

PLPZ202000224 – Buffer plantings in coastal zones

PURPOSE: The purpose of this amendment is to ensure that vegetative buffers are included where appropriate. Preservation of tidal wetlands and coastal waters is valuable as they provide many ecological benefits of importance to the community. For further background, please refer to "*Tidal Wetlands Buffers*" guidance document by DEEP's Office of Long Island Sound Programs")

This proposal is in keeping with Objective 4.3 of the 2019 POCD, which reads: Continue to strengthen resiliency measures against natural hazards, rising sea level, and the increase in the severity of storm events to allow Greenwich to quickly rebound from, adapt to, and thrive amidst changing conditions or challenges. See also, Objective 4.3(m.): Encourage the use of living shorelines and other non-structural flood and erosion control techniques on both public and private property where appropriate.

Proposed text is in bold and deleted text is denoted via strikethrough.

Amendment:

Section 6-111 D. Standards

In addition to the standards of Sec. 6-15 of the "Building Zone Regulations" the Planning and Zoning Commission, in reviewing coastal site plans, may take into consideration the recommendations of any Town agencies or outside specialists with which it consults, such as but not limited to the Conservation Commission, Inland Wetlands and Watercourses Agency, Department of Health and the Department of Parks and Recreation in determining whether the proposed activity:

- (1) Is in accordance with the Plan of Development/Land Use Plan. (1/1/87)
- (2) Preserves important open space and other features of the natural environment.
- (3) Does not materially obstruct significant waterfront views.
- (4) Does not unreasonably adversely affect storm drainage, sewerage disposal or other municipal services.
- (5) Is consistent with all the above purposes as authorized by the State Coastal Management Act.
- (6) Where appropriate, include a naturalized vegetated buffer to protect environmentally sensitive and/or ecologically valuable natural resources such as tidal or inland wetlands, open water, slopes in excess of 25%, scenic vistas, coastal bluffs and escarpments, beaches, and dunes. Plantings shall be native species and salt-tolerant.**
- ~~(6)~~ (7) Potential adverse impacts as enumerated in Sec. 22a-93(15) and 22a-93(17) of the State Coastal Management Act on both coastal resources and future water dependent development activities may be acceptable upon a Commission finding that the benefits of the proposed activity to the public are greater than the adverse impacts. In determining the acceptability of the above, the Commission shall consider: (1/1/87)
 - (a) The characteristics of the site, including the location and condition of any of the coastal resources.

(b) The potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water dependent opportunities.
(7/31/80)