



# TOWN OF GREENWICH

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Conservation Commission  
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## Memorandum

Patricia Sesto

*Environmental Affairs Director*

To: Jacalyn Pruitt, Planner II

From: Patricia Sesto, Director *ps*

Date: February 26, 2021

Re: 675 Steamboat Road – PZC 2021 00014

I have reviewed the documents submitted with the application and conducted a site inspection. Below are comments and recommendations for your consideration.

1. The redevelopment of the parcel provides opportunities to bring all aspects of the site into conformance with current codes and practices. Among these is the opportunity to provide protection to coastal waters and enhancement to the coastal habitat. Guidance for this expectation is provided in section 6-111 of the regulations and expressly states the coastal resources shall be protected with naturally vegetated buffers in balance with the remainder of the site.

The redevelopment proposal shows the new dwelling moved westward, away from the water. This is a positive step to separate hardscape from the protected resource. The plan then consumes half of the remaining rear yard with outdoor living areas, including a pool. The remaining yard is variable in depth but is roughly 30 feet deep on average. This lawn fully extends up to the seawall for about 80 feet of the 160 feet of the lot's width. The buffer that is proposed is mostly five feet deep and gains width as it approaches the northern property line.

The applicant has given some recognition to the regulatory requirements but has come up short in terms of balance. Even with the sea wall extending above grade, the planting plan should be revised to have 75% of the area across the seawall protected with a vegetative buffer no less than 10 feet deep, with an average depth of 15 feet. There are endless options that would enhance the ecological balance of the development while allowing the residents to fully enjoy the setting.

2. There is a yard drain midpoint across the eastern boundary of the property. It is likely this yard drain historically collected the polluted runoff from the parcel and discharged it directly to the cove. Site plan SE-1 depicts the basin but does not show where it drains to. Regardless, there is likely an inappropriate existing discharge point that does not provide any water quality treatment. Accordingly, the yard drain should be removed, and the buffer planting should be allowed to renovate overland flows.