



**Town of  
Greenwich  
Conservation Commission**

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*Patricia Sesto  
Director*

## **MEMORANDUM**

**TO:** Katie Deluca, Town Planner

**FROM:** Patricia Sesto, Director

**DATE:** April 8, 2022

**RE:** “35 Church Street,” Putnam Court, Church Street & Sherwood Place-  
PLPZ 2022 00047  
Plan Set by D'Andrea Surveying & Engineering, P.C. dated February 11. 2022

The plan proposed to demolish several buildings and construct a single apartment building. To the extent it is supported by the zoning, preservation of architectural resources, and the PoCD, infilling and redeveloping existing impervious areas has merit from a natural resource conservation perspective. However, this particular proposal takes the concept of infilling to an unsatisfactory extreme.

The parcels currently support some green space and several mature shade and ornamental trees. The footprint of the proposed building effectively consumes the entirety of the land allowing only for trees with columnar silhouettes. These non-native cultivars do not provide the same extent of habitat, shade, nor leaf area as native trees with appropriate silhouettes. There are native shade trees whose canopy is not wide spreading, such as pin oaks, that should be utilized.

Consumption of the property should be scaled back to provide better balance between hardscape and room for native shade trees. Each property in our more densely developed areas has to individually participate in supporting our essential urban forest. Not only does this proposal not own up to its responsibility, the building height and proximity to the property boundary will likely impact the health of surrounding off-site trees. If it has not already been provided, a building shadow study should be provided to assess probable threat to nearby trees and landscape.

Thank you for your consideration of our comments.