



# TOWN OF GREENWICH


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Inland Wetlands  
and  
Watercourses Agency  
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Patricia M.P. Sesto  
*Director of Environmental Affairs*

## MEMORANDUM

TO: Planning and Zoning Commission  
Jacalyn Pruitt, Planner II

FROM: Inland Wetlands and Watercourses Agency 

DATE: December 17, 2021

RE: Kyle T. Mine & Rosa Ninni, 49 Pecksland Road, PLPZ 2021 00487  
Site survey by S.E. Minor & Co., Inc.

The IWWA is in receipt of documents pertaining to a request to confirm 48 Pecksland Road, parcel id 10-1891 as a recognized building lot. It is our understanding that the lot does not meet the minimum lot size. However, we are not aware of how the lot came to be and if the property owner is entitled to confirmation even with this defect.

If the lot is not entitled to confirmation based on when it was created, we urge the commission not to provide recognition as a building lot. The conditions of the parcel are such that development would be highly destructive to the extensive ledge outcrops and watercourse/wetland corridor that flows through and comprise roughly 1 acre of the parcel. Ledge outcrops and shallow-to-ledge areas comprise another ½ acre.

If the lot is confirmed as a building lot, the IWWA will be compelled to approve some sort of development consistent with what is permissible in the RA-2 zone. Planning and Zoning Commission needs to be aware IWWA cannot deny all development on a confirmed building lot. This would amount to a takings. Consequently, we are concerned that lot confirmation will be followed with an IWWA application where the agency is forced to accept a proposal that does not serve the goals of protecting the wetlands, watercourses, and the protective upland review area.

Thank you for your consideration.