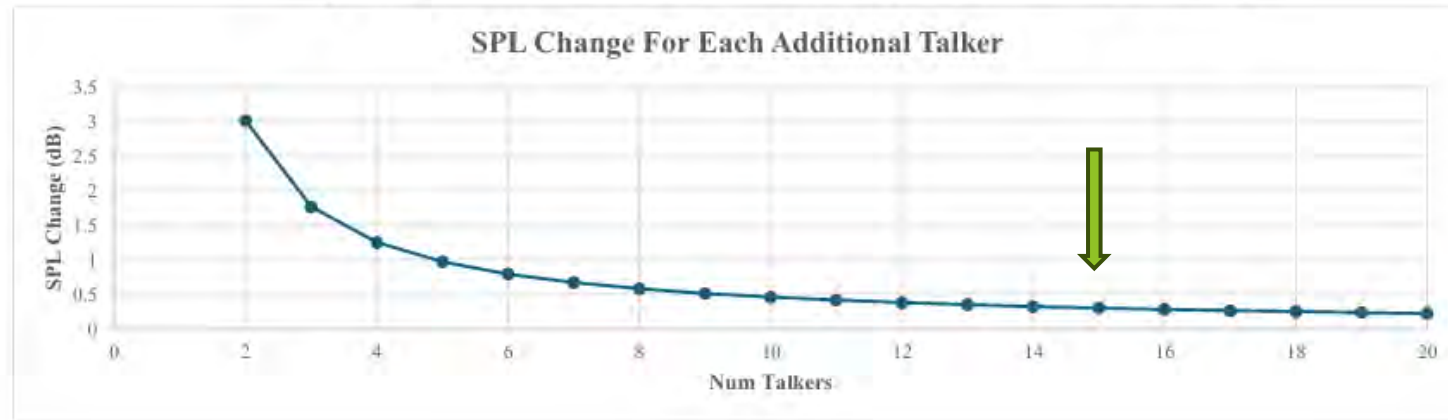
Figure 11: Site Noise Contours: Existing Conditions



Impact of Play Spaces on Sound: Analysis Overview

- ▶ Professional acoustics engineering firm contracted to perform sound analysis of “existing conditions,” provide recommendations on remediations as needed, and project “future state” analysis with remediations.
- ▶ Conducted analysis on March 10, 2026 from 9:40 am-12:40 pm.
 - ▶ Monitors located in two playground locations by the perimeter with our neighbors.
 - ▶ Accurate representation of typical student activity captured with number of students ranging from 15 to 60 engaged across the entire play.
- ▶ Given how sound works, adding talkers beyond 15 has minimal impact on sound levels.

Figure 7: Average Sound Pressure Levels for Common Sounds



Key Takeaway:

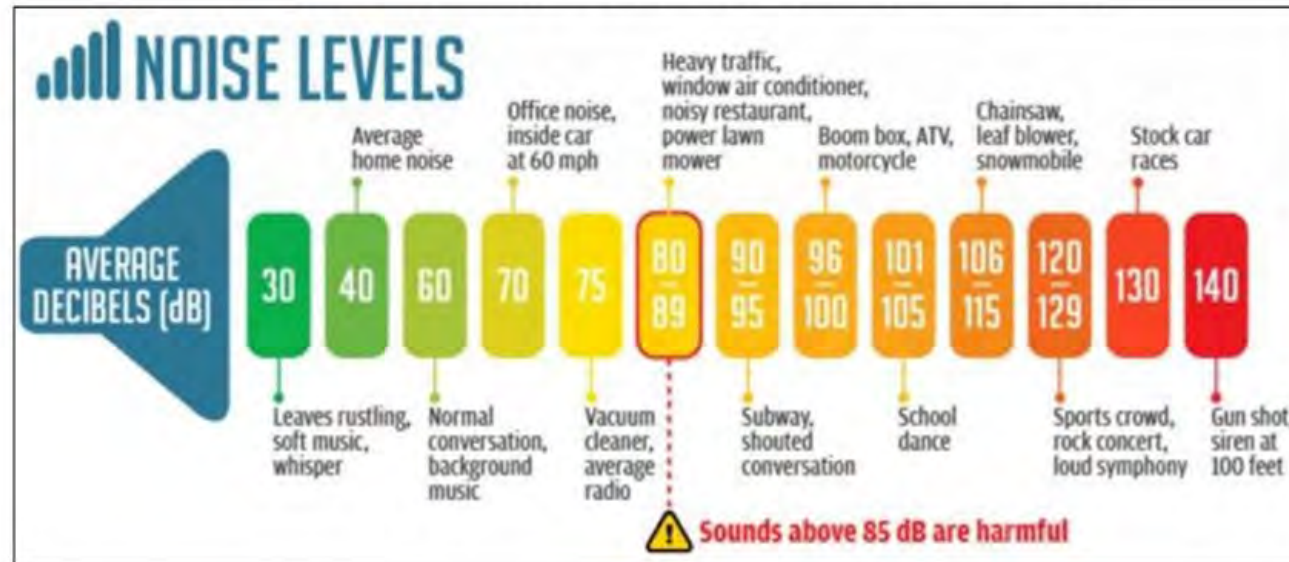
Increasing children on the playground will not negatively impact sound coming from the school

Sound Analysis Learnings

- Calculated average and peak sound pressure levels on our playground at the two monitored sites.

Noise Level (per Scale below)	Key Metrics	Monitor 1	Monitor 2
	Average Sound Pressure Level	56.9 dBA	54.8 dBA
	Peak Sound Pressure Level	74.84 dBA	69.2 dBA

Figure 6: Typical Sound Pressure Levels for Common Sounds



- As sound moves away from the source, it dissipates, reducing ~6 dBAs for every doubling of distance from the sound source.

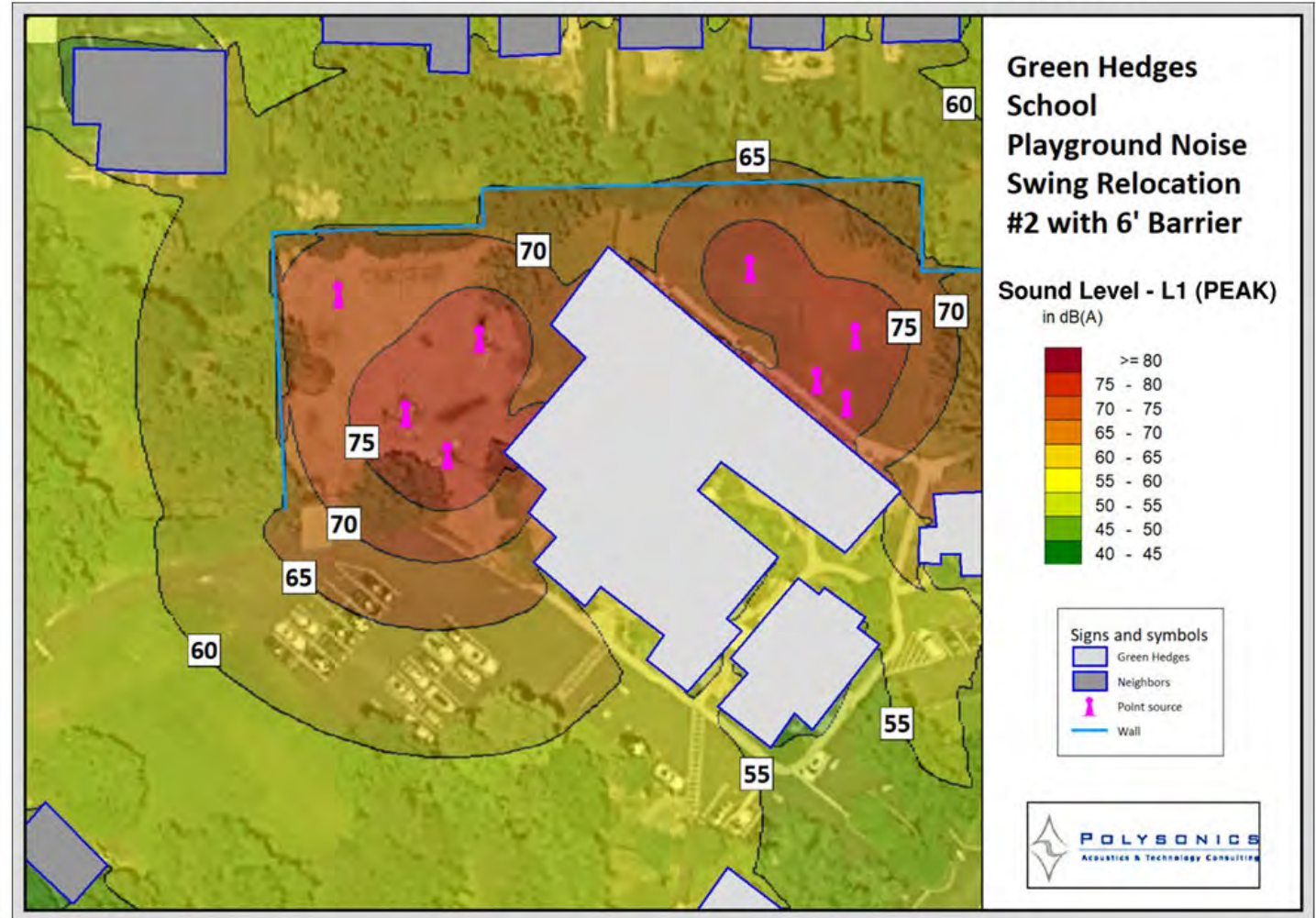
Sound Mitigations: Improvement to Neighbors at Peak

Mitigations for playground and relocated field

- ▶ Addition of an eight-foot wood fence
- ▶ 15-foot buffers with added interior barrier to prevent student encroachment into the buffer zone.
- ▶ Relocation of play structures away from property boundary.

Note: sound experienced outside differs greatly from what is experience inside as the typical home construction provides ~20 dBA reduction per Housing and Urban Development (HUD)

Figure 15: Site Noise Contours With 6' Barrier and Administrative Controls (Swing #2)



Significantly Improved Buffers with Neighbors

Property	Existing Buffer (Approx)	Proposed Buffer	Notes
245 Nutley	Ranges from 0' to 8'	15'	Modified driveway access to increase buffers. Maintain current fence.
221 Nutley	Ranges from 3' to 5'	Mostly 15' except: 3' along a portion of HOS house 10' by parking area due to requirement for safe car passage	Field relocated to allow for greater buffers but unable to move retaining wall along HOS house property line. Parking areas supplemented with additional shrubs as able; Adding Acoustiblok or similar material per neighbor request.
213 Nutley	15'	15'	No changes needed
434 Knoll*	South section 6' to 8'; East 0'	15'	Modified driveway access and reduced playground size. Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
428 Knoll*	0' to 8'	15'	Reduced playground size. Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
424 Knoll*	15'	15'	Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
420 Knoll*	15'	15'	Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
416 Knoll*	15'	15'	Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
412 Knoll*	15'	15'	Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding Acoustiblok or similar material to fence.
206 Lewis* (owned by Green Hedges)	0' – 9'	15'	Relocating field with smaller size to accommodate increase in buffers. Adding landscaping to meet Zoning Ordinance width and planting requirements. Adding fence with Acoustiblok or similar material.
435 Windover	10'	15' except for 30 feet for stormwater management	Stormwater facilities were reconfigured to increase buffer to maximum degree possible. Relocating shed to accommodate additional landscaping to meet Zoning Ordinance width and planting requirements.

 meets 15'
 Improvement vs. current but doesn't meet 15' requirement everywhere

Relocated Field & Improved Playgrounds

- 3 Athletic Field: Purpose-built grass field (non-regulation size) with improved construction
 - ▶ Relocated to create greater separation between field and adjacent residences (currently located adjacent to the parking lot).
 - ▶ Near playgrounds to allow for dispersion of play during recess.
- 5 Upgraded Playgrounds:
 - ▶ Age-appropriate equipment with dedicated areas for Montessori, Lower & Middle School.
 - ▶ Broader dispersion of play space; less concentrated.

