

Dygert, Bianca

From: noreply@civicplus.com
Sent: Friday, October 8, 2021 11:06 AM
To: DeLuca, Katie; LaRow, Patrick; Anastasio, Marisa; Pruitt, Jacalyn; Dygert, Bianca; Becker, Shanice; Mangs, Peter
Subject: Online Form Submittal: Contact Us

[EXTERNAL]

Contact Us

First Name	Kimberly
Last Name	McConnell
Email Address	kimberly.kois@gmail.com
Subject	Church Sherwood, LLC - Proposed Development comments
Message	To Planning and Zoning Commission:

We, the Board of the Nantucket Condominium Association, are writing to comment on the Church Sherwood, LLC 192-unit residential development that is up for Pre-Application Review on Wednesday, October 13th, 5pm. We have several concerns regarding this proposed development that will be situated between Church St and Sherwood Place:

1) Traffic on Church Street already poses serious safety risks, as it is used as a link to Route #1 from North Street and the Merritt Parkway as well as traffic coming off Route #1 to Greenwich Hospital. Additional traffic congestion could threaten the safety of pedestrians, especially children at play from the nearby schools and playgrounds like the newly improved William Street Park, as well as make parking even more difficult for existing residents and visitors of those residents on the street. In addition, more traffic congestion could delay ambulances from getting to the hospital.

2) The block already has poor drainage and with a building this size, major road construction would be needed, costing the town.

3) We are located in the 4th Ward, a National Register Historic District, only one of six in Greenwich. Some structures proposed for demolition are historically significant and

contribute to the character of the neighborhood and its history.

4) Construction would take years given the magnitude of this project. The disruptive nature of the construction would adversely affect the quality of life for residents on this already congested block for a substantial period of time.

We thank you for your attention to our concerns.

Regards
The Nantucket Condominium Association Board
50 Church Street, Greenwich

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GREENWICH HISTORICAL SOCIETY

GREENWICH PRESERVATION NETWORK

To: Ms. Margarita Alban, Chairman,
Planning and Zoning Commission Members
Katie DeLuca, Director Planning and Zoning Dept.
Patrick LaRow, Asst. Director Planning and Zoning Dept.

From: Greenwich Historical Society- Greenwich Preservation Network

RE: PLPZ202100406-35/39/43/47 CHURCH STREET; 32/36/42 SHERWOOD PLACE; 1/2/3/4 PUTNAM COURT -Pre-Application Review for 192 unit, Section 8-30g residential development

Date: October 8 ,.2021

At their meeting on September 20, 2021, the members of the Greenwich Preservation Network of the Greenwich Historical Society discussed the pending pre-application before the Planning and Zoning Commission to develop 192 units of housing between Church Street and Sherwood Place under State Statute section 8-30g. The Preservation Network is strongly opposed to this application and have the following comments. There are several areas of concern for our opposition.

1-The project endangers an important Historic District. The properties involved with this application are within the Fourth Ward National Register Historic District. Several of these structures are proposed to be demolished. The inventory that was written for the National Register designation shows that several of these to-be-demolished structures are contributing buildings and are unique to this district, as the attached narrative shows. This Fourth Ward reflects one of the earliest periods of settlement of lower and middle income residents in Greenwich. Demolition of key historic/architectural structures removes a great history of this part of the Town of Greenwich.

2-There are only 6 National Historic Districts in Greenwich. Such an application sets a dangerous precedent for the remainder of this Fourth Ward and the other National Register Historic Districts in Greenwich. River Road, East Putnam Ave. (from North Maple Ave. to Old Church Road) Greenwich Ave. itself as well as the Municipal Design District (municipal buildings on Greenwich Ave) and portions of Strickland Road. This application opens up possible future demolition and development in these other prime areas which could irreparably damage the preservation of these National Historic Register districts.

3- This would also set a precedent for other Connecticut towns and cities, that their Historic districts can be similarly violated. There is no meaningful respect for history or historic districts or preservation if this project is approved in any format. It is time to stand up for history and the preservation of the historic and cultural resources that are as important as natural resources to each community. If Greenwich capitulates, it will become a domino effect not just in our town but everywhere in Connecticut.

4-We are fully aware of the state statute section 8-30g and the statement that only “public health and safety issues “ can be raised as defining why applications can be denied. We are saying historic preservation issues are just as important to preserve a town as is public health and safety issues. Towns need and want affordable housing but not at the cost of tearing down the historic districts and architectural fabric of our communities.,

5 State statute section 8-30g implies that the Planning and Zoning Commission can consider the preservation of historic properties or historic districts under the “other matters which the Commission may legally consider. Such public interests...” (see below. In fact the state statute section 8-30 g does not address the issue of historic properties or historic districts which leaves an open door on this issue.

State Statute 8-30g states as follows: “ **the decision is necessary to protect substantial Public interests in health, safety or “other matters which the commission may legally consider .. such public interests clearly outweigh the need for affordable housing; and such public interests cannot be protected by reasonable changes to the affordable housing development “**

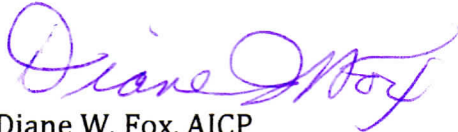
(CITATION: State Statue Section: 8-30 (g) Upon an appeal taken under subsection (f) of this section, the burden shall be on the commission to prove, based upon the evidence in the record compiled before such commission, that the decision from which such appeal is taken and the reasons cited for such decision are supported by sufficient evidence in the record. **The commission shall also have the burden to prove, based upon the evidence in the record compiled before such commission, that (1) (A) the decision is necessary to protect substantial public interests in health, safety or other matters which the commission may legally consider; (B) such public interests clearly outweigh the need for affordable housing; and (C) such public interests cannot be protected by reasonable changes to the affordable housing development)**

6- For more than a century, the Fourth Ward has been an area of single-, two- and three-family housing units. As such, it has been a model of affordable housing throughout its history. The proposed plan seeks to remove lower and moderate-income houses and supplant them with a seven-story residential building, a majority of which units are expensive and not affordable. This does not meet the intent or purpose of Section 8-30. There are many other potential locations for affordable housing that would not destroy historic resources. This is also contrary to the intent of the Statute. Other development alternatives could be submitted to keep the historic structures and key contributory buildings in the 4th Ward

7-This application should be sent to the HDC for review and comment on the demolition of the many unique and contributing historic structures of the 4th Ward. It is our understanding that this application has not been reviewed by the Historic District Commission at this time.

We ask the Planning and Zoning commission to deny this application and preserve- the especially the unique Fourth Ward National Historic District

Very truly yours



Diane W. Fox, AICP
Chairman

Greenwich Preservation Network Members :

Debra Mecky, Paul Pugliese, JoAnn Messina, Nancy Dickinson, Will Kies, Mark Pruner, Fifi Sheridan, Russ Reynolds,

c.c Greenwich Preservation Network members; Greenwich Historical Society.