



Patricia Sesto
Director

**Town of
Greenwich
Conservation Commission**
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MEMORANDUM

TO: Katie DeLuca, Town Planner
FROM: Aleksandra Moch, Environmental Analyst
DATE: March 9, 2021
RE: Town of Greenwich, Eastern Greenwich Civic Center, 90 Harding Road, PLPZ 2021 00052
Site plan by Milone & MacBroom, dated February 16, 2021.

The Conservation Commission had evaluated the above-referenced project on October 2, 2020 providing recommendations for the preliminary project review. The design was recognized as offering low site disturbance, numerous of green improvements, permeable pavement, a new storm water management system, landscaping, and EV charging stations. The plan was also seen as having some capacity for improvements. The following comments were offered to highlight the recommended revisions.

1. Rationale was not provided for the 119 more parking spaces than required by the zoning regulations. The revised plan and project narratives omit an explanation of need. As green space is preferable to hardscape, the record for this application should clearly articulate the foundational assumptions of the parking plan.

We do acknowledge 19 new trees are proposed to be planted within and around the parking area. The applicant added four islands with swamp oaks planted in each of them. These additional trees will provide desperately needed shade to ameliorate heat island effect, capture rainwater, sequester carbon, and provide habitat. Given the attributes of urban trees, an assurance that every effort was made to maximize tree coverage is warranted.

2. The proposed rain gardens will improve the overall storm water management at the site. While designed for water quality and peak flow attenuation, they can also function as a pollinator habitat if seeded with flowering native meadow mix instead of generic erosion control/restoration mix. These storm water detention areas should become vibrant habitats supporting and enhancing the adjacent watercourse.
3. Two electric car charging stations are proposed. These dual EV chargers will allow to serve four cars. The chargers should be "universal" to allow all types of electric vehicles to use them. In anticipation of future needs, providing the connections for the future stations is prudent.

If possible, the EV charging stations should be relocated to the end of the parking area or other less convenient spaces than currently proposed. Unfortunately, the more convenient the EV charging spaces are, the more likely they will be violated by non-electric vehicle drivers.

cc: Conservation Commission