



*Patricia Sesto
Director*

**Town of
Greenwich
Conservation Commission**

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

MEMORANDUM

To: Patrick LaRow, AICP Deputy Director/Assistant Town Planner

From: Aleksandra Moch, Environmental Analyst

Date: December 30, 2020

Re: 100 East Putnam Avenue, LLC, 100 East Putnam Avenue, PLPZ 2020 00347
Site plan by Mills Engineering, LLC., dated November 13, 2020, landscape plan by
Granoff Architects, dated November 11, 2020

I have reviewed the above referenced site survey and associated documents. The following comments are offered for your consideration.

1. The proposed development is presented as following the principles of “smart growth.” It incorporates mixed-use development in an area which offers new housing opportunities and options within a walkable neighborhood. The design, however, misses other principles which are equally important.
2. The proposed design does not foster an attractive community with a strong sense of place. The proposed building is oversized and too intensive for the site. The proposed footprint and the parking encroach upon a steep slope controlled by shallow ledge and wooded edges stretching along the northern and western property lines. The existing woodland provides green buffer; an important transition between residential and commercial development. This green belt also provides noise and pollution absorption and resting area for birds, pollinators and small mammals.
3. The proposed parking layout and building closer to the property line than the existing conditions will result in rock removal and elimination of the wooded buffer. The proposed rock removal and tree clearing go against the principle of preserving open space and the natural beauty of this area. It is recommended the applicant consider revising the plan to preserve the wooded slope. Green space provides benefits not only to the future site residents, its neighbors, but also for the entire community. Trees and shrubs will offer space for wildlife, storm water absorption and filtration as well as noise and air pollution amelioration.

4. The proposed planting plan offers variety of trees, shrubs and herbaceous groundcover keeping the lawn area to minimum. Unfortunately, the majority of the proposed species are not native. It is recommended the plan be revised to include at least 25% of native and potentially drought resistant species.

5. Smart growth design and planning emphasizes transportation choices. A walkable neighborhood encourages bicycling as an affordable means of mobility. To address this need, parking design should include bike racks. In addition, Greenwich is leading in state in terms of the number of electric vehicle ownership (more than 900). It is important to accommodate this growing trend by designation of 1% of the parking stalls for EV charging stations. Also wiring 10% of the parking area for additional EV charging stations will provide a great savings when the need for their installation arrives in the near future.

cc: Conservation Commission