

Anastasio, Marisa

From: Lilian Fong <greenwich8888@gmail.com>
Sent: Wednesday, April 19, 2023 8:31 PM
To: Anastasio, Marisa
Cc: LaRow, Patrick; Pruitt, Jacalyn; Hein, Richard
Subject: Re: Mike's 600 East Putnam Ave
Attachments: STATE OF CONNECTICUT_ right of way 600 E putnam.pdf; MO_ removal of pollinating meadow on state property L1.1 Planting Plan.pdf; TCO 600 East Putnam Ave memo 3-21-23.pdf; Mail Attachment.eml

[EXTERNAL]

Also attached is the State DOT letter referencing Storm drainage and traffic signal Equipment on the right of way/ excess state property. Note, part of the State property is managed by Melanie A. Fadoir and the smaller strip of grass that runs along the sidewalk along US 1 managed by Donald DeZenzo@ct.gov two different departments in the State of Ct. I have contact info for both of them, and they are open to discussion, but at the end of the day, my first choice will be to NOT plant a pollinating meadow along the US1.

Thank you.
Lilian

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Best,
Lilian

Lilian S. Fong, Broker
Park Allyn Realty Associates, Inc.
office 203-661-8888
cell 203-219-9987
fax 203-661-7509
www.parkallyn.com
greenwich8888@gmail.com

On Apr 19, 2023, at 8:13 PM, Lilian Fong <greenwich8888@gmail.com> wrote:

Hi Marisa-

Thank you for the copy of the TCO memo from P + Z. We now have the TCO for the grand opening of Mike's organic which is scheduled for April 29, 2023.

As for the pollinating garden in the right of way and the excess State property, I will reapply to ARC to ask the members to review our plantings and allow us to *remove the pollinating garden requirement. Is there a special form i need to fill out to do this?*

Currently, all plantings have been completed per Eric Raines drawings EXCEPT the pollinating garden. See attached revised Eric Raines Landscaping plan rev. 3_24_23 which removed the Pollinating meadow from the State DOT right of way, and excess property.

Note that we did plant a small 341 sq ft Pollinating meadow to the right of the driveway entrance.

To recap why we'd want to remove the pollinating garden as a requirement—several reasons:

- At first we had planned to purchase the the “ excess State property” and “ right of way” however we learned they are not for sale. See attached letter from the State Department of Transportation.
- Mike and I feel that the property is still beautiful aesthetically as it is currently planted.
- A pollinating garden would have to be a separate application to the State, where the property currently contains storm drainage and traffic signal equipment.
- A pollinating garden could give the appearance of being “unmaintained” for those who do not understand the nature of those plantings. Personally I feel that any meadow of this sort could be misperceived and may not be ideal along US1. Note we did plant a small pollinating garden to the right of the driveway entrance off River Road Ext.
- We were all so concerned on satisfying the Greenscape Committee (I am also cc- ing Richard Hein on this email) with the trees and perennials on the property owned by TPF Development/ leased by Mike’s organic, that we should have at that point asked ARC if we could eliminate the pollinating meadow on the State property.
- Thank you.

Best,
Lilian

Lilian S. Fong, Broker
Park Allyn Realty Associates, Inc.
office 203-661-8888
cell 203-219-9987
fax 203-661-7509
www.parkallyn.com
greenwich8888@gmail.com

On Apr 18, 2023, at 11:33 AM, Anastasio, Marisa <Marisa.Anastasio@greenwichct.org> wrote:

Hi Lilian,

Jackie let me know you were in need of a copy of the TCO memo from P+Z. I have attached a copy – you can print that out to present it to Zoning/Building (it doesn’t have to be the original copy). Regarding the final C of O, I have been in contact with members of the ARC and I think the next step, if you /Mike are not going to apply for the permit from the State, is to put you on an upcoming ARC meeting for the members to review the situation/ conditions.

As staff, my recommendation is to apply for the State permit to see if any planting and/or meadow condition is possible or not. I’ve spoken to Melanie and Dan from the State, and the conversations did not provide a definitive “no” to planting in the State land -- an application would need to be made and a decision issued, just like any other government agency review. As stated in Melanie’s

email dated 3/24/23, "Ms. Fong can apply for the permit process." The ARC meeting review may result in a similar decision/recommendation aka ARC telling you to apply to the State– but as staff, I cant sign off on a final CO as is, so the only way forward is reopening with the ARC for their review of the situation.

Thank you,
Marisa Anastasio, Senior Planner
Town of Greenwich Planning and Zoning
101 Field Point Road
Greenwich, CT 06830
Ph. 203-622-7894
Fax 203-861-6102

From: Lilian Fong <greenwich8888@gmail.com>
Sent: Tuesday, April 4, 2023 12:04 PM
To: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>
Subject: Desk

[EXTERNAL]

Hi Marisa I planned on coming to your desk duty before 12 but I am Arriving 12:10. Tuesday. Hope you.can still speak to me. Thanks so much.

Lilian Fong
Park Allyn Realty Associates, Inc.
203-219-9987

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860)594-2392

April 12, 2022

Ms. Lillian Fong
Park Allyn Realty Associates, Inc.
64 Lewis Street
Greenwich, Connecticut 06830

Dear Ms. Fong:

Subject: State Land – Greenwich – East Putnam Avenue & River Road Extension
File No.: 056-048-009B

This will inform you that the Department of Transportation (Department) has determined that the subject property cannot be released at this time. The property contains storm drainage and traffic signal equipment that must be retained for maintenance. The property may also be needed for future transportation projects related to U.S. Route 1.

If you have any questions on the anything outlined above, please contact me at the above noted telephone number, or through email: melanie.fadoir@ct.gov.

Very truly yours,

A handwritten signature in cursive script that reads "Melanie Fadoir".

Melanie A. Fadoir
Supervising Property Agent
Property Management Section
Division of Rights of Way

PATRICK LAROW, AICP
DIRECTOR PLANNING AND ZONING/ZONING
ENFORCEMENT COORDINATOR/TOWN PLANNER



TRACY KULIKOWSKI
Deputy Director Planning and Zoning/Assistant
Town Planner
MARISA ANASTASIO, Senior Planner
BIANCA DYGERT, Planner II
JACALYN PRUITT, Planner II
LINDA PINA-BUZZEO, Planner I
DAN CLARK, GIS Planning Analyst
PETER MANGS, Systems and Compliance
Specialist
DOREEN CARROLL-ANDREWS, Applications
Coordinator
CRYSTAL BERRY, Housing Specialist

PLANNING AND ZONING - LAND USE DEPARTMENT
MEMORANDUM

TO: Jodi Couture, Zoning Enforcement Officer

FROM: Patrick LaRow, Director, Planning & Zoning / Town Planner *P. LaRow*
Marisa Anastasio, Senior Planner *MA*

DATE: March 21, 2023

RE: Ok for Temporary **certificate of occupancy**
600 East Putnam Avenue, Mike's Organic
PLPZ 202200080; Admin Coastal Site Plan
Zone: LB

PROJECT: Additions and renovations to the existing commercial building and parking area, new walk-in storage building, lighting, landscaping, fencing, retaining wall, walkways, new HVAC units and storm water management.

P+Z has no objection to the issuance of a Temporary Certificate of Occupancy for Mike's Organic subject to the following:

1. All conditions of the P+Z Commission Decision under PLPZ202200080 and ARC Exterior Alteration and Signage PLPZ 202200079 and 539 remain in place for issuance of a final Certificate of Occupancy – see requirements under Prior to Final C.O.
2. Applicant will work with State of CT regarding the grassed area between ~~West~~ ^{East} Putnam Avenue and the subject property. If permitted, wildflower pollinator meadow mix will be planted here and mowed only enough to maintain a meadow condition. If such landscaping request is denied by the State, the applicant shall submit this in writing to P+Z.
3. Any changes to the plan shall be submitted to P+Z for further review.

PRIOR TO FINAL C.O.:

The following documentation shall be submitted in pdf and hard copy format (pdfs can be emailed to Marisa.Anastasio@greenwichct.org and one hard copy to be submitted to the P+Z office) for review of final Certificate of Occupancy:

1. Applicant will work with State of CT regarding the grassed area between ~~West~~ ^{East} Putnam Avenue and the subject property. If permitted, wildflower pollinator meadow mix will be planted here and mowed only enough to maintain a meadow condition. If such landscaping request is denied by the State, the applicant shall submit this in writing to P+Z.

Plans:

As Built Improvement Location Survey prepared by Redniss and Mead, Inc. dated 2-16-23

Landscaping Plan prepared by Eric Rains Landscape Architecture LLC, dated 6-10-22

Anastasio, Marisa

From: Fadoir, Melanie A. <Melanie.Fadoir@ct.gov>
Sent: Friday, March 24, 2023 3:59 PM
To: Pruitt, Jacalyn; Lilian Fong
Cc: Anastasio, Marisa; DeZenko, Donald M.
Subject: RE: 600 E Putnam

[EXTERNAL]

Jacalyn- Ms. Fong can apply for the permit process, but it does not seem like there is an interest in planting this "meadow" any longer. Thank you

From: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>
Sent: Friday, March 24, 2023 2:21 PM
To: Fadoir, Melanie A. <Melanie.Fadoir@ct.gov>; Lilian Fong <greenwich8888@gmail.com>
Cc: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>; DeZenko, Donald M. <Donald.DeZenko@ct.gov>
Subject: RE: 600 E Putnam

You don't often get email from jacalyn.pruitt@greenwichct.org. [Learn why this is important](#)

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thank you for explaining. We are not asking Ms. Fong to purchase the land, but to obtain an encroachment permit to install and maintain a meadow on State owned land. We understand sightlines are a concern, and the idea is that whatever would be done would not interfere with sightlines. In general we understand less mowing to be one of the many assets of a meadow as it keeps down maintenance costs.

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning

From: Fadoir, Melanie A. <Melanie.Fadoir@ct.gov>
Sent: Friday, March 24, 2023 1:59 PM
To: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>; Lilian Fong <greenwich8888@gmail.com>
Cc: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>; DeZenko, Donald M. <Donald.DeZenko@ct.gov>
Subject: RE: 600 E Putnam

[EXTERNAL]

Jacalyn- I have been in discussions with Ms. Fong, and she was trying to purchase an area of land that we own adjacent to this property. The property is encumbered with drainage and traffic signalization boxes, and at this point we have not made a full determination as to whether we could sell it, but it is looking improbable at this point. A bee pollinator within the right of way does not seem like it would be the best location for that as it would require no mowing and could create a site line issue and obstruct sidewalk and possibly the site line of ingress/egress to the Post Road. The District who handles the "right of way" has also been in conversation with Ms. Fong. I work for Division of Rights of Way that handles the leasing and disposition of State property. Thank you. Melanie

From: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>
Sent: Friday, March 24, 2023 1:54 PM
To: Lilian Fong <greenwich8888@gmail.com>; Fadoir, Melanie A. <Melanie.Fadoir@ct.gov>
Cc: Anastasio, Marisa <Marisa.Anastasio@greenwichct.org>
Subject: RE: 600 E Putnam

You don't often get email from jacalyn.pruitt@greenwichct.org. [Learn why this is important](#)

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello Ms. Fadoir – The owners / tenants of 600 East Putnam Avenue in Greenwich are inquiring about getting an encroachment permit to install and maintain a meadow on the State owned right-of-way areas that are adjacent to their property. Can you please help direct the property owner, Ms. Lillian Fong, on to how to achieve this? Thank you very much!

Jacalyn Pruitt, Planner II
Town of Greenwich Planning & Zoning

From: Lilian Fong <greenwich8888@gmail.com>
Sent: Friday, March 24, 2023 9:33 AM
To: Pruitt, Jacalyn <jacalyn.pruitt@greenwichct.org>; Melanie A. Fadoir <melanie.fadoir@ct.gov>
Subject: 600 E Putnam

[EXTERNAL]

*Hi Jackie - please find below the contact for the Ct dot.
Melanie Fadoir is the agent that can speak to you Re the right of way and excess state property along e putnam ave. I also have her in this email if you want to do a reply all she can set up a time to call you to discuss the pollinating meadow. Thank you.*

Melanie A. Fadoir
Supervising Property Agent
Property Management Section
Division of Rights of Way
Connecticut Department of Transportation
Newington Headquarters | 2800 Berlin Turnpike | Newington, Ct
06131
Telephone No. (860)594-2392

Lilian Fong
Park Allyn Realty Associates, Inc.
203-219-9987

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.

CAUTION: This email originated from outside the Town email system. Do not click links or open attachments unless you have verified the sender and know the content is safe.