

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 1-10-2023.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 1-10-2023.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 1-10-2023.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM

Please use the link below to view, listen, and/or participate in this meeting:
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLcUhlZE0vMjRGUT09>
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805
(877) 853-5257 (Toll Free)
(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

Tuesday, January 10, 2023

TENTATIVE AGENDA

PUBLIC HEARING 4:00 PM

(Dinner break to occur at/or near 7:00PM)

1. **Town of Greenwich;** application PLPZ 2022 00479, for a Zoning Text Amendment, to amend Sec. 6-5(a)(26.1) “Green Area Requirements”, and replace Division 17, “Landscaping”, Sec. 6-176 through 6-183 6-94, 6-95, with new language defining and explaining requirements for landscaping on property. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and on the Town of Greenwich’s website at:
<https://www.greenwichct.gov/DocumentCenter/View/34371/PLPZ202200479---Zoning-Text-Amendment---Green-Area---1-10-22> (Staff: KD) (Opened at the 12/6/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)
2. **Leonard and Joanne Phillips;** application PLPZ 2022 00441, for a Final Site Plan and Special Permit, to construct a 587 sq. ft. addition and new rear deck to an existing two-family residence with no change to number of dwelling units (two) nor bedroom count (1-bedroom each), on a 5,945 sq. ft. property located at **220 Davis Avenue** in the R-6 zone. (Staff: MA) (**Must open by 1/16/2023**) (Maximum extension to open granted)

3. **Amfare LLC**; application PLPZ 2022 00507, for a Final Re-Subdivision, to create two (2) lots, one 28,000 sq. ft. parcel (Parcel A) and a 11,426 sq. ft. open space parcel (Parcel B) from a 39,426 sq. ft. property, pursuant to Section 6-261 of the Town of Greenwich Subdivision Regulations, located at **1 Binney Lane** in the R-12 zone. *(Staff: JP) (Must decide by 3/3/2023) (Maximum extension to decide granted) (Continued from the 12/6/22 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*
4. **12 Grigg Street, LLC**; application PLPZ 2022 00532, for a Zoning Map Amendment, to re-zone a property located at **12 Grigg Street** from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). *(Staff: PL) (Must open by 2/9/2023) (Maximum extension to open available to 4/15/2023)*
5. **12 Grigg Street, LLC**; application PLPZ 2022 00531, for a Final Site Plan and Special Permit, to renovate and alter the existing structure into a mixed use, where the first two floors would be office and the third floor residential, making additions to the third floor, while restoring historic features of the building on a 4,336 sq. ft. property located at **12 Grigg Street** in the CGB and CGIO zones (proposed to be CGB-HO under application PLPZ 2022 00532). *(Staff: PL) (Must open by 2/9/2023) (Maximum extension to open available to 4/15/2023)*
6. **Tyler Mitchell**; application PLPZ 2022 00537, for a Final Site Plan and Special Permit, to construct a pool house, pool and patio, the result of which would increase the building volume of the site above 150,000 cubic feet, requiring a special permit pursuant to Sections 6-13 through 6-15, 6-17, 6-93, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations on a 8.14-acres property located at **45 Burying Hill Road** in the RA-4 Zone. *(Staff: BD) (Must open by 2/9/2023) (Maximum extension to open available to 4/15/2023)*
7. **DISCUSSION ITEMS:**
 - a. **Pareto LLC**; application PLPZ 2022 00543, for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss creation of a 220-unit assisted housing development to comply with the requirements of Connecticut General Statutes 8-30g across three (3) buildings ranging from two (2) to six (6) stories in height on two (2) parcels totaling 5.566-acres, located at **200 Pemberwick Road and 0 Comly Avenue** in the GBO, LB and R-7 Zones.
 - b. **Greenwich Woods Realty LLC**; application PLPZ 2022 00524, for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss demolition of the existing skilled nursing facility and construction of a five (5) story, 213-unit affordable housing apartment building on a 15.893-acre parcel located at **1165 King Street** in the RA-4 Zone.

8. DECISION ITEMS:

9. APPROVAL OF MINUTES:

June 30, 2020
August 5, 2020
September 11, 2020
September 22, 2020

10. OTHER

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

Walgreen Store #6757; application PLPZ 2022 00534, for a Final Site Plan, to relocate a trash enclosure with landscaping to the southeast corner of the existing building, causing a reduction of one (1) standard parking space and conversion of one (1) standard parking space to an ADA compliant space, on a 2.16-acre property located at **1333 East Putnam Avenue** in the LB zone. *(Staff: MA) (Must decide by 2/9/2023) (Maximum extension to decide available to 4/15/2023) (Heard at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

177 Hamilton LLC; application PLPZ 2022 00510, for a Final Site Plan and Special Permit, to construct a 10-unit, set-aside development, comprised of two (2) studio; five (5) one-bedroom; and three (3) two-bedroom units, where thirty percent (30%) or three (3) of the total number of units would qualify as affordable housing units and eleven (11) on-site parking spaces, including one (1) ADA compliant parking space, on a 7,288 sq. ft. property located at **15 Grand Street** (also known as 177 Hamilton Avenue in the LBR-2 Zone. *(Staff: PL) (Must close by 1/24/2022/2023) (Maximum extension to close available to 3/30/2023) (Opened at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

420 Field Point Propco LLC; application PLPZ 2022 00496, for a Final Site Plan and Special Permit, to reduce the number of guestrooms from nineteen (19) to fourteen (14) through the creation of guestroom suites, relocation of the barn, construction of a new attached two-car garage, a new stable building and the addition of nine (9) parking spaces on a 2.73-acre property located at **420 Field Point Road** in the R-20 zone. *(Staff: BD) (Must close by 1/24/2022) (Maximum extension to close available to 3/30/2023) (Opened at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

GP Holding Company, Inc.; application PLPZ 2022 00482, for a Final Coastal Site Plan and Special Permit, to demolish the existing theatre and, and in its place, construct a new mixed-use (restaurant, and retail) space with pedestrian plaza and better pedestrian access to the train platform; renovate and re-facing of the remaining mixed-use (retail and office) building and both interior and exterior improvements to the train station, replacement of sidewalks and added street trees, on property located at **2-28 Railroad Avenue** in the CGB, CGBR, CGIO, Coastal Overlay and Flood Hazard Overlay Zones. *(Staff: PL) (Must close by 1/24/2023) (Extension to close granted to 1/24/2023. Maximum extension to close available to 3/2/2023) (Opened at the 11/22/2022 Meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

Greenwich American Inc.; application PLPZ 2022 00071, for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss amendments to the Town's Building Zone Regulations to create the opportunity to provide 456 units in 41 buildings with a mix of starter and townhomes ranging in size from 1,050 square feet to 3,400 square feet as part of a residential development of the undeveloped portions of a 154.5-acres parcel, currently occupied by an office park, located at **1 American Lane**, in the BEX-50 Zone. *(Discussed at 4/26/2022, 6/21/2022, 7/19/2022 and 12/20/2022 meetings, left open to be discussed at a meeting on 1/11/2023)*

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(To commence after the above items are heard)

7. DISCUSSION ITEMS:

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TUESDAY, January 10, 2023

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated:

Margarita Alban, Nicholas Macri, Peter Levy, Peter Lowe, and Dennis Yeskey

Alternate Members Present:

Bob Barolak, Arn Welles and Mary Jenkins

Staff Members Present:

*Patrick LaRow, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner
and Bianca Dygert, Planner II*

PUBLIC HEARING 4:00 PM

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Motion to approve as proposed

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Yeskey, Lowe

5-0

2. **Leonard and Joanne Phillips**; application PLPZ 2022 00441, for a Final Site Plan and Special Permit, to construct a 587 sq. ft. addition and new rear deck to an existing two-family residence with no change to number of dwelling units (two) nor bedroom count (1-bedroom each), on a 5,945 sq. ft. property located at **220 Davis Avenue** in the R-6 zone. (*Staff: MA*) (**Must open by 1/16/2023**) (*Maximum extension to open granted*)
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Motion to approve final resubdivision with modifications

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Yeskey, Lowe

5-0

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 - *To view Sewer Acknowledgement provided by applicant, please click [here](#).*

Motion to approve zoning map amendment

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Yeskey, Lowe

5-0

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*Motion to approve final site plan and special permit with modifications
Moved by Macri, Second by Levy
Voting: Alban, Macri, Levy, Yeskey, Lowe
5-0*

6. **Tyler Mitchell**; application PLPZ 2022 00537, for a Final Site Plan and Special Permit, to construct a pool house, pool and patio, the result of which would increase the building volume of the site above 150,000 cubic feet, requiring a special permit pursuant to Sections 6-13 through 6-15, 6-17, 6-93, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations on a 8.14-acres property located at **45 Burying Hill Road** in the RA-4 Zone. (Staff: BD) (Must open by 2/9/2023) (Maximum extension to open available to 4/15/2023)
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“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”

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8. **DECISION ITEMS:**

9. **APPROVAL OF MINUTES:**

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September 22, 2020

*Motion to approve minutes
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Voting: Alban, Macri, Levy, Yeskey, Lowe
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Walgreen Store #6757; application PLPZ 2022 00534, for a Final Site Plan, to relocate a trash enclosure with landscaping to the southeast corner of the existing building, causing a reduction of one (1) standard parking space and conversion of one (1) standard parking space to an ADA compliant space, on a 2.16-acre property located at **1333 East Putnam Avenue** in the LB zone. (Staff: MA) (Must decide by 2/9/2023) (Maximum extension to decide available to 4/15/2023) (Heard at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)

177 Hamilton LLC; application PLPZ 2022 00510, for a Final Site Plan and Special Permit, to construct a 10-unit, set-aside development, comprised of two (2) studio; five (5) one-bedroom; and three (3) two-bedroom units, where thirty percent (30%) or three (3) of the total number of units would qualify as affordable housing units and eleven (11) on-site parking spaces, including one (1) ADA compliant parking space, on a 7,288 sq. ft. property located at **15 Grand Street** (also known as 177 Hamilton Avenue in the LBR-2 Zone. *(Staff: PL) (Must close by 1/24/2022/2023) (Maximum extension to close available to 3/30/2023) (Opened at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

420 Field Point Propco LLC; application PLPZ 2022 00496, for a Final Site Plan and Special Permit, to reduce the number of guestrooms from nineteen (19) to fourteen (14) through the creation of guestroom suites, relocation of the barn, construction of a new attached two-car garage, a new stable building and the addition of nine (9) parking spaces on a 2.73-acre property located at **420 Field Point Road** in the R-20 zone. *(Staff: BD) (Must close by 1/24/2022) (Maximum extension to close available to 3/30/2023) (Opened at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

GP Holding Company, Inc.; application PLPZ 2022 00482, for a Final Coastal Site Plan and Special Permit, to demolish the existing theatre and, in its place, construct a new mixed-use (restaurant, and retail) space with pedestrian plaza and better pedestrian access to the train platform; renovate and re-facing of the remaining mixed-use (retail and office) building and both interior and exterior improvements to the train station, replacement of sidewalks and added street trees, on property located at **2-28 Railroad Avenue** in the CGB, CGBR, CGIO, Coastal Overlay and Flood Hazard Overlay Zones. *(Staff: PL) (Must close by 1/24/2023) (Extension to close granted to 1/24/2023. Maximum extension to close available to 3/2/2023) (Opened at the 11/22/2022 Meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

Greenwich American Inc.; application PLPZ 2022 00071, for a pre-application review pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss amendments to the Town's Building Zone Regulations to create the opportunity to provide 456 units in 41 buildings with a mix of starter and townhomes ranging in size from 1,050 square feet to 3,400 square feet as part of a residential development of the undeveloped portions of a 154.5-acre parcel, currently occupied by an office park, located at **1 American Lane**, in the BEX-50 Zone. *(Discussed at 4/26/2022, 6/21/2022, 7/19/2022 and 12/20/2022 meetings, left open to be discussed at a meeting on 1/11/2023)*

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.