



**Town of
Greenwich
Conservation Commission**

**Town Hall – 101 Field Point Road - Greenwich, CT 06830
Phone 203-622-6461 Fax 203-622-3795**

*Elizabeth Evans
Director of
Environmental Affairs*

**MINUTES
September 7, 2023**

In attendance: William Rutherford, Gary Silberberg, Nancy Dickinson (joined at 8:05), Ted Walworth (joined at 8:25pm), Sue Baker, and Leslie Petrick.

also, in attendance: Elizabeth Evans, Director of Environmental Affairs; Sarah Coccaro, Assistant Director of Environmental Affairs; Aleksandra Moch, Environmental Analyst; Rebecca Poirier, Environmental Analyst; Zarah Hillman, John Tesei Gilbride, Tusa, Last and Spellane, LLC; Tony D’Andrea, Rocco V. D’Andrea, Inc.; Jay Fain, Jay Fain and Associates; Leo Smith, Chair of the Dark Sky Connecticut Chapter;

1) Call to Order

Chairman Rutherford called the meeting to order at 7:03 pm

Rutherford announced, item number 14 will be taken out of order and discussed after item number six.

2) Seating of Alternates

Petrick was seated for Brower.

3) Review and approve minutes: July 6, 2023

Silberberg made a motion to approve the minutes as presented, seconded by Rutherford and carried 4-0-0.

4) Review of Correspondence: no correspondence

5) Chairman’s Report: no report

6) Referral Applications

- a) 530 Round Hill Road, 530 Round Hill Road, LLC, proposed lot split into three (3) building lots, Christopher Bristol, Agent Director’s Report

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John Tesei summarized the development including the archeology report and environmental issues. He pointed out 16% of the area will be designated as an open space. A portion of it will serve as a conservation easement and belong to Lot2. The other portion will become a separate open space parcel. The owner is in process of reaching out to Greenwich Land Trust to discuss donation of the open space parcel. Two out of three lots are currently developed, and the third lot is vacant.

Rutherford requested CC staff review the final language of the proposed restrictions for the open space parcel and the conservation easement. He pointed out the need of permanent demarcation of the protected areas. Tesei responded the details will be worked out with P&Z.

Silberberg asked for the ownership of the dam. Fain stated the dam will belong to Lot2. This is a minor dam therefore not under the state jurisdiction.

Rutherford brought his attention to a stone wall located on Lot2. He requested the wall to be preserved. The rain garden located near the wall was recommended to be reshaped to better fit the topography and the landscape. D'Andrea stated the shape was created to meet the needed capacity. The edges will be smoothed out during the installation.

Rutherford was concerned about one of the loss of mature oaks located along the access way. D'Andrea explain no alternatives exist to maintain the smooth access and avoid dangerous curves. Fain assured the rest of the oak trees will be preserved as much as possible.

Rutherford recommended the pond and the associated wetland area located near the conservation easement be included to the easement. Tesei stated the applicant will take this for consideration.

Moch pointed out the lack of access to the open space from Lot 1. She also asked whether the open space could be reconfigured to include more of the forested upland situated near the conservation easement. Wetland are protected by the IWWA regulations; therefore preservation of the upland should take the priority. She requested, the recommendations stated in the archeology report be added to the conditions of the P&Z's letter of approval.

Motion was made by Silberberg to approve the application under conditions/recommendations capturing the discussion as drafted by the staff. The motion was seconded by Rutherford and passed 4-0-0.

7) New Business

a) P&Z Lighting and Signage Regulations

Moch summarized the early meeting between P&Z and business owners regarding the topic. The concerns risen during the meeting included:

- Fixtures purchased from on-line sources and their compliance with the new regulations.

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- Whether the limited light color temperature and intensity properly complements the architecture and presents the products.
- The health impact of lights exceeding 3,000K, recommendation to use 2700K
- Safety concerns at night
- Impact on birds and wildlife
- Light used for landscape and home displays
- Enforcement

Poirier presented the recommended by staff changes to the proposed regulation language. The changes included:

- Adding under the purpose additional category to recognize the impact of light on the natural habitats
- Changing the Luminaire specifications to: Lowering the proposed LED lighting color temperature (CCT) to $\leq 2700K$, except where regulations for outdoor field lighting apply. For commercial zones, lighting should not exceed 3000K without ARC approval. The proposed regulations place the limit on 4000K.
- LZ0 zone should include the state and town owned natural parks established for wildlife habitat preservation. LZ1 should include some of the open space associated with parks utilized for active recreation.
- The allowed total initial lumens per site for outdoor lighting by hardscape area should be lowered in LZ0 zone from the proposed 0.5 lumens per sf of hardscape to zero, the same for LZ1 zone from the proposed 1.25 lumens per sf of hardscape to zero.
- The CC staff supports the banning of landscape lighting (including uplights installed within or at the base of plantings) and building façade lighting for both the residential and commercial zones

Smith introduced the current Connecticut State Building Code Light Pollution Control pointing out the allowable limits used in the language. He also explained the light color temperature and what it means to light pollution and the natural environment. He is a strong opponent of changing the “end of life” for old light fixtures to “full depreciation” as defined by IRS. The uplighting in the revised regulations should be brought to zero. There are no benefits of uplighting.

8) Conference / Program Reminders

- a) Raising Monarchs by Jo Ubogy at First Presbyterian Church on Wed. Sept. 6th at 11 am
- b) Coastal Cleanup Conservation Commission September 16th, 2023
- c) Eating with the Ecosystems event September 20th, 2023
- d) Flooding Symposium- September 20th, 2023, Town Hall Meeting Room, 6:30pm
- e) Coastal Cleanup Greenwich Green and Clean September 23rd, 2023
Poirier stated the CC staff will have a table at this event.
- f) Invasive Species Walk & Talk at Audubon on Sept 30 at 10am

9) Fisheries/Wildlife: a written staff report was provided to the CC members for the topics below

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- a) Purple Martins
 - b) Bat monitoring
 - c) Mianus River Fish Ladder
Coccaro and Poirier visited the Bronx River fish ladder to learn from the NY DEC experience and compare the results.
 - d) Canada Goose egg oiling
 - e) Osprey monitoring
- 10) Ongoing projects
- a) Pollinator Pathway: staff had provided a written report to the CC members
- 11) Education/Outreach
- a) Greenwich Youth Conservation Program
Poirier reported having the group for invasive species cleanup at the Greenwich Adult Day Care Center. The maintenance included the fish ladder and ended with an educational program on fish migration and history of the site.
 - b) Coastal Cleanup Month
Coccaro reported the CC staff will be leading the cleanup of the Great Captain's Island and participate in Cleanups of Greenwich Point.
 - b) Spotted Lanternfly
Coccaro stated the effort of educating the public is ongoing. The office had been receiving a lot of phone calls regarding the topic and several most recent newsletters issued by the office of first selectman included detailed instructions of how to deal with this invasion. Members had discussed their observations and methods of the insect eradication.
- 11) Committee and Liaison Reports
- a) Sustainability Committee: no meeting in August
 - Transportation and Air Quality subcommittee: a written report was provided
 - b) GRAB: no update
 - c) Parks and Rec Board: no meeting in August
 - d) Harbor Management Commission: Baker reported the last meeting on July 19th the commission reappointed the Harbor Master for another term. The ongoing lawsuit regarding one of the private docks was discussed. Several vacant moorings have been found which opened the opportunity for the new applications to be considered.
 - e) Leaf Blower Committee: Petrick stated the Quiet Yards Greenwich had been working all summer in preparation to the October RTM hearing.
- 12) Old Business
- a) Lights out/Dark skies Initiative: were discussed earlier
 - b) Porcelain Berry Management: Silberberg met with several town officials including Parks and Recreation and Zoning Enforcement. He was directed to the Highway Department since they

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have a heavy-duty equipment to deal with woody vines. He is planning to meet with the director of Public Works to further discuss the needed action.

- c) Sustainability and Climate Resiliency Plan: Coccaro reported the survey has been very successful. Near 500 individuals had responded. To keep expanding the audience, the survey was added to the last issue of the Parks and Recreation newsletter.

13) Public Comment: no comments

15) Adjourn – next meeting is October 5, 2023, via Zoom

A motion was made by Silberberg and seconded by Petrick to adjourn the meeting at 9:27pm

DRAFT