



**HARBOR MANAGEMENT COMMISSION
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Mike Van Oss, Chairman
Lile Gibbons, Vice Chairman
Bernard Armstrong, Secretary

October 25, 2021

Mr. Patrick LaRow
Deputy Director / Assistant Town Planner
Town of Greenwich
Planning and Zoning Department
101 Field Point Road
Greenwich, CT 06878

Subject: Application PLPZ2021000400: 127 Byram Shore LLC, 127 Byram Shore Road

Dear Mr. LaRow:

The Greenwich Harbor Management Commission (HMC) has reviewed the above-referenced application for Coastal Site Plan Review submitted to the Planning and Zoning Commission by 127 Byram Shore LLC (the Applicant), 127 Byram Shore Road, Greenwich. The Applicant seeks approval to demolish an existing dwelling and construct a new, single-family residence at the same address with associated utilities, driveway, and other site work.

Insofar as the proposed project is located within the coastal boundary and affects property on, in, or contiguous to the Greenwich Harbors Area (GHA), it is subject to review by the HMC to determine its consistency with the Greenwich Harbor Management Plan (the Plan). The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes, Sec. 7A-4 of the Greenwich Municipal Code, and the Plan. Pursuant to the General Statutes, Municipal Code, and the Plan, a 2/3 vote of all members of the Planning and Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the HMC.

The HMC considered this application during its meeting on October 20, 2021 with the understanding, based on information provided by the Applicant, that the proposed project will

result in a reduction in the total amount of impervious surfaces on the site and should have no significant adverse impacts on the GHA, including impacts on environmental quality and coastal resources in the GHA. In addition, the HMC understands that, due to the planned reduction in impervious surfaces, no storm water retention or infiltration systems are required. The proposed project, however, does include storm water management features including a subsurface retention system.

In light of the above consideration and provided the Planning and Zoning Commission determines that all applicable Town requirements for storm water management are met, the HMC has agreed to express no objection to the proposed project.

In addition, the HMC transmits the following comments to the Planning and Zoning Commission and Applicant.

1. In general, the HMC is concerned about the potential adverse impacts of storm water runoff from impervious areas draining into the GHA. The Plan calls for protection and improvement of water quality in the GHA and supports appropriate Best Management Practices (BMPs) to avoid or otherwise mitigate nonpoint source (storm water) pollution.
2. The HMC supports implementation of runoff reduction and low impact development practices pursuant to the Town's storm water management requirements.
3. The Applicant's "Stormwater Management Report" refers to use of erosion control measures to protect off-site properties from demolition and development impacts. In addition, the Applicant should be required to employ appropriate BMPs during demolition and construction to ensure that the proposed work, including removal of debris, does not cause any significant adverse impacts on environmental quality, including water quality, in the GHA.

Please be advised that the HMC reserves its right to review the proposal and provide additional comments at such time as it may be modified or be the subject of another application, additional information is provided, or the proposal is the subject of a public hearing.

Please contact me at (203) 550-7839 or bernard.armstrong@att.net if you have any questions.

Sincerely,

Bernard Armstrong

Bernard Armstrong
Chairman, HMC Application Review Committee

cc:
Ms. Beth Forbes, HMC Application Review Committee
Mr. John Gaucher, CT DEEP

Mr. Casey McKee, HMC Application Review Committee
Mr. Mike Van Oss, Chair, HMC