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September 4, 2020

Margarita Albans, Chair
Members, Planning and Zoning Commission
Town of Greenwich
100 Field Point Road
Greenwich, CT 06830

Re: Binney Park Scenic Loop application

Dear Ms. Albans and Commissioners:

It appears that you are on the home stretch of your decision. I note that in your last hearing a question arose regarding the GIS map showing no right-of-way for Wesskum Wood Road across park property. As helpful as GIS maps are, any home owner who has dealt with lot-line and property-line issues know that these maps are not definitive where property right are concerned. Those questions must be answered by turning to land-use documents.

I am informed that Department of Public Works has a "road certificate" for Wesskum Wood as it runs from Arch Street to Sound Beach Avenue. I do not know what a road certificate is, but it seems only logical that the Town of Greenwich, as owner of Binney Park since 1928, would not need to grant itself a right-of-way (which is a sort of easement) for the public works department to lay a road through it in 1930. It seems, therefore, unnecessary for the Commission to wade into a discussion on whether a road passing through a park is a "road" or a park drive.

On the issue of undefined "intensive traffic," I hope that this has been laid to rest. Nevertheless, I attach a page from the 2009 Plan of Conservation and Development that reflects the Commissions interest in "Protect[ing] Scenic Resources." As we see, more than ten years ago the Commission was urging protection of these streets, and in the penultimate paragraph, is a list of roadways to be considered for Scenic Road designation. I note that at least two of them—North Street and Lake Avenue—are more heavily trafficked than the part of Sound Beach that is included in the Binney Park Scenic Loop.

Many thanks for your time.

Sincerely,



Archaeological Resources

Greenwich's location on Long Island Sound, its plentiful rivers, streams and forests have defined settlement patterns in Town since the end of the last glacial period. Native American shell middens, stone walls, old barns, rock quarries, mill dams and the estate farms are a reminder of the unique cultural heritage of the Town.

There is a need to protect these cultural, historic and pre-historic archeological resources. The Conservation Commission is responsible for monitoring and keeping an inventory of the archeological resources of the Town.

The Departments of Parks and Recreation and Public Works must prioritize repair and maintenance of Town-owned facilities of historic merit so that their integrity is not diminished beyond repair due to budget constraints and poor maintenance.

ACTIONS

- 2.1 The Assessor's Office should note on their field cards information about the historic status of properties and structures.
- 2.2 Professional staff support is needed for the Historic District Commission.
- 2.3 The Conservation Commission should continue to update the inventory of the Town's archeological resources.
- 2.4 The Historic District Commission should develop Town standards for historic buildings using the National Register standards for buildings built before 1940.
- 2.5 The Board of Selectmen should participate in the Certified Local Government Program.
- 2.6 The Town should work with HSTG to update and complete the Architectural and Historic Resource Inventory for all of Greenwich.

Protect Scenic Resources

Scenic resources are important in Greenwich. These resources include natural scenic vistas (e.g. coastal views and foliage views) and cultural scenic vistas (e.g. farm views and historic structure views).

Views from the public right-of-way greatly add to our perception of openness and community character and are threatened by tall fences and buildings located without sensitivity to these resources.

Greenwich does not currently have an inventory or a map of where these resources are located. Therefore until such an inventory is done few strategies can be developed to protect scenic resources.

Greenwich currently has five recognized scenic roads:

- Cliffdale Road,
- Burying Hill Road,
- Selden Lane,
- Buckfield Lane, and
- Sawmill Lane.

There are many other roads, such as sections of North Street, Riversville Road, Stanwich Road, Round Hill Road and Lake Avenue that should be evaluated to raise awareness of important character elements and the Town should explore designating some of these as Scenic Roads.

The Historic District Commission, the Historical Society, and neighborhood associations should work with local residents for Scenic Road designations.

ACTIONS

- 2.7 Create an inventory and map of scenic resources and suggest new roads for Scenic Road designation.
- 2.8 Develop a Scenic Road signage program.