

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 2-7-2023.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 2-7-2023.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 2-7-2023.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:

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(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

Tuesday, February 7, 2023

TENTATIVE AGENDA

REGULAR MEETING 4:00 PM

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

1. DISCUSSION ITEMS

- a. **Julian Curtiss School (Town of Greenwich Board of Education);** request for appeal of the Architectural Review Committee's final comments on Exterior Application PLPZ 202200557 for a proposed ground mounted cooling tower with screening fence, at the Julian Curtiss Elementary School, located at **180 East Elm Street** in the R-6 zone. *(Staff: MA)*
2. **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)*

PUBLIC HEARING

(Commenced after the above items were heard)

3. **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)*
4. **Tyler Mitchell;** application PLPZ 2022 00537, for a Final Site Plan and Special Permit, to construct a pool house, pool and patio, the result of which would increase the building volume of the site above 150,000 cubic feet, requiring a special permit pursuant to Sections 6-13 through 6-15, 6-17, 6-93, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations on a 8.14-acres property located at **45 Burying Hill Road** in the RA-4 Zone. *(Staff: BD) (Must open by 2/9/2023) (Maximum extension to open available to 4/15/2023)*
5. **Town of Greenwich;** application PLPZ 2022 00546, for a Zoning Text Amendment to amend Sec. 6-5.(a), to define “Electric Vehicles”, “Electric Vehicle Charging Levels”, “Electric Vehicle Charging Station”, and create a new section, Sec 6-163.1, ELECTRIC VEHICLE OFF-STREET PARKING REQUIREMENTS, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and on the Town of Greenwich’s website at: <https://www.greenwichct.gov/DocumentCenter/View/34954/DRAFT-PLPZ-2022-00546--EV-Parking-Regs> *(Staff: PL)*

REGULAR MEETING (continued)

6. **DISCUSSION ITEMS (continued):**
 - a. **24 Homestead Lane LLC;** application PLPZ 2022 00004, 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 construction of a two-family dwelling and associated site improvements on a 5,057 s.f. parcel, located at **24 Homestead Lane** in the R-6, FHO and COZ Zones.

- b. **51 Dearfield LLC; 53 Purchase LLC; JSM Partners, LLC; Brenview, LLC and 3 Stonington LLC**; application PLPZ 2022 00005, 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 creation of a 105-unit affordable housing “set-aside development” to comply with the requirements of Connecticut General Statutes 8-30g within a five (5) story building with a two (2) story underground parking garage on two (2) parcels totaling 4.7-acres, located at **51-69 Dearfield Drive** in the R-12 Zone.

7. **DECISION ITEMS:**

8. **APPROVAL OF MINUTES:**

February 2, 2021
February 17, 2021
March 16, 2021
April 13, 2021

9. **OTHER**

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

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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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; Continued at the 1/24/2023 meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

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Tuesday, February 7, 2023

FINAL AGENDA

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- *To view materials related to this appeal, please click [here](#).*

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REGULAR MEETING (continued)

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- *To view the pre-application materials, please click [here](#).*
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7. **DECISION ITEMS:**

8. **APPROVAL OF MINUTES:**

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FINAL AGENDA

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TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

Please click [here](#); to link to the audio recording file (.m4a) of the meeting.

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

TUESDAY, February 7, 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 Marisa Anastasio, Senior Planner*

REGULAR MEETING 4:00 PM

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

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Motion to approve with modifications

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Yeskey, Lowe

5-0

2. **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*)

- *To view the application materials and staff report, please click [here](#).*

Motion to approve final site plan with modifications

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Yeskey, Lowe

5-0

PUBLIC HEARING

(Commenced after the above items were heard)

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Motion to approve final site plan and special permit with modifications

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Yeskey, Lowe

5-0

4. **Tyler Mitchell**; application PLPZ 2022 00537, for a Final Site Plan and Special Permit, to construct a pool house, pool and patio, the result of which would increase the building volume of the site above 150,000 cubic feet, requiring a special permit pursuant to Sections 6-13 through 6-15, 6-17, 6-93, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations on a 8.14-acres property located at **45 Burying Hill Road** in the RA-4 Zone. (*Staff: BD*) (*Must open by 2/9/2023*) (*Maximum extension to open available to 4/15/2023*)

- *To view the application materials and staff report, please click [here](#).*
- *To view public comments regarding this application, please click [here](#).*
- *To view a presentation provided by the applicant, please click [here](#).*

LEFT OPEN.

5. **Town of Greenwich;** application PLPZ 2022 00546, for a Zoning Text Amendment to amend Sec. 6-5.(a), to define “Electric Vehicles”, “Electric Vehicle Charging Levels”, “Electric Vehicle Charging Station”, and create a new section, Sec 6-163.1, ELECTRIC VEHICLE OFF-STREET PARKING REQUIREMENTS, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and on the Town of Greenwich’s website at: <https://www.greenwichct.gov/DocumentCenter/View/34954/DRAFT-PLPZ-2022-00546--EV-Parking-Regs> (Staff: PL)
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REGULAR MEETING (continued)

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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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7. DECISION ITEMS:

8. APPROVAL OF MINUTES:

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*Motion to approve minutes
Moved by Macri, Second by Levy
Voting: Macri, Levy, Yeskey, Lowe
Abstaining: Alban
4-0-1*

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***Referred to staff at 1/24/2023 meeting
Approved administratively on 2/6/2023***

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