



Patricia Sesto
Director

**Town of
Greenwich
Conservation Commission**

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MEMORANDUM

TO: Bianca Dygert, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: March 28, 2023

RE: 265 BPA LLC/Valerie Burns, 265 Bruce Park Avenue, PLPZ 2023 00053
Site plan by Fairfield County Engineering, LLC, dated February 2, 2023 and
landscape plan by William Meredith dated March 23, 2023

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

1. The property is underlined with a shallow ledge outcropping within the northern section of the site. This shallow soil condition creates a real challenge for the storm water management. Currently storm water follows along the natural land contours and drains towards the street. Due to the shallow ledge the storm water infiltration at the site is limited.
2. To address the slope drainage entering from the north, the runoff will be captured and intercepted by a swale installed along the wall followed the edge of the rock formation. From the top of the ledge the flow will be conveyed via another swale towards the street drainage. The applicant should provide cross-section of this swales. The details should indicate how much fill will be added if any and/or ledge removed to model the channel. In addition, protective measures should be provided to prevent/minimize the impact on the root system of the existing trees and methods for stabilizing the area.
3. The proposed site redevelopment will double the size of the building footprint. The new permeable driveway and associated storm water reservoir is offered to alleviate the runoff generated by the increased impermeable area.
4. The proposed rock removal needed to expand the backyard area lacks details. How the cut will affect the trees growing along the edge? Would the root exposure caused by the swale and the new cut destabilize the trees hovering over the proposed residential building? How many trees would be lost?

5. The applicant should consider modeling the wall to closer reflect the shape of the ledge outcrop and minimize rock chipping. Also the tree preservation effort should be included in the final wall design.
6. It is recommended the proposed ledge removal be evaluated by an arborist in terms of the safety and survival of the affected trees. The new edge should be stabilized with native shrubs and/or small trees. The size of the plan material should fit the depth of the existing soil condition.
7. The proposed planting plan focuses on streetscape enhancement. Located along the entrance planting will provide limited habitat services and it would not address the proposed site disturbance. The plan should compensate for the loss of two dogwoods and a magnolia tree from the front of the existing residence. A native shade tree should be planted on the northern side of the new driveway. The proposed Kousa dogwood at the driveway entrance is not native and it should be replaced with native Flowering dogwood (*Cornus Florida*).

cc: Conservation Commission