



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: Bianca Dygert, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: March 9, 2021

RE: Derron and Marion Slonecker and Peter and Lorraine Kelly, 12 Hillcrest Lane and 1 Old Farm Lane, PLPZ 2021 00049
Site plan by Ahneman Kirby, dated February 12, 2021.

I have reviewed the above-referenced plans and visited the site. The following comments are offered for your consideration.

1. The proposed lot line revision should not have any long-term negative impact on the natural environment.
2. The stream which currently flows along the property boundary is the subject of this lot line revision. While the changes are being reviewed the attention should be brought to the lack of stability along the channel and on-going erosion in several areas.



A view of the stream from the street March 5, 2021

The IWWA had reviewed the project and required a planting plan to address a large section of the stream on the 12 Hillcrest Lane side. The required planting however may not address the entire length of stream associated with the two properties. If the commission is inclined, now would be an opportunity to

advance the stability of the watercourse on Lot 9 by simply marking a boundary ten feet deep on either side of the stream and deeming it a “no mow” zone.

The Planning and Zoning Commission should also be aware the mitigation planting required as a condition of approval for the driveway by the IWWA permit encompasses the triangular portion of land to be conveyed to Lot 9. IWWA should be made aware in order to keep the integrity of their permit intact.

cc: Conservation Commission