

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 1-11-2023.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 1-11-2023.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 1-11-2023.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=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>  
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

**Wednesday, January 11, 2023**

## TENTATIVE AGENDA

### REGULAR MEETING 4:00 PM

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

1. **DISCUSSION ITEMS:**
  - a. **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,)*
2. **DECISION ITEMS:**
3. **APPROVAL OF MINUTES:**
4. **OTHER**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,**

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

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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, 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)*

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START: \_\_\_\_\_  
END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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Webinar ID: 889 0152 1350  
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### Wednesday, January 11, 2023

## FINAL AGENDA

### REGULAR MEETING 5:00 PM

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

#### 1. DISCUSSION ITEMS:

- a. **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,)*
  - *To view the pre-application material, please click [here](#).*
  - *To view a presentation provided by the applicant, please click [here](#).*

#### 2. DECISION ITEMS:

#### 3. APPROVAL OF MINUTES:

#### 4. OTHER

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

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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)*

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**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)*

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ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## VIRTUAL MEETING to be held via [ZOOM](#)

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Please click [here](#); to link to the transcribed audio file (.txt) of the meeting.

**WEDNESDAY, January 11, 2023**

## ACTION AGENDA WITH DECISIONS

**Regular Members Present and Seated:**

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

**Regular Members Absent:**

*Peter Levy*

**Alternate Members Present:**

*Bob Barolak, Arn Welles and Mary Jenkins*

**Staff Members Present:**

*Bianca Dygert, Planner II*

### **REGULAR MEETING 5:00 PM**

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

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- *To view the pre-application material, please click [here](#).*
- *To view a presentation provided by the applicant, please click [here](#).*

***“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.”***

2. **DECISION ITEMS:**
3. **APPROVAL OF MINUTES:**
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