



Patricia Sesto  
Director

**Town of  
Greenwich  
Conservation Commission**  
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**MEMORANDUM**

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner

FROM: Aleksandra Moch, Environmental Analyst

DATE: March 1, 2022

RE: Zack Paige 19 Lower Cross Road, LLC; 19 Lower Cross Road, PLPZ 2022 00003  
Site plan by Sound View Engineers and Land Surveyors, LLC, dated December 10, 2021,  
landscape plan by William Kenny & Associates, dated January 3, 2022.

I have reviewed the above-referenced plan and visited the site. The following comments are offered for your consideration:

1. The new sub-grade garage and associated driveway expansion resulted in the increase of impervious surface. The area of the driveway is shown being mitigated with a roof garden including wide paved pathways. The additional hard surface of the driveway has not been addressed with any measures leading to lessening the loss of the covered soil and vegetation. To mitigate for the negative impacts of hard surface such as heat island effect, loss of biologically active areas and natural infiltration, it is recommended the applicant plants native trees. The best location is along the driveway to ameliorate heat generated from the paved surface.
2. The drainage summary report indicates removal of several trees in the vicinity of the driveway. None of the plans shows tree removal; therefore, the applicant should clarify this statement. If additional trees were/will be removed they should be replaced with native trees in ration 1:1.
3. This over 10-acre site contains an extensive area of lawn which requires intensive irrigation during the summer months. Recent droughts put a lot of pressure on the limited water supply which should be used wisely as the entire community relays on it. The applicant is encouraged to upgrade their landscape management approach alongside their efforts to enhance other aspects of their property. Replacement of the lawn area with native vegetation will increase water conservation, sequester more carbon, support the wildlife habitat, filter the air and moderate the negative effect of wind.
4. The IWWA approved an extensive planting plan to compensate for a clearing violation. The proposed wetland buffer mitigation plan will restore the impacted buffer but should not be considered mitigation for the additional hardscape proposed.

cc: Conservation Commission