



Site Planning  
Civil Engineering  
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July 7, 2020

Mrs. Cindy Tyminski, AICP  
Deputy Director Planning & Zoning Department  
Town of Westport  
10 Myrtle Ave  
Westport, CT 06880

RE: JMC Project 15137  
Greens Farms Plaza  
1460 Post Road East  
Westport, CT 06880

**Tree Board Meeting Comment Response**

Dear Mrs. Tyminski,

We are pleased to submit the following drawings which have been revised based the comments received during the Tree Committee meeting that took place via Zoom on June 2<sup>nd</sup> 2020 for the above noted project. Comments received during the meeting per our notes taken during the meeting are provided below in *italics* and are followed by the applicant's responses in **bold** text.

Comment No. 1

*Provide 2 columnar trees in the patio area*

**Response No. 1**

**As discussed with the Tree Committee, a high-water table exists in this location. Accordingly, planting trees in saturated soil would result in failure due to the tree roots being submerged in water. As an alternative, we have proposed planting (2) columnar trees (Ginko biloba Gold Spires) in 3' x 3' x 3' planters on opposite ends of the existing gas meters to provide relief to the building façade and to help screen the meters. Another consideration for a columnar tree in the planters would be an evergreen columnar tree such as Taylor Juniper.**

Comment No. 2

*Remove 3 white Pine trees located in the South-west corner of the property and replace with one additional Green Giant Arborvitae*

**Response No. 2**

**The revised plan reflects the requested removal of the (3) existing white pine trees in the southwest corner of the property and the proposed installation of (1) additional Green Giant Arborviate.**

Comment No. 3

*Fix Gates on Existing Dumpsters on the South-east corner.*

**Response No. 3**

**Our client has installed new fencing in the dumpster area and installed arborvitaes in the corner as well to help screen the enclosure from the neighbors. Please see photo below. Our client has also noted they have repaired the gates in this dumpster area on numerous occasions, only to finally decide to remove the gates due to constant repair and maintenance. Based on this ongoing maintenance issue, the applicant respectfully requests that the Committee not require gates be installed in this location.**





Comment No. 4

*Provide 2 trees on south side parking lot where painted striped areas exist.*

**Response No. 4**

**We investigated accommodating this request. We prepared a truck turning analysis which demonstrates any proposed trees in the requested locations would interfere with the truck maneuvering operations. The enclosed drawings include a truck turning analysis which demonstrates the conflict. Therefore, the applicant respectfully requests the Tree Committee not require trees be planted in this area as they will either impede movements of trucks or have their canopies damaged by trucks maneuvering in their vicinity.**

Comment No. 5

*Provide 2 trees on property frontage on DOT right-of-way*

**Response No. 5**

**We reviewed this request and have determined that installing (2) trees in the ROW would further impede sight distance on both site driveways creating a safety issues and therefore have recommended to our client that they should not install trees in the ROW. The overhead wires limit the species choices to small lower branching trees which only exacerbates sight safety concerns. Therefore, the applicant requests the Tree Committee not require additional trees along the site's frontage.**





**Comment No. 6**

*Dumpsters in the middle of the site are not recalled by Tree Board to previously have existed.*

**Response No. 6**

**As discussed with the Tree Committee, these dumpsters have existed at the site for quite some time. We have enclosed copies of several documents that demonstrate the trash enclosures were not recently installed:**

- 1. Copy of a record 2002 survey which indicates the dumpsters in this location**
- 2. Copy of 2016 Survey indicating dumpsters in this location**
- 3. Copy of approved site plans and approval resolution citing such site plans from 2018**

**However, after speaking with the applicant we have determined the fencing around these dumpsters has been recently replaced which likely led to the confusion as to whether the dumpsters are new or not.**

Comment No. 7

*Container on South-east Corner of the site must obtain site plan approval to remain as storage*

**Response No. 7**

**The container on the corner belongs to one the center's tenants for seasonal storage. The applicant has notified the tenant that the container needs to be removed and/or they need apply for site plan approval for the container or similar storage structure.**

We believe the responses above along with the revised plans addresses your comments from our Tree Committee meeting. We respectfully request be placed on the next Committee meeting agenda.

In the interim, please do not hesitate to contact us should you have any questions.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Juan Yepes  
Project Manager

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