

Byram Neighborhood Association

Serving Byram Since 1982

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Margarita Alban, Chair
Planning and Zoning Commission
Greenwich Town Hall
101 Field Point Road
Greenwich, CT 06830

Dear Madame Chair,

I am writing to provide comments on the pre-application for the proposed Connecticut Natural Gas (CNG) facility at 112 South Water Street in Byram.

I am a longtime resident of Byram and currently the Chair of the Byram Neighborhood Association (BNA) Land-Use Committee. My comments are on behalf of the BNA. While the CNG proposal does not currently appear to meet the WB zone requirements, the BNA could support the proposed use if it incorporated reasonable modifications to bring it more in conformance with the intent of the WB-zone and with the longstanding desire of the Byram community for increased access to the Byram River waterfront.

The pre-application proposes to convert the current Ebb Tide Marina boat storage and service yard into a CNG office, warehouse and vehicle parking facility for servicing the utility's infrastructure in the Town of Greenwich as required by PURA. The sole water-related use would be retaining the existing private docks along the Byram River.

As the Commission is well aware, the WB-zone is an imperfect fit for the Byram River waterfront. The number of uses which meet the requirements of the WB-zone and which can be built in the AE Flood zone along South Water Street are quite limited. The CNG proposal is close enough that we'd like to find a way to make it work.

We think the following changes are necessary to make the proposed use work:

- Public access to the waterfront is most important. The site plan should be revised to incorporate at least a 15' wide river walk along the length of the property that connects with the existing river walk in the adjacent pocket park and provides access back to the road along the north side of the property.
- Parking for owners and guests of the boats docked along the waterfront needs to be on site. The limited parking in the adjacent pocket park is not meant for boaters.
- Flooding along South Water is now as much from storm deluges such as Ida, as from the river rising. The development needs to incorporate as many elements as possible to limit rain runoff, such as a rain garden, permeable pavement and deep rooted trees.

The following changes would make the proposed use fit better into the neighborhood:

- Replace the chain-link fencing along the street with something more attractive. We'd recommend something similar to the iron fencing surrounding the adjacent pumping station.
- The current owners have created a space along the street for a food truck that has become quite popular in the neighborhood. Carving out a similar space along the street to allow the food truck to remain would be well received by the neighbors. *more->*

April 25, 2022

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To Planning and Zoning Commission, April 25, 2022 Re: 112 South Water Street. *page 2*

As customers of CNG, we appreciate the need to locate this facility in Greenwich in order to be able to respond in a timely manner to emergencies in the community. With appropriate modifications, the BNA would welcome such a facility to the proposed South Water Street location.

The BNA would be happy to meet with the appropriate CNG staff to revise the current proposal such that it meets the needs of both CNG and the Byram community.

Thank you for your time and consideration.

Al Shehadi
Land Use Chair, BNA
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