

1. Meeting Materials

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

February 2, 2016

ACTION AGENDA WITH DECISIONS

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

Alternate Members Present: Nancy Ramer, and Nicholas Macri

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. **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)

Approved at the January 26, 2016 Meeting with conditions.

2. **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)

Approved at the January 26, 2016 Meeting with conditions.

PUBLIC HEARING 7:15 PM

3. **Breezemont 60 LLC**; application PLPZ 2015 00555, for a final re-subdivision, to: subdivide an existing 37,982 sq. ft. parcel into three new parcels of 12,025 sq. ft., each; an open space parcel of 1,907 sq. ft.; and three open space easements totaling 4,110 sq. ft. on property located at 60 Lockwood Road, Riverside in the R-12 zone. (Staff: PL) (Must decide by 3/8/2016) (Maximum extension granted) (Page Number: 10)

Postponed by Applicant

4. **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) (Page Number: 188)

Left Open – Extension Granted to February 24, 2016

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 2/18/16) (Maximum extension to close granted) (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 at the 1/26/2016 meeting) (Page Number: 431)

Withdrawn

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 2/18/16) (Maximum extension to close granted) (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 at the 1/26/2016 meeting) (Page Number: 431)

Withdrawn

7. **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) (Page Number: 482)*

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

8. **301 Davis Avenue LLC**; application for a re-zoning, PLPZ 2015 00585 to rezone the properties located at 292 and 301 Davis Avenue from LBR-2 to R-6 (as shown on a re-zoning map on file in the Town Clerk's Office). *(Staff: MK) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016)*

Postponed by Applicant

9. **301 Davis Avenue LLC**; applications PLPZ 2015 00583 and PLPZ 2015 00584, for a final site plan and special permit to demolish the existing structures on site and construct a new single family dwelling and a new two-family dwelling on a 0.2 acre property located at 301 Davis Avenue in the LBR-2 zone (see also PLPZ 2015 00585). *(Staff: MK) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016)*

Postponed by Applicant

10. **The Milbrook Corporation – (West Side improvements to Clubhouse and pool facility of 4 acre property)**; applications PLPZ 2015 00586 and PLPZ 2015 00587, for a preliminary site plan and special permit, to construct a 5,715 sq. ft. addition to the main club house, reconfigure the existing dining and bar facilities, reconfigure the pool deck and snack bar, make a 502 sq. ft. addition to the existing pool building, construct a 181 sq. ft. pool kiosk, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 4 acre property located at 0 West Brother Drive and 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: 568)*

Left Open

11. **The Milbrook Corporation – (East Side, paddle tennis renovations, 61 acre property);** applications PLPZ 2015 00589 and PLPZ 2015 00590, for a preliminary site plan and special permit, to replace the paddle hut with a new 1,269 sq. ft. hut and construct the forth paddle tennis court, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 61 acre property located at 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: 616)*

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12. **Holly Hill Owner LLC;** applications PLPZ 2015 00598 and PLPZ 2015 00599, for a final site plan and special permit, to convert 31,362 sq. ft. of general office space use to medical office space use for 22 medical professionals and add 37 surface parking spaces on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. *(Staff: MK) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: 655)*

Left Open

REGULAR MEETING CONTINUED

13. **DISCUSSION ITEMS:**
- a. **88 South Water Street;** review of architectural concepts for the proposed one building scheme comprising 14 units for a total of 20 on site units in two buildings.

This is a discussion prompted by staff to request clarification on the direction we are giving them on the preliminary site plan and special permit/amendment to stipulation. Applicant to provide design of building with 14 units at next meeting.

14. **DECISION ITEMS:**

- a. **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) (Closed at the 1/26/2016 Meeting no Action Taken) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)*

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

15. **APPROVAL OF MINUTES:**

16. **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)*

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 2/24/2016) (Maximum extension available to 4/2/2016) (Postponed at the 1/26/2016 meeting)*

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 close by 3/1/2016) (Maximum extension available to 4/23/2016) (Continued from the 1/26/2016 meeting) (Seated: Macri [for 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)*

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Application PLPZ 2015 00534 was approved at the January 26, 2016 Meeting with conditions.

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Application PLPZ 2015 00585 has been Postponed

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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)

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)

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)*