



Patricia Sesto  
Director

**Town of  
Greenwich  
Conservation Commission**  
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## MEMORANDUM

TO: Marisa Anastasio, Planner II

FROM: Aleksandra Moch, Environmental Analyst

DATE: March 28, 2023

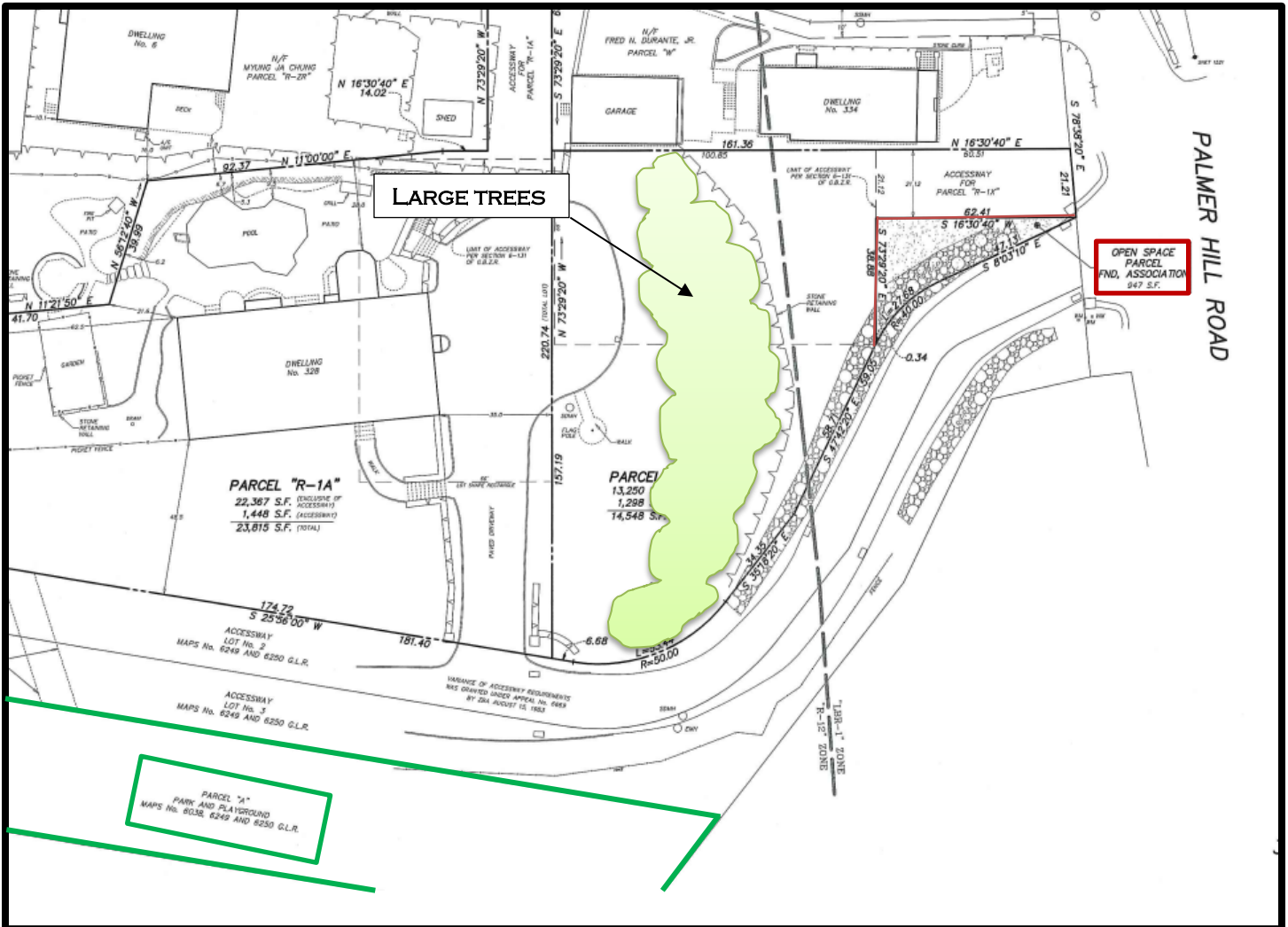
RE: Fred N. Durante, Jr., 328 Palmer Hill Road, PLPZ 2023 00038  
Site survey by Rocco V. D’Andrea, dated February 1, 2023.

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

1. The proposed two-lot subdivision will result in creation of a new lot. The new lot will be located over a steeply sloping terrain. The existing slope is improved and supported with boulder pavers and divided by an existing large retaining wall. The wall creates two different levels which provide additional hardship for the future lot development. Underlined with shallow ledge area will either need a substantial amount of fill or ledge removal to accommodate the future residence and associated infrastructure. This land manipulation may put additional stress on the open space area.



- The proposed open space parcel is situated within a narrow section of the site improved with boulder armored slope. This area offers very limited habitat values. Located between the access way and a future driveway, this isolated area has no connection to the existing to the east open space.



- The most environmentally valuable section of the property is located between the driveway and the stone retaining wall. This section is also the closest to the wooded open space located off-site. As shown on the picture below, the area sports mature spruces and a large sassafras. It is recommended the open space area is relocated to preserve a section of the tree stand.



Large trees growing above the retaining wall.

cc: Conservation Commission