

From: [LaRow, Patrick](#)
To: [Wetmore, John](#); [Christopher D Bristol \(CDB@gtlslaw.com\)](mailto:CDB@gtlslaw.com)
Cc: [Mangs, Peter](#); [Vargas, Madeline](#)
Subject: FW: Pre-app Public Comment
Date: Wednesday, February 22, 2023 10:32:02 AM
Attachments: [PnZ Pre-app Public Comment 2.pdf](#)

Public comment attached.

Patrick LaRow
Director, Planning and Zoning / Zoning Enforcement Coordinator / Town
Planner

From: Nancy Fantin <monicaroadapts@gmail.com>
Sent: Wednesday, February 22, 2023 10:17 AM
To: LaRow, Patrick <Patrick.LaRow@greenwichct.org>
Subject: Pre-app Public Comment

[EXTERNAL]

PLPZ 2023 00014
Pemberwick Road &
Glenville Street

Hi Patrick. Please see attached document for public comment to be reviewed and added to the pre-application record.

Thanks,
Nancy Fantin
76 Pemberwick Road a.k.a.
106 Monica Road
108 Monica Road

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MONICA ROAD APTS

February 22, 2023

Planning & Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

Re: PLPZ 2023 00014 / Pemberwick Road & Glenville Street

Commission Members,

I appreciate the work completed by the owners of The Mill to convert existing buildings but oppose new construction on this lot, on the river in a backcountry village center.

Green space is needed. Not more impervious surfaces and massive below-grade footprints. All the excavating and clear cutting, bit by bit, lot by lot, with all the new construction in the area, worsens the flooding for all of us downriver.

An addition of sixteen newly-constructed luxury rental units in a backcountry village center simply increases the unaffordable housing stock, increases traffic at a busy intersection, and increases runoff into the river. Not a good spot.

We need to preserve what little green space is left along the river, and the character of an old village center in backcountry. That lot is perfect as is, with a turn-of-the-century house and an open green. To me it has always had the look of a town or village green. The only thing missing is a gazebo or bandstand, and a couple benches.

I hope the owners of The Mill take this into consideration, to not expand their project.

Respectfully,

Nancy Fantin
76 Pemberwick Road a.k.a.
106/108 Monica Road