



TOWN OF GREENWICH

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Conservation Commission
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Patricia Sesto
Environmental Affairs Director

Memorandum

To: Jacalyn Pruitt, Planner II

From: Patricia Sesto, Director *PS*

Date: March 12, 2021

Re: 675 Steamboat Road – PZC 2021 00014

Following the previous meeting with P&Z, the applicant provided a revised landscape plan prepared by Environmental Land Solutions, dated March 11, 2021. The intent of the plan was to address Conservation Commission concerns expressed in our February 26, 2021 memo.

The revised plan is responsive to the Commission's stated goals. The configuration of the seawall provides circumstances that differ from sites where the land directly intersects with the sound. With the presence of the wall, protection of the sound can be achieved by limiting the extent of lawn overall and not necessarily needing to concentrate the planting along the water's edge. The configuration of the wall will impede direct discharge of overland flows and encourage infiltration. Goals such as wildlife support, soil stabilization, etc. can then be achieved in areas in addition to the shoreline.

In short, the configuration of the seawall, the proposed plantings along that wall, and the replacement of areas of previously proposed lawn with native plants provides a balanced landscaping plan.

It should also be noted the pre-existing yard drains that discharged directly to the sound will now be removed. This is a valuable addition to the prior plans that also disconnected stormwater discharges from the building and driveway.

We thank the Planning and Zoning Commission and the applicant for the attention and response to the issues raised.

cc: John Heagney