

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 1-24-2023.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 1-24-2023.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 1-24-2023.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 24, 2023

TENTATIVE AGENDA

REGULAR MEETING 4:00 PM

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

1. **Otter Boulder LLC**; application PLPZ 2022 00551, for a Final Coastal Site Plan, to construct a single-family dwelling with a bituminous concrete driveway, in-ground pool, retaining walls, patios, walks, subsurface stormwater management systems with associated stormwater measures, site grading, and landscaping on a 1.3895-acre property located at **204 Otter Rock Drive** in the RA-1 zone. *(Staff: JP) (Must decide by 2/23/2023) (Maximum extension to decide available to 4/29/2023)*
2. **East Putnam Avenue LLC**; application PLPZ 2022 00565, for a Final Site Plan to reconfigure the floor plan layout for the approximately 2,200 sq. ft. Pilates studio and increase group fitness class size and increase the parking requirement from twelve (12) to fifteen (15) parking spaces on a 0.7-acre property at **1381 East Putnam Avenue** in the LB zone. *(Staff: BD) (Must decide by 3/16/2023) (Maximum extension to decide available to 5/20/2023)*

PUBLIC HEARING
(Commenced after the above items were heard)

3. **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 1/24/2023) (Maximum extension to close available to 3/30/2023) (Opened at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

4. **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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6. **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 close by 2/14/2023) (Maximum extension to close available to 2/20/2023) (Opened at the 1/10/2023 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

REGULAR MEETING (continued)

7. DISCUSSION ITEMS:

- a. **The Greenwich Library**; application PLPZ 2022 00566, 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 an addition to the community room and construction of a storage building and patio with a trellis on a 0.4228-acre property located at **5 Sinawoy Road** in the R-7 zone.
- b. **CoCONN LLC**; application PLPZ 2022 00554, 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 the rezoning of the R-7 portion of the property to the LB zone to accommodate an addition to the existing building as well as the dedication of a 22,390 sq. ft. Conservation Easement on a 1.1699-acre property located at **6 Neil Lane** in the R-7 and LB zones.
- c. **Windflower LLC**; application PLPZ 2022 00555, 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 the rezoning of the property from the RA-4 zone to RA-C4 HO zone in order to restore an existing Tudor residence and construct eleven (11) new single-family residences on a 28.44-acres property located at **11 Sherwood Avenue** in the RA-4 zone.

8. DECISION ITEMS:

9. APPROVAL OF MINUTES:

October 6, 2020
October 20, 2020
November 17, 2020
January 5, 2021

10. OTHER

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

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 2/22/2023) (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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TUESDAY, January 24, 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 Jacalyn Pruitt, Planner II*

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- *To view Sewer Acknowledgment letter, please click [here](#).*

*Motion to approve final coastal site plan and special permit with modifications
Moved by Macri, Second by Lowe*

*Voting: Alban, Macri, Levy, Yeskey, Lowe
5-0*

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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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