

1. Meeting Materials

Documents:

JANUARY 26, 2016 ACTION AGENDA.PDF
JANUARY 26, 2016 FINAL AGENDA.PDF
JANUARY 26, 2016 TENTATIVE AGENDA.PDF

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

January 26, 2016

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, and Andrew Fox

Regular Member Absent: Donald Heller

Alternate Members Present: Nancy Ramer, and Nicholas Macri (seated for Heller)

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

REGULAR MEETING 7:00 PM

1. **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*)

Postponed by the Applicant - Extension Granted to February 24, 2016

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 1/27/2016**) (*Maximum extension available to 3/19/2016*) (*Postponed at the 1/12/2016 meeting*) (*Page Number: 8*)

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Macri (*for Heller*), Maitland, Alban, Levy, and Fox

5-0

3. **Barbara M. Kennedy, et al;** application PLPZ 2015 00531 for a final coastal site plan to demolish an existing residence and detached garage and construct a new 1,632 sq. ft. single family dwelling on a 4,061 sq. ft. property located at 14 Byram Dock Street in the R-12 zone. *(Staff: PL) (Must decide by 1/28/2016) (Maximum extension available to 2/27/2016) (Page Number: 84)*

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Macri

Voting in favor: Macri *(for Heller)*, Maitland, Alban, Levy, and Fox
5-0

PUBLIC HEARING 7:15 PM

4. **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 1/27/16) (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)*

Postponed by the Applicant - Maximum Extension Granted

5. **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 1/27/16) (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)*

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6. **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 1/27/2016) (Extension to open provided to 1/27/16. Maximum extension available to 3/19/2016) (Page Number: 142)*

Left Open

7. **Burning Tree Country Club, Inc.;** applications PLPZ 2015 00569 and PLPZ 2015 00570, for a final site plan and special permit, to: install a seasonal (fall to spring) tennis enclosure (tennis bubble) over existing tennis courts; relocate court lighting; make revisions to an adjacent parking area; and install associated ground equipment on a 158.4 acres property located at 120 Perkins Road in the RA-2 zone. (Staff: MK) (Must open by 2/11/2016) (Maximum extension available to 4/16/2016) (Page Number: 194)

Closed – No Action Taken

8. **Wam Rock Ridge LLC;** applications PLPZ 2015 00581 and PLPZ 2015 00582, for a final site plan and special permit, to demolish an existing garage and driveway and construct a new 8,100 sq. ft. single family residence totaling 181,977 cubic feet which would result in a structure or group of structures in excess of 150,000 cubic feet in volume, above established grade, requiring authorization by special permit on a 2.1 acre property located at 19 Meadow Drive in the RA-2 zone. (Staff: MK) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: 236)

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

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

10. **DECISION ITEMS:**

- a. **Greenwich Country Club;** application PLPZ 2015 00552, for a special permit only, 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) (Moved to final site plan at the 1/12/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Must close by 2/16/2016) (Maximum extension available to 3/19/2016)

Withdrawn

11. **APPROVAL OF MINUTES:**

January 12, 2016

Motion to approve minutes of January 12, 2016

Moved by Alban, seconded by Fox

Voting in favor: Macri (*for Heller*), Maitland, Alban, Levy, and Fox
5-0

12. **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:**

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 close by 3/17/2016*) (*Maximum extension granted*) (*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 close by 2/3/2016*) (*Maximum extension available to 3/17/2016*) (*Continued from the 12/8/2015 meeting*) (*Seated: Heller, Maitland, Alban, Levy, and Fox*)

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 and 1/12/2016 meetings*) (*Seated: Heller, Maitland, Alban, Levy, and Fox*)

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 close by 2/16/2016) (Maximum extension available to 3/19/2016) (Postponed at the 11/24/2015 meeting) (Continued from the 1/12/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)*

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 26, 2016

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **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)*

**Application PLPZ 2015 00566 has been Postponed by the Applicant
Extension Granted to February 24, 2016**

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 1/27/2016) (Maximum extension available to 3/19/2016) (Postponed at the 1/12/2016 meeting) (Page Number: 8)*
3. **Barbara M. Kennedy, et al;** application PLPZ 2015 00531 for a final coastal site plan to demolish an existing residence and detached garage and construct a new 1,632 sq. ft. single family dwelling on a 4,061 sq. ft. property located at 14 Byram Dock Street in the R-12 zone. *(Staff: PL) (Must decide by 1/28/2016) (Maximum extension available to 2/27/2016) (Page Number: 84)*

PUBLIC HEARING 7:15 PM

4. **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 1/27/16**) (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)

Application PLPZ 2015 00505 has been Postponed by the Applicant Maximum Extension Granted

5. **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 1/27/16**) (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)

Applications PLPZ 201500503 and PLPZ 2015 00504 have been Postponed by the Applicant Maximum Extension Granted

6. **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 1/27/2016**) (Extension to open provided to 1/27/16. Maximum extension available to 3/19/2016) (Page Number: 142)
7. **Burning Tree Country Club, Inc.**; applications PLPZ 2015 00569 and PLPZ 2015 00570, for a final site plan and special permit, to: install a seasonal (fall to spring) tennis enclosure (tennis bubble) over existing tennis courts; relocate court lighting; make revisions to an adjacent parking area; and install associated ground equipment on a 158.4 acres property located at 120 Perkins Road in the RA-2 zone. (Staff: MK) (**Must open by 2/11/2016**) (Maximum extension available to 4/16/2016) (Page Number: 194)

8. **Wam Rock Ridge LLC**; applications PLPZ 2015 00581 and PLPZ 2015 00582, for a final site plan and special permit, to demolish an existing garage and driveway and construct a new 8,100 sq. ft. single family residence totaling 181,977 cubic feet which would result in a structure or group of structures in excess of 150,000 cubic feet in volume, above established grade, requiring authorization by special permit on a 2.1 acre property located at 19 Meadow Drive in the RA-2 zone. (Staff: MK) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: 236)

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

10. **DECISION ITEMS:**

- a. **Greenwich Country Club**; application PLPZ 2015 00552, for a special permit only, 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) (Moved to final site plan at the 1/12/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Must close by 2/16/2016) (Maximum extension available to 3/19/2016)

Application PLPZ 2015 00552 has been Withdrawn

11. **APPROVAL OF MINUTES:**

January 12, 2016

12. **OTHER:**

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

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