

Memo to: Warwick Planning Board, Warwick Planning Department
From: Warwick Land Trust
Date: March 12, 2024
Re: Abandonment of Flora Street, Safe Harbor Marina Plan

The comments provided by the Warwick Land Trust regarding the original Safe Harbor Marina Proposal are copied here. Below you will find additional comments based on the revised plan.

(Original Comments)

Abandonment of Flora Street (Unimproved)

The Warwick Land Trust reviewed the information provided regarding the proposed abandonment of Flora Street at its October 26, 2023 meeting and offers the following comments and recommendations.

Factors considered and discussed by the Land Trust

- Coastal and wetland buffer preservation, floodplain location, water quality and stormwater management benefits of preserving forested area.
- Air quality and temperature moderation of the forested area on the adjoining neighborhood.
- Storm surge and coastal hazard mitigation benefits of forested buffer area for the adjoining neighborhood.
- Considerable commercial operations encroaching on residential properties and City street.
- Need to abide by the CRMC Greenwich Bay SAMP as well as federal and state environmental and coastal buffer regulations.

Warwick Land Trust Recommendation:

- Limited Partial abandonment of Flora Street to section within current boat storage area
- Designate as Open Space:
 - Remainder of Flora Street with restoration of disturbed areas
 - AP 359 Lots 297 - 303
 - AP 359 Lot 555 - most sensitive portions.

Additional Comments:

1) The creation of the proposed conservation easement is a significant improvement by the applicant to the original proposal. The WLT continues to recommend the inclusion of AP 359 Lots 297 – 303 in the proposed conservation easement in order to protect the mature trees and vegetation in these lots. The benefits include:

- Improved stormwater management, air quality and temperature moderation, and the storm surge and coastal hazard mitigation benefits noted above
- Maintenance of an important screen and buffer between commercial activities and adjoining neighborhood

2) Preserve the future integrity of the proposed conservation easement by relocating the City easement for future utilities including sewer and water to an area within the proposed commercial area with access to Wharf Road rather than Glencoe Road.

Thank you for your consideration.