



Patricia Sesto  
Director

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

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

FROM: Patricia Sesto, Director

DATE: April 11, 2022

RE: 22 Baldwin Farms I LLC, 22 Baldwin Farms South, PLPZ 2022 00024  
Site plan by S.E. Minor & Co., Inc., dated January 24, 2022 and landscape plan  
by Artemis Landscape Architects, dated January 17, 2022.

I have reviewed the comprehensive response by the applicant and agree with much of what is presented. However, some points can benefit from further consideration.

1. With a redevelopment there is an opportunity to improve upon not just the structure, septic, and drainage, but also other property uses. In this case the extent of lawn reflects old values, when knowledge of impacts from fertilizers and pesticides were not fully appreciated, nor were the burdens of irrigation. The expansive lawn provides more area than is needed for outdoor activities. Further consideration should be given to what the family's needs truly are and reduce the amount of lawn in response to today's environmental realities.
2. Several mature trees will be compromised with the installation of the rain garden. These trees did not appear to be addressed in the arborist's report. The rain garden should be moved in a southerly direction into the existing lawn to allow the trees to remain. It is contradictory to cut mature trees, who provide stormwater services in managing quantity and quality issues, for the purpose of constructing a stormwater management feature.
3. Chain link or well-maintained construction fencing needs to be installed along the length of the driveway to prevent parking and materials storage. Both activities will compact the soil to the severe detriment of the trees slated to remain. Individual tree protection has proven insufficient in protecting against damage from parking. A specific area for parking should be established for no less than ten cars.

cc: Conservation Commission