

1. Tentative Agenda

Documents:

[T-01-08-19 - FINAL.PDF](#)

2. Final Agenda

Documents:

[F-01-08-19.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 01-08-19 - REVISED.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

January 8, 2019
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Kathleen & Thomas Fleming and Turner Drive Property, LLC;** application PLPZ 2018 00544 for a final subdivision to confirm the existence of two separate properties at 21 Calhoun Drive & 0 Turner Drive, and adjust the common property line and transfer 4,713 sq. ft. of land from 21 Calhoun Drive to 0 Turner Drive. The subject properties are located in the RA-1 zone. *(Staff: MA) (Must decide by 1/25/2019) (Maximum extension available to 3/26/2019)*
2. **Lucia & Tommaso LaRocca;** application PLPZ 2018 00536 for a final site plan, to designate unit “A”, the existing one-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 1/24/2019) (Maximum extension to decide is available to 3/30/2019)*
3. **Salon Greenwich;** application PLPZ 2018 00535 for a final site plan to establish a new salon (personal service) use within the current building and seek a waiver of parking per Sec. 6-158(b) on a 0.824-acres property located at 100 Melrose Avenue in the GBO zone. *(Staff: JP) (Must decide by 1/24/2019) (Maximum extension available to 3/30/2019)*
4. **David & Alicia Collier;** application PLPZ 2018 00487 for a preliminary coastal subdivision to subdivide a 22,545 sq. ft. property located at 370 Sound Beach Avenue in the R-12 zone into two (2) lots, with no open space, where the parcel to front onto South Beach Avenue would be 14,172 sq. ft. and the parcel to front onto Lincoln Avenue would be 8,404 sq. ft., the Lincoln Avenue parcel would not meet the minimum lot area required in the R-12 zone and thus a variance request to the PZBA is also being requested. *(Staff: MA) (Must decide by 2/16/2019) (Maximum extension granted)*

5. **The Greenwich Academy, Inc.;** application PLPZ 2018 00494 for a final subdivision to consolidate 96 and 100 Maple Avenue into one parcel to support development of the lot proposed under Application PLPZ 2018 00495 and 496. The subject properties are within the R-20 and R-20-HO zones. *(Staff: MA) (Must decide by 1/9/2019) (Maximum extension available to 2/3/2019) (Postponed at the 12/18/2018 meeting)*

PUBLIC HEARING 7:15 PM

6. **Greenwich Academy, Inc.;** applications PLPZ 2018 00495 and PLPZ 2018 00496, for a final site plan and special permit, to consolidate two parcels and adaptively reuse the historic building located at 96 Maple Avenue from a multi-family use to a mixed-use of educational use, to be known as the “Cowan Center”, and three (3) residential units for Greenwich academy's faculty and staff, and make related exterior modifications, site and stormwater improvements on properties located at 96 and 100 Maple Avenue in the R-20 and R-20-HO zones. *(Staff: MA) (Must open by 1/9/2019) (Maximum extension to open available to 3/9/2019) (Postponed at the 12/18/2018 meeting)*
7. **Greenwich Hospital and RFK Enterprises, Inc.;** applications PLPZ 2018 00446 and PLPZ 2018 00447, for a final coastal site plan and special permit, for a change of use and amendment of condition #4 of site plan / special permit approval PLPZ 2012 00354/355, and revert the entire first floor back from general office to medical office use for five (5) doctors, as previously approved under FSP #2892 and SP #2893 on a 49,546 square feet property located at 35 River Road in the WB zone. *(Staff: BD) (Must close by 1/8/2019) (Extension to closed granted to 1/8/19. Maximum extension to closed available to 2/16/2019) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)*
8. **Round Hill Club, Inc.;** applications PLPZ 2018 00508 and PLPZ 2018 00509, for a final site plan and special permit, to demolish the existing pool and replace it in the same general area with a new six-lane pool and an adjacent “learn to swim” area, demolish the existing snack bar, and construct a two-story addition to the main clubhouse which would provide: a new outdoor terrace and snack bar kitchen; and expand the ladies locker area with associated site and infrastructure improvements on a 223+/- acres property located at 33 Round Hill Club Road in the RA-2 zone. *(Staff: SB) (Must open by 1/12/2019) (Maximum extension to open available to 3/18/2019)*

9. **366 West Putnam Managers LLC & 30 Columbus Avenue Managers, LLC and Lincoln of Greenwich;** for a final site plan and special permit, PLPZ 2018 00421 and PLPZ 2018 00422, to demolish the existing building and construct a new two-story automotive showroom with detail bays and service drop-off area on property located at 366 West Putnam Avenue and 0 Columbus Avenue in the GB zone. (Staff: MA) (**Must close by 1/9/2019**) (Extension to close granted to 1/9/2018. Maximum extension to close available to 2/16/2019) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)

10. **UB Greenwich I LLC owners of 393 and 409 East Putnam Avenue, Cos Cob in the LB zone;** application PLPZ 2018 00518, for a Zoning Text Amendment, to modify the language of Sec. 6-103(G) pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, as follows:
(Language in **Bold** to be added, language in [Brackets] to be removed) (Staff: JP) (**Must open by 1/24/2019**) (Maximum extension to open available to 3/30/2019)

“Within existing buildings in the LBR-1 Zone **and LBR-2 Zone**, the following uses are permitted:
Fitness Clubs; Group Fitness Centers/Gyms; Day-Care Centers;
Walk-in Medical Clinics; Sales Agencies of Real Estate or
Insurance; Art Galleries; and Schools, both profit and non-profit. If the School use requires student drop-off, then a special permit application is required.”

11. **Parker Stacy;** applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final coastal site plan and special permit, to request Special Permit approval for a Resident Medical Professional Office and operate a counseling practice which provides individual and group psychological counseling on a 25,003 sq. ft. property located at 1 Kinsman Lane in the R-12 zone. (Staff: BD) (**Must open by 2/7/2019**) (Maximum extension to open available to 4/13/2019)

12. **Sasha Vincent of Sashagroup, LLC;** applications PLPZ 2018 00407 and PLPZ 2018 00408, for a final site plan and special permit, to construct a new mixed use building with retail space on the first floor and one (1) two-level apartment that would occupy a portion of the first floor and all of the second floor, on a 12,319 sq. ft. property located at 300 Valley Road in the LBR-zone. (Staff: SB) (**Must open by 1/19/2019**) (Maximum extension to open granted) (Postponed by Applicant at the 10/9/2018, 10/30/2018 and 11/8/18 meetings)

13. **Joel Paul Berger**; applications PLPZ 2018 00436 and PLPZ 2018 00437, for a final site plan and special permit, to expand a restaurant (The Old Greenwich Social Club) into an adjacent retail space and add 15 new dining seats on a 29, 516 square feet property located at 146-148 Sound Beach Avenue in the LBR-2 zone. *(Staff: BD) (Must decide by 2/28/2019) (Maximum extension to decide granted) (Continued from the 11/20/2018 meeting) (Seated: Hardman [for vacant seat], Alba, Levy, Fox, and Macri)*

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

- a. **GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant**; application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Continued from the 11/8/2018 and 12/4/2018 meetings. Closed at the 12/18/2018 meeting) (Seated at the 11/8/2018 meeting: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri). (Seated at the 12/4/2018 meeting: Goss [for vacated seat], Alban, Levy, Yeskey [for Fox], and Macri). (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).*
- b. **GFC Havemeyer, LLC, GFC, LLC, record owners, and Chabad Lubavitch of Greenwich, applicant**; applications PLPZ 2018 00325 and PLPZ 2018 00326, for a final site plan and special permit, to: construct a new 20,913 sq. ft. Synagogue, with a pre-school; reduce the size of the existing Armory Building from approximately 11,857 sq. ft. to 6,211 sq. ft. with the front portion and façade on Mason Street being preserved; construct a two-story parking garage behind the existing Armory Building, which would connect to the lower level of the existing Richard's parking garage; and install a rooftop playground space on property located at 226 and 230 Mason Street, and 16 Havemeyer Place in the CGB zone. *(Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Continued from the 11/8/2018 and 12/4/2018 meetings. Closed at the 12/18/2018 meeting) (Seated at the 11/8/2018 meeting: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri). (Seated at the 12/4/2018 meeting: Goss [for vacated seat], Alban, Levy, Yeskey [for Fox], and Macri). (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).*

- c. **Greenwich 105 Prospect LLC**; applications PLPZ 2018 00454 and PLPZ 2018 00455, for a final site plan and special permit, to convert the building from an emergency youth shelter to a mixed-use office building with office use on the lower and first floor and residential use on the second floor, make improvements to the site, including an new first floor deck, an ADA compliant lift from the parking lot to the first floor and enclosure of the front porch and combined into the front entry vestibule on a 5,808 square feet property located at 105 Prospect Street in the GB zone. (Staff: MA) (Must close by 2/21/2019) (Maximum extension to close available to 4/27/2019) (Continued from the 12/4/2018 meeting. Closed at the 12/18/2018 meeting) (Seated: Yeskey [for vacant seat], Alban, Levy, Goss [for Fox], and Macri) (Seated at the 12/18/2018 meeting Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

16. **APPROVAL OF MINUTES:**

December 18, 2018

17. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
b. Other items as may properly come before the Commission.

**APPLICATIONS HEARD PREVIOUSLY
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

Planning and Zoning Staff; application PLPZ 2018 00308, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations as they relate to the Waterfront Business Zone (WB). A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27> (Staff: KD) (Continued from the 8/7/2018 and 11/20/2018 meetings) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

500 WPA LLC, and Putnam 600 Acquisition LLC; applications PLPZ 2018 00483 and PLPZ 2018 00484, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as

defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on properties located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 1/22/2019) (Maximum extension to close available to 3/28/2019) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

585 West Putnam LLC and Putnam 600 Acquisition LLC; applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 1/22/2019) (Maximum extension to open available to 3/9/2019) (Postponed at the 12/4/2018 meeting) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC; application PLPZ 2018 00479 for a final subdivision where 581 and 585 West Putnam Avenue would merge into one parcel and the common lot line between 581 / 585 West Putnam Avenue and 51 Weaver Street would be revised where 51 Weaver street would transfer 2,110 sq. ft. to 581 / 585 West Putnam Avenue and 1,836 sq. ft. would be transferred to 51 Weaver Street the result of which would increase the lot size of 581 / 585 West Putnam Avenue by 274 sq. ft. 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue are all within the GBO zone. *(Staff: PL) (Must decide by 2/28/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

Office Park LLC; application PLPZ 2018 00480 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must close by 1/22/2019) (Maximum extension available to 3/9/2019) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

Office Park LLC; application PLPZ 2018 00481 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. *(Staff: PL) (Must close by 1/22/2019) (Maximum extension available to 3/9/2019) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

Office Park LLC; application PLPZ 2018 00482 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. *(Staff: PL) (Must close by 1/22/2019) (Maximum extension available to 3/9/2019) (Continued from the 12/18/2018 meeting) (Seated: Hartman [for vacant seat], Alban, Levy, Fox, and Macri)*

Berkley Insurance Company; application PLPZ 2018 00489 for a final coastal site plan to amend a prior approval's condition that required the entrance ramp to/from Davenport Avenue to be used for "emergency ingress/egress" only and is now requesting that said ramp be permitted to be used, on an intermittent basis depending on the activity along Museum Drive for the 126,867 sq. ft. property located at 475 Steamboat Road in the GB zone. *(Staff: SB) (Must decide by 1/22/2019) (Maximum extension to decide available to 3/9/2019) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

John Margenot; application PLPZ 2018 00476 for a final coastal site plan to construct additions and make renovations to an existing two-family home located on the east side of Davenport Avenue on a 9,443 sq. ft. property located at 29 Davenport Avenue the R-6 zone. *(Staff: BD) (Must decide by 1/23/2019) (Extension to decide granted to 1/23/19. Maximum extension to decide available to 3/9/2019) (Postponed at the 12/18/2018 meeting)*

START: _____
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2. **Lucia & Tommaso LaRocca;** application PLPZ 2018 00536 for a final site plan, to designate unit “A”, the existing one-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 1/24/2019) (Maximum extension to decide is available to 3/30/2019) (Page Number: 132)*
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5. **The Greenwich Academy, Inc.;** application PLPZ 2018 00494 for a final subdivision to consolidate 96 and 100 Maple Avenue into one parcel to support development of the lot proposed under Application PLPZ 2018 00495 and 496. The subject properties are within the R-20 and R-20-HO zones. *(Staff: MA) (Must decide by 1/9/2019) (Maximum extension available to 2/3/2019) (Postponed at the 12/18/2018 meeting) (Page Number: 251)*

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Applications PLPZ 2018 00446 and PLPZ 2018 00447 have been WITHDRAWN

8. **Round Hill Club, Inc.;** applications PLPZ 2018 00508 and PLPZ 2018 00509, for a final site plan and special permit, to demolish the existing pool and replace it in the same general area with a new six-lane pool and an adjacent “learn to swim” area, demolish the existing snack bar, and construct a two-story addition to the main clubhouse which would provide: a new outdoor terrace and snack bar kitchen; and expand the ladies locker area with associated site and infrastructure improvements on a 223+/- acres property located at 33 Round Hill Club Road in the RA-2 zone. *(Staff: PL) (Must open by 1/12/2019) (Maximum extension to open available to 3/18/2019) (Page Number: 563)*

9. **366 West Putnam Managers LLC & 30 Columbus Avenue Managers, LLC and Lincoln of Greenwich;** for a final site plan and special permit, PLPZ 2018 00421 and PLPZ 2018 00422, to demolish the existing building and construct a new two-story automotive showroom with detail bays and service drop-off area on property located at 366 West Putnam Avenue and 0 Columbus Avenue in the GB zone. (Staff: MA) (**Must close by 1/9/2019**) (Extension to close granted to 1/9/2018. Maximum extension to close available to 2/16/2019) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri) (Page Number: 660)

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(Language in **Bold** to be added, language in [Brackets] to be removed) (Staff: JP) (Must open by 1/24/2019) (Maximum extension to open available to 3/30/2019) (Page Number: 786)

“Within existing buildings in the LBR-1 Zone **and LBR-2 Zone**, the following uses are permitted:
Fitness Clubs; Group Fitness Centers/Gyms; Day-Care Centers; Walk-in Medical Clinics; Sales Agencies of Real Estate or Insurance; Art Galleries; and Schools, both profit and non-profit. If the School use requires student drop-off, then a special permit application is required.”

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13. **Joel Paul Berger**; applications PLPZ 2018 00436 and PLPZ 2018 00437, for a final site plan and special permit, to expand a restaurant (The Old Greenwich Social Club) into an adjacent retail space and add 15 new dining seats on a 29, 516 square feet property located at 146-148 Sound Beach Avenue in the LBR-2 zone. *(Staff: BD) (Must decide by 2/28/2019) (Maximum extension to decide granted) (Continued from the 11/20/2018 meeting) (Seated: Hardman [for vacant seat], Alba, Levy, Fox, and Macri) (Page Number: 899)*

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

- a. Planning and Zoning Commission **Fee Schedule for 2019**

15. **DECISION ITEMS:**

- a. **GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant**; application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Continued from the 11/8/2018 and 12/4/2018 meetings. Closed at the 12/18/2018 meeting) (Seated at the 11/8/2018 meeting: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri). (Seated at the 12/4/2018 meeting: Goss [for vacated seat], Alban, Levy, Yeskey [for Fox], and Macri). (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).*
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16. **APPROVAL OF MINUTES:**

December 18, 2018

17. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
- b. Other items as may properly come before the Commission.

**APPLICATIONS HEARD PREVIOUSLY
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

Planning and Zoning Staff; application PLPZ 2018 00308, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations as they relate to the Waterfront Business Zone (WB). A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27> *(Staff: KD) (Continued from the 8/7/2018 and 11/20/2018 meetings) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

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proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on properties located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 1/22/2019) (Maximum extension to close available to 3/28/2019) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

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Berkley Insurance Company; application PLPZ 2018 00489 for a final coastal site plan to amend a prior approval's condition that required the entrance ramp to/from Davenport Avenue to be used for "emergency ingress/egress" only and is now requesting that said ramp be permitted to be used, on an intermittent basis depending on the activity along Museum Drive for the 126,867 sq. ft. property located at 475 Steamboat Road in the GB zone. *(Staff: SB) (Must decide by 1/22/2019) (Maximum extension to decide available to 3/9/2019) (Continued from the 12/18/2018 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

John Margenot; application PLPZ 2018 00476 for a final coastal site plan to construct additions and make renovations to an existing two-family home located on the east side of Davenport Avenue on a 9,443 sq. ft. property located at 29 Davenport Avenue the R-6 zone. *(Staff: BD) (Must decide by 1/23/2019) (Extension to decide granted to 1/23/19. Maximum extension to decide available to 3/9/2019) (Postponed at the 12/18/2018 meeting)*

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
January 8, 2019
ACTION AGENDA - REVISED
WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Peter Levy, Andy Fox, and Nicholas Macri

Alternate Members Present: Dennis Yeskey, Victoria Goss (seated for vacant seat), and Dave Hardman

Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Mr. Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **Kathleen & Thomas Fleming and Turner Drive Property, LLC**; application PLPZ 2018 00544 for a final subdivision to confirm the existence of two separate properties at 21 Calhoun Drive & 0 Turner Drive, and adjust the common property line and transfer 4,713 sq. ft. of land from 21 Calhoun Drive to 0 Turner Drive. The subject properties are located in the RA-1 zone. (Staff: MA) (Must decide by 1/25/2019) (Maximum extension available to 3/26/2019) (Page Number: 10)

Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Levy

Voting in favor: Goss (*for vacant seat*), Alban, Levy, Fox, and Macri
5-0

2. **Lucia & Tommaso LaRocca**; application PLPZ 2018 00536 for a final site plan, to designate unit "A", the existing one-bedroom basement apartment, as a "set-aside development" pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town's Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. (Staff: PL) (Must decide by 1/24/2019) (Maximum extension to decide is available to 3/30/2019) (Page Number: 132)

Left Open – Extension granted to February 6, 2019

3. **Salon Greenwich;** application PLPZ 2018 00535 for a final site plan to establish a new salon (personal service) use within the current building and seek a waiver of parking per Sec. 6-158(b) on a 0.824-acres property located at 100 Melrose Avenue in the GBO zone. *(Staff: JP) (Must decide by 1/24/2019) (Maximum extension available to 3/30/2019) (Page Number: 156)*

Postponed by Applicant

4. **David & Alicia Collier;** application PLPZ 2018 00487 for a preliminary coastal subdivision to subdivide a 22,545 sq. ft. property located at 370 Sound Beach Avenue in the R-12 zone into two (2) lots, with no open space, where the parcel to front onto South Beach Avenue would be 14,172 sq. ft. and the parcel to front onto Lincoln Avenue would be 8,404 sq. ft., the Lincoln Avenue parcel would not meet the minimum lot area required in the R-12 zone and thus a variance request to the PZBA is also being requested. *(Staff: MA) (Must decide by 2/16/2019) (Maximum extension granted) (Page Number: 181)*

Left Open

5. **The Greenwich Academy, Inc.;** application PLPZ 2018 00494 for a final subdivision to consolidate 96 and 100 Maple Avenue into one parcel to support development of the lot proposed under Application PLPZ 2018 00495 and 496. The subject properties are within the R-20 and R-20-HO zones. *(Staff: MA) (Must decide by 1/9/2019) (Maximum extension available to 2/3/2019) (Postponed at the 12/18/2018 meeting) (Page Number: 251)*

Left Open – Extension granted to January 22, 2019
Fox recused (Yeskey seated for Fox)

PUBLIC HEARING 7:15 PM

6. **Greenwich Academy, Inc.;** applications PLPZ 2018 00495 and PLPZ 2018 00496, for a final site plan and special permit, to consolidate two parcels and adaptively reuse the historic building located at 96 Maple Avenue from a multi-family use to a mixed-use of educational use, to be known as the “Cowan Center”, and three (3) residential units for Greenwich academy's faculty and staff, and make related exterior modifications, site and stormwater improvements on properties located at 96 and 100 Maple Avenue in the R-20 and R-20-HO zones. *(Staff: MA) (Must open by 1/9/2019) (Maximum extension to open available to 3/9/2019) (Postponed at the 12/18/2018 meeting) (Page Number: 310)*

Left Open
Fox recused (Yeskey seated for Fox)

7. **Greenwich Hospital and RFK Enterprises, Inc.;** applications PLPZ 2018 00446 and PLPZ 2018 00447, for a final coastal site plan and special permit, for a change of use and amendment of condition #4 of site plan / special permit approval PLPZ 2012 00354/355, and revert the entire first floor back from general office to medical office use for five (5) doctors, as previously approved under FSP #2892 and SP #2893 on a 49,546 square feet property located at 35 River Road in the WB zone. (Staff: BD) (**Must close by 1/8/2019**) (**Extension to closed granted to 1/8/19**. Maximum extension to closed available to 2/16/2019) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri))

Withdrawn

8. **Round Hill Club, Inc.;** applications PLPZ 2018 00508 and PLPZ 2018 00509, for a final site plan and special permit, to demolish the existing pool and replace it in the same general area with a new six-lane pool and an adjacent “learn to swim” area, demolish the existing snack bar, and construct a two-story addition to the main clubhouse which would provide: a new outdoor terrace and snack bar kitchen; and expand the ladies locker area with associated site and infrastructure improvements on a 223+/- acres property located at 33 Round Hill Club Road in the RA-2 zone. (Staff: PL) (**Must open by 1/12/2019**) (Maximum extension to open available to 3/18/2019) (Page Number: 563)

Motion to approve final site plan and special permit with modifications
Moved by Macri, seconded by Fox
Voting in favor: Goss (for vacant seat), Alban, Levy, Fox, and Macri
5-0

9. **366 West Putnam Managers LLC & 30 Columbus Avenue Managers, LLC and Lincoln of Greenwich;** for a final site plan and special permit, PLPZ 2018 00421 and PLPZ 2018 00422, to demolish the existing building and construct a new two-story automotive showroom with detail bays and service drop-off area on property located at 366 West Putnam Avenue and 0 Columbus Avenue in the GB zone. (Staff: MA) (**Must close by 1/9/2019**) (Extension to close granted to 1/9/2018. Maximum extension to close available to 2/16/2019) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri) (Page Number: 660)

Motion to approve final site plan and special permit with modifications
Moved by Macri, seconded by Levy
Voting in favor: Goss (for vacant seat), Alban, Levy, Hardman (for Fox), and Macri
5-0

10. **UB Greenwich I LLC owners of 393 and 409 East Putnam Avenue, Cos Cob in the LB zone;** application PLPZ 2018 00518, for a Zoning Text Amendment, to modify the language of Sec. 6-103(G) pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, as follows:
(Language in **Bold** to be added, language in [Brackets] to be removed) (Staff: JP)
(Must open by 1/24/2019) (Maximum extension to open available to 3/30/2019)
(Page Number: 786)

“Within existing buildings in the LBR-1 Zone **and LBR-2 Zone**, the following uses are permitted:

Fitness Clubs; Group Fitness Centers/Gyms; Day-Care Centers; Walk-in Medical Clinics; Sales Agencies of Real Estate or Insurance; Art Galleries; and Schools, both profit and non-profit. If the School use requires student drop-off, then a special permit application is required.”

Left Open

11. **Parker Stacy;** applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final coastal site plan and special permit, to request Special Permit approval for a Resident Medical Professional Office and operate a counseling practice which provides individual and group psychological counseling on a 25,003 sq. ft. property located at 1 Kinsman Lane in the R-12 zone. (Staff: BD) (Must open by 2/7/2019) (Maximum extension to open available to 4/13/2019) (Page Number: 822)

Left Open

12. **Sasha Vincent of Sashagroup, LLC;** applications PLPZ 2018 00407 and PLPZ 2018 00408, for a final site plan and special permit, to construct a new mixed use building with retail space on the first floor and one (1) two-level apartment that would occupy a portion of the first floor and all of the second floor, on a 12,319 sq. ft. property located at 300 Valley Road in the LBR-zone. (Staff: SB) (**Must open by 1/19/2019**) (Maximum extension to open granted) (Postponed by Applicant at the 10/9/2018, 10/30/2018 and 11/8/18 meetings) (Page Number: 848)

Left Open

13. **Joel Paul Berger**; applications PLPZ 2018 00436 and PLPZ 2018 00437, for a final site plan and special permit, to expand a restaurant (The Old Greenwich Social Club) into an adjacent retail space and add 15 new dining seats on a 29, 516 square feet property located at 146-148 Sound Beach Avenue in the LBR-2 zone. *(Staff: BD) (Must decide by 2/28/2019) (Maximum extension to decide granted) (Continued from the 11/20/2018 meeting) (Seated: Hardman [for vacant seat], Alba, Levy, Fox, and Macri) (Page Number: 899)*

Motion to approve final site plan and special permit with modifications
Moved by Macri, seconded by Fox
Voting in favor: Goss (*for vacant seat*), Alban, Levy, Fox, and Macri
5-0

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

- a. Planning and Zoning Commission **Fee Schedule for 2019**

Motion to approve Planning and Zoning Commission Fee Schedule for 2019
Moved by Macri, seconded by Levy
Voting in favor: Goss (*for vacant seat*), Alban, Levy, Fox, and Macri
5-0

15. **DECISION ITEMS:**

- a. **GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant**; application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Continued from the 11/8/2018 and 12/4/2018 meetings. Closed at the 12/18/2018 meeting) (Seated at the 11/8/2018 meeting: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri). (Seated at the 12/4/2018 meeting: Goss [for vacated seat], Alban, Levy, Yeskey [for Fox], and Macri). (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).*

No Action

- b. **GFC Havemeyer, LLC, GFC, LLC, record owners, and Chabad Lubavitch of Greenwich, applicant;** applications PLPZ 2018 00325 and PLPZ 2018 00326, for a final site plan and special permit, to: construct a new 20,913 sq. ft. Synagogue, with a pre-school; reduce the size of the existing Armory Building from approximately 11,857 sq. ft. to 6,211 sq. ft. with the front portion and façade on Mason Street being preserved; construct a two-story parking garage behind the existing Armory Building, which would connect to the lower level of the existing Richard's parking garage; and install a rooftop playground space on property located at 226 and 230 Mason Street, and 16 Havemeyer Place in the CGB zone. (Staff: PL) (Must decide by 2/21/2019) (Maximum extension to decide available to 2/25/2019) (Continued from the 11/8/2018 and 12/4/2018 meetings. Closed at the 12/18/2018 meeting) (Seated at the 11/8/2018 meeting: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri). (Seated at the 12/4/2018 meeting: Goss [for vacated seat], Alban, Levy, Yeskey [for Fox], and Macri). (Seated at the 12/18/2018 meeting: Goss [for vacant seat], Alban, Levy, Hardman [for Fox], and Macri).

No Action

- c. **Greenwich 105 Prospect LLC;** applications PLPZ 2018 00454 and PLPZ 2018 00455, for a final site plan and special permit, to convert the building from an emergency youth shelter to a mixed-use office building with office use on the lower and first floor and residential use on the second floor, make improvements to the site, including an new first floor deck, an ADA compliant lift from the parking lot to the first floor and enclosure of the front porch and combined into the front entry vestibule on a 5,808 square feet property located at 105 Prospect Street in the GB zone. (Staff: MA) (Must close by 2/21/2019) (Maximum extension to close available to 4/27/2019) (Continued from the 12/4/2018 meeting. Closed at the 12/18/2018 meeting) (Seated: Yeskey [for vacant seat], Alban, Levy, Goss [for Fox], and Macri) (Seated at the 12/18/2018 meeting Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

No Action

16. **APPROVAL OF MINUTES:**

December 18, 2018

Motion to approve minutes of December 18, 2018

Moved by Fox, seconded by Levy

Voting in favor: Goss (for vacant seat), Alban, Levy, Fox, and Macri

5-0

17. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

**APPLICATIONS HEARD PREVIOUSLY
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

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