



Patricia Sesto
Director

**Town of
Greenwich
Conservation Commission**
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MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner

FROM: Aleksandra Moch, Environmental Analyst

DATE: March 9, 2021

RE: Paradigm 44-48 West Putnam Avenue, LLC; 44-48 West Putnam Avenue; PLPZ 2021 00048
Site plan by S.E Minor & Co, Inc, dated February10, 2021

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

1. The proposed building conversion into the residential apartments will require only minor changes to the exterior of the building and the existing parking area. The changes, however will further deplete the already limited planted areas. The proposed residential lobby will eliminate a well-established planting bed.

Not only does the incremental reduction in green space negatively impact our natural resources, it fails to recognize their value to humans. The residential building requires for more green space and buffer from the road to absorb the noise, filter the air pollution, and create a healthier environment for the new users. If the existing planted areas cannot be preserved, replicating and even expanding green space on the property is strongly encouraged. Perhaps a roof garden over the new additions and/or planting with drought tolerant species along the edges and creation of parking islands are possible.

2. This new apartment complex will be located in the vicinity to the shopping and transit areas. Most of the local destinations are reachable by bike. Therefore, the parking should be enhanced with a new bike racks surrounded with a new landscape.
3. The new *Connecticut EV Road Map* was published last year. The reference unveils an ambitious plan for electric vehicle deployment. To accommodate the growing need for EVs, it is imperative the new apartment building provides at least two universal charging stations and set up utilities to easily accommodate more in the future. This amenity not only will make the building more attractive to future buyers but will also support the sustainable community Greenwich strives to be.

cc: Conservation Commission