

Pruitt, Jacalyn

From: Lauren Holl <lholl@optimum.net>
Sent: Tuesday, June 2, 2020 4:47 PM
To: Pruitt, Jacalyn
Subject: To be discussed at 5pm meeting - 202 Shore Road by Lauren Holl additional email to follow with final 2 photos.

[EXTERNAL]

Dear Zoning and Planning,

I wanted to submit pictures of the area of concern, and below I will describe a few of my concerns about the drainage between our property 200 Shore Road and the proposed site on 202 Shore Road and the visual impact on our property value.

During storms and especially during high tide when winds crash the waves and rain pours onto our properties, the area between our two properties is a major area where water needs to flow between, in and out. On our property when it was rebuilt back in 2003, the previous owners had to assure that the drainage would not affect the neighbors property and would be able to flow back and forth into the Long Island Sound. We provided proper engineered filtration for this concern as our neighbors at 202 brought this to the attention of the planning and zoning board back when they were submitting paperwork for the rebuild in 2003 on our property, 200 Shore Road.

We are concerned that the drainage has not been appropriately addressed to deal with this matter on the newly proposed 202 building site. With the elevation of the new property, the addition of a gazebo and fireplace, the air handler units and the driveway pavement being extended, we are concerned that the drainage of the tidal waters will be forced onto our property. By adding the previous listed items to the property, they have had to take away trees, grass, and shrubs that are helpful in dealing with the water. We have a developed swell, but I am not sure that this will manage the additional water that will be deflected off of their property especially since they will be removing all of the vegetation on this border.

If possible, can the engineers please assure us in layman's terms how the water will be managed during such storms?

The site plans show that the new proposed area of the driveway will be elevated and encroach on our white picket fence (in photos and video submitted, use the white picket fence as a marker for where the driveway will encroach and all the shrubs and trees to the left on the photo will be removed, further in the picture there are large trees that will be taken out. As you can see from these photo's that were taken following just a basic rain storm, the water pools between the property. With the proposed property changes, the water will have no grass or plantings to filtrate through, it will hit the curb of the pavement. I understand that they have some type of a drainage in the pavement, but this is our concern on how the water will be managed. Could this please be reviewed with a better solution?

Also, of great concern, is the visual impact on our property. We will now be looking at 3+ air handlers on some type of an elevated stand. We will be looking at the back of a Gazebo/ fireplace, and directly into the garage and driveway. We would like to be assured that the neighbor will address our visual concerns. We would greatly appreciate if they would be forced to provide proper coverage and plantings to restore a more pleasant view; as these plantings will assist with potential drainage problem. These views on the present plans will greatly diminish our properties resale value, and this is a huge concern of ours. We have direct water views across the lawn, and once the Gazebo is in place near the waterfront it will block our view. We have a side dining area that will now be directly exposed to the noise of the air handlers and the driveway. We would prefer for the air handlers to be moved to the other side of the house if at all

possible. The other side of the house looks on a neighbors driveway and this move would not impede any view. Could this be a possible solution?

Please take time to review the photo's below, the last two photos on separate email were taken today. These last two photo shows the amount of shrubbery, trees and plantings that will no longer be if this present plan is approved. Large trees, shrubs, and lawn on the far left side of the fence in the photos will now be a driveway pushed directly onto our fence with no area for the water to move through.

Sincerely,

Laureen Holl

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Pruitt, Jacalyn

Subject: FW: Photo from today showing 202 Shore Road with all the vegetation to left of picket fence looking out toward Shore Road

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning

From: LaureenHoll <lholl@optimum.net>

Sent: Tuesday, June 2, 2020 4:42 PM

To: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>

Cc: John Holl <lejc8844@gmail.com>; Laurs <lholl@optonline.net>

Subject: Photo from today showing 202 Shore Road with all the vegetation to left of picket fence looking out toward Shore Road

[EXTERNAL]

Notice the large trees and shrubs that will be removed with the additional driveway.

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Sent from my iPhone

Pruitt, Jacalyn

From: LaurenHoll <lholl@optimum.net>
Sent: Tuesday, June 2, 2020 4:49 PM
To: Pruitt, Jacalyn
Subject: Photos following rain storm of 202 Shore Road



[EXTERNAL]

Sent from my iPhone

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Pruitt, Jacalyn

From: LaurenHoll <lholl@optimum.net>
Sent: Tuesday, June 2, 2020 4:51 PM
To: Pruitt, Jacalyn
Subject: Additional photo 202 Shore Road



[EXTERNAL]

Sent from my iPhone

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