



**Town of  
Greenwich  
Conservation Commission**

Town Hall – 101 Field Point Road - Greenwich, CT 06830  
Phone 203-622-6461 Fax 203-622-3795

## **MEMORANDUM**

To: Marisa Anastasio, Planner II

From: Aleksandra Moch, Environmental Analyst

Date: March 29, 2023

Re: As for Me and My House, LLC; 27 Richmond Drive, PLPZ 2023 00057  
Site survey by S.E. Minor & Co., Inc., dated October 7, 2023 and landscape plan by William Kenny Associates, dated February 3, 2023

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

1. The proposed two-lot subdivision offers no open space. A set-aside area would better balance the increase of hard surface associated with the second residence.
2. The site is located over a shallow ledge and within a limited space which provides challenge for this site development.
3. The proposed plan is well designed. The permeable driveway leads to the parking area which is situated over the deepest soil suitable for storm water detention and infiltration. The shallow soil in the back of the residence accommodates a small garden planted with native perennials. Ledge surface in this area will serve as a natural patio so the ground disturbance and paving is kept to the necessary minimum. Stepping stones designed to connect the different elements of the landscape will provide only a minimal intrusion of the hard surface and they will not interfere with the storm water infiltration. Invasive bamboo found within the eastern corner will be removed and the proposed root barrier keep the plant from spreading. The lawn area will be limited to the necessary minimum and the native flowering trees will be planted along the impervious surface to alleviate the negative effect of the heat island. Site grading will be limited to the front yard to accommodate the access.
4. The proposed site plan shows details of the lot 2 development. The plan fails to specify how Lot 1 would be improved. The existing building needs substantial renovation. The large, mostly evergreen trees located along the southwestern property line are shown to be maintained, but there is no provision made for them to be preserved. The applicant should consider to offer an easement to preserve these trees and compensate for the lack of open space. These trees once preserved will also minimize the negative effect caused by the loss of large trees along the southeastern property line and increased hard surface.



**LARGE EVERGREEN TREES  
RECOMMENDED TO BE PROTECTED**

Trees along the northwestern property line



**LARGE CEDAR TREES  
WILL BE REMOVED**

Trees along the southeastern property line

cc: Conservation Commission