

May 24, 2021

Thomas J. Heagney
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830

Re: Conservation Commission Memorandum (April 20, 2021)
249 Valley Road, Greenwich, Connecticut

Dear Tom:

We have reviewed the Memorandum prepared by Aleksandra Moch, Environmental Analyst, on behalf of the Greenwich Conservation Commission. In response to some of the recommendations provided in that memo, we provide the following information. For your convenience, we include in italics the recommendations text.

Memo Recommendation 1: *The Applicant should provide detailed construction staging explain the mechanisms for fill movement, contractor parking and site access during the different stages of the construction phase.*

On behalf of the Applicant, William Kenny Associates (WKA) in association with local home-builder Tim Muldoon prepared a very detailed and site- and project-specific set of construction phasing drawings (last revised February 19, 2021). Tim Muldoon has many years of experience building homes in Greenwich, including the construction of the home at 265 Valley Road, a project that was very similar to the proposed project for 249 Valley Road. The property at 265 Valley Road is also along the western edge of Mianus Pond and is similarly steep and narrow.

The submitted construction phasing drawings include detailed information regarding fill movement. They specify six separate phases of construction with separate written notes, plans and sections for each phase. Temporary grading and fill movement are shown for each phase. Because the property is relatively small and includes steeply sloping areas and does not have an onsite location to temporarily stockpile all the topsoil and subsoil that will be excavated because of the project, it is specified on the phasing drawings that excess topsoil and subsoil will be removed from the site.

Contractor parking will be accomplished both on and off the property, as is commonly done with many small properties throughout Greenwich. Onsite parking areas are shown on the phasing

drawings. Off-site areas will be coordinated by the builder. If needed construction workers will be shuttled to and from the site from a designated off-site location.

Memo Recommendation No. 5: *It is recommended that the Applicant uses mechanical methods supplemented with a spot pesticide treatment outside of the protected areas and only if needed. Broadcasting pesticides over the environmentally sensitive edges of the pond the Conservation Easement area should be prohibited. A revised invasive species removal plan should be submitted to demonstrate how the native species be preserved*

The Applicant agrees and will submit a revised invasive species control plan. The plan will specify the use of a mechanical (i.e., smothering) method that will be supplemented with a spot pesticide treatment only if needed. It will not allow broadcasting pesticides over the environmentally sensitive edges of the pond or broadcasting pesticides over the conservation easement area.

Memo Recommendation No 6: *The 24" dbh oak located downgrade from the residence should be preserved to continue to provide shade, protect soil, stabilize the slope, absorb stormwater and support the wildlife habitat.*

The Applicant is preserving existing trees planting new trees to shade the nearby Mianus Pond, protect soil, to stabilize the slope and to absorb stormwater and support wildlife habitat. Three existing 12-inch DBH trees are being preserved and additional 11 new native trees are proposed along the pond on the southern parcel. The Applicant does not propose to preserve the referenced 24-inch DBH tree because of its very close proximity to the proposed residence.

If you should have any questions or comments, please do not hesitate to contact us at (203) 366-0588.

Sincerely,

A handwritten signature in black ink, appearing to read "William L. Kenny". The signature is written in a cursive, flowing style with a large, prominent loop at the end.

William L. Kenny, PWS, PLA
Principal