TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

January 12, 2016
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. Chester Woodfield LLC; request for a 90-day extension to file the mylar for final re-subdivision, application PLPZ 2015 00376, approved at the 10/6/2015 meeting to subdivide the existing 11.482 acre lot into two (2) lots of 4.547 acres and 5.213 acres with a proposed 1.722 acre Open Space Area on property located at 17 Fort Hills Lane in the RA-2 zone. (Staff: PL) (Page Number: )

2. Christopher P. and Rachel O. Franco; application PLPZ 2015 00534 for a final coastal site plan to convert an existing mixed use to a single family residence and construct residential additions and site improvements on a 13,984 sq. ft. property located at 350 Riverside Avenue in the R-12 zone. (Staff: MK) (Must decide by 1/14/2016) (Maximum extension available to 3/19/2016) (Page Number: )

3. Old Greenwich LLC and Lugano Restaurant; application PLPZ 2015 00566, for a final site plan to permit outdoor seating and expand an existing front patio by 60 sq. ft. on a 24,730 sq. ft. property located at 1392 East Putnam Avenue, Old Greenwich, in the LB and R-7 zones. (Staff: CT) (Must decide by 1/28/2016) (Maximum extension available to 4/2/2016) (Page Number: )

PUBLIC HEARING 7:15 PM

4. Greenwich Landing/South Water Street Owner LLC; applications PLPZ 2015 00477 and PLPZ 2015 00478, for a preliminary coastal site plan and special permit, and amendment to the Stipulation of Settlement, to construct one new multi-unit building with 20 units, including 6 moderate income units on a 1.89 acre property located at 88 South Water Street in the WB zone. (Staff: KD) (Must close by 3/17/2016) (Maximum extension granted) (Continued from the 12/8/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: )
5. **Elm Place LLC**; application PLPZ 2015 00505, for a re-zoning, to re-zone property from the CGBR to the CGBR-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) on a 0.136 acre property located at 19 East Elm Street in the CGBR zone. *(Staff: PL) (Must close by 1/13/16) (Maximum extension available to 2/18/2016) (Left Open at the 11/10/2015 meeting, but not heard) (Left Open at the 11/24/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: )*

6. **Elm Place LLC**; applications PLPZ 2015 00503 and PLPZ 2015 00504, for a final site plan and special permit, to authorize the use of the existing building for 653 square feet of retail existing on the first floor and 6,815 square feet of useable office floor area with the balance of the building including the basement to be utilized for storage on a 0.136 acre property located at 19 East Elm Street in the CGBR zone. *(Staff: PL) (Must close by 1/13/16) (Maximum extension available to 2/18/2016) (Left Open at the 11/10/2015 meeting, but not heard) (Left Open at the 11/24/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: )*

7. **Country Realty Co.**; applications PLPZ 2015 00549 and PLPZ 2015 00550, for a final site plan and special permit, to demolish existing carwash building; relocate that historic John Addington House from its current location to a location closer towards West Putnam Avenue; construct a new 1,560 sq. ft. automotive detailing building at the rear of the property; reconfigure the existing parking spaces to add 13 more parking spaces; and associated site and drainage improvements on a 1.70 acre property located at 181 West Putnam Avenue in the GB-HO zone. *(Staff: PL) (Must open by 1/14/2016) (Maximum extension available to 3/19/2016) (Page Number: )*

8. **15 Deer Park Meadow Road LLC**; applications PLPZ 2015 00473 and PLPZ 2015 00474, for a final site plan and special permit, to construct a new residence at a total volume of 173,496 cubic feet in excess of the 150,000 cubic feet in volume allowed on a 1.4998 acre property located at 15 Deer Park Meadow Road in the RA-1 zone. *(Staff: PL) (Must open by 2/13/2016) (Maximum extension granted) (Postponed at the 11/24/2015 meeting) (Page Number: )*

9. **Peter and Andrea Resnick**; applications PLPZ 2015 00545 and PLPZ 2015 00456 for a final site plan and special permit, to make additions and alterations to an existing dwelling that would continue to be in excess of 150,000 cubic feet in volume on a 4.69 acre property located at 229 Steeple Chase in the RA-4 zone. *(Staff: MK) (Must open by 1/14/2016) (Maximum extension available to 3/19/2016) (Page Number: )
10. **Adam and Sarah Dolder;** applications PLPZ 2015 00547 and PLPZ 2015 00548, for a final site plan and special permit, to construct a 8,176.379 square feet residence, new driveway areas, pool, pool house and patios in excess of 150,000 cubic feet in volume on a 7.316 acre property located at 407 Round Hill Road in the RA-4 zone. *(Staff: MK) (Must open by 1/14/2016) (Maximum extension available to 3/19/2016) (Page Number: )*

11. **Greenwich Country Club;** applications PLPZ 2015 00551 and PLPZ 2015 00552, for a preliminary site plan and special permit, to reconstruct the existing main pool and baby pool, demolish the existing, Pool House/Lifeguard building and snack bar, construct a new pool house/snack bar, renovations to the existing changing rooms below the pro shop, demolition and reconstruction of the club’s skeet building and associated site infrastructure, drainage and landscaping improvements on a 141.67 acre property located at 19 Doubling Road in the RA-1 zone. *(Staff: CT) (Must open by 1/14/2016) (Maximum extension available to 3/19/2016) (Page Number: )*

12. **16 Hawthorne Street South, LLC;** applications PLPZ 2015 00553 and PLPZ 2015 00554, for a final site plan and special permit, to construct a 12,649.39 sq. ft. 5 unit, multi-family residential development, driveway and parking areas, and associated infrastructure site work and drainage improvements on a 0.551 acre property located a 16 Hawthorne Street South in the R-6 zone. *(Staff: CT) (Must open by 1/14/2016) (Maximum extension available to 3/19/2016) (Page Number: )*

**REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

a. **18 Stanwich Road;** to discuss as-built landscaping plans.

14. **DECISION ITEMS:**

15. **APPROVAL OF MINUTES:**

   December 8, 2015

16. **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:

392 Davis Avenue LLC; applications PLPZ 2015 00475 and PLPZ 2015 00476, for a final coastal site plan and special permit, to construct a residential addition and construct two new dwelling units on a 21,413 sq. ft. property located at 392 Davis Avenue in the R-6 zone. (Staff: MK) (Must open by 12/10/2015) (Maximum extension available to 2/13/2016) (Continued from the 12/8/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

Neighbor-to Neighbor, Inc., applicant by consent of Parish of Christ Church Greenwich, Connecticut, record property owners; applications PLPZ 2015 00514 and PLPZ 2015 00519, for a preliminary site plan and special permit to construct a new two-story building and 19 new parking spaces with associated landscaping on a 5.25 acre property located at 220 East Putnam Avenue, Greenwich in the R-20 zone. (Staff: PL) (Must open by 12/24/2015) (Maximum extension available to 2/27/2016) (Continued from the 12/8/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

301 Davis Ave., LLC: application PLPZ 2015 00449, for a re-zoning, to re-zone two properties located at 301 and 292 Davis Avenue from LBR-2 to R-6 (as shown on a re-zoning map on file in the Town Clerk’s Office) in the LBR-2 zones. (Staff: RS) (Must close by 1/14/2016) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox) (Postponed at the 11/10/2015 meeting) (Left Open at the 11/24/2015 meeting)