



Town of
Greenwich
Conservation Commission

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

Patricia Sesto
Director

MEMORANDUM

To: Jacalyn Pruitt, Planner II

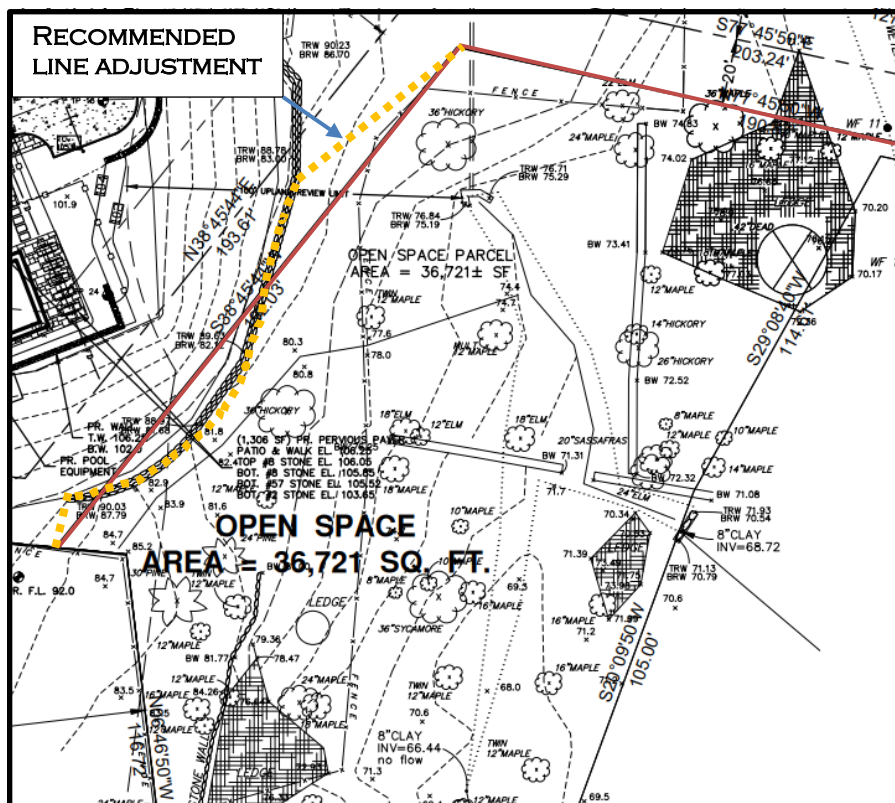
From: Aleksandra Moch, Environmental Analyst

Date: March 29, 2023 October 12, 2022

Re: Spencer Lampert, 137 Doubling Road, PLPZ 2023 00059
Site plan by Frangione Engineering, LLC dated March 1, 2023

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

1. The proposed open space area contains the most natural and environmentally valuable section of the property. The area is wooded and consists of a variety of environments including wetland, upland and rock outcrops. This natural area connects with another open space parcel located off-site to the southwest.



2. The northwestern boundary of the open space is set as a straight line which does not follow the natural features. It is recommended the boundary follow the existing stone wall which could be used as a demarcation. The wall also marks extend of the lawn which should be excluded from the protected open space. The recommended adjustment to the wall will also allow the future property owners to easier recognize the boundary and prevent feature encroachments.
3. The sloping eastern section of the land is maintained as a natural area. This area however had ben dominated by invasive species. *Ailanthus* found at the site is a host tree for the spreading Spotted lantern fly infestation. An invasive species removal plan should be developed to prevent the spread of the invasive species into the open space area.
4. The existing rock outcrops and slopes should be preserved and excluded from the development. Steep slopes are recognized as a natural resource in POCD. Rock outcrops are important landscape features which bring diversity to the New England landscape and enhance the wildlife microhabitat by offering cavities and space for basking.
5. The septic are proposed below the ledge outcrop will create unnecessary disturbance to the slope and the ledge outcrop. This system should be relocated over the existing level area of Lot C. This change may require lot line adjustments, reduce number of bedrooms or redesign of the layout to free more space.

cc: Conservation Commission