

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 23, 2016

ACTION AGENDA WITH DECISIONS

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

Regular Members Absent: Donald Heller

Alternate Members Present: Nancy Ramer (seated for Heller), 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. **Wilmot L. Harris, Jr. Trustee;** application PLPZ 2016 00005 for a final subdivision to transfer 31,497 sq. ft. of land from the property at 76 Stanwich Road (existing 1.746 acres, proposed 1.027 acres) to the property at 80 Stanwich Road (existing 2.282 acres, proposed 3.005 acres) in the RA-1 zone. (Staff: CT) (**Must decide by 3/7/2016**) (Maximum extension available to 5/6/2016) (Page Number: 8)

Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Fox

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

2. **SoulCycle, applicant, by consent of GFC - Fawcett LLC, record property owner;** application PLPZ 2016 00037 for a final site plan to modify the Commission's prior approval PLPZ 2012 00243 and amend the class schedule for the current use operated by Soulcycle, on a 0.634 acre property located at 1 Fawcett Place in the CGBR zone. (Staff: PL) (**Must decide by 3/31/2016**) (Maximum extension available to 6/4/2016) (Page Number: 88)

Left Open – Maximum Extension Granted

3. **187 Field Point Road LLC & 191 Field Point Road LLC**; application PLPZ 2016 00032 for a final subdivision to transfer 557 sq. ft. from 187 Field Point Road, currently a 9,082 sq. ft. property, to 191 Field Point Road, currently a 7,968 sq. ft. property, resulting in both lots containing 8,525 sq. ft. on properties located at 187 and 191 Field Point Road in the R-6 zone. *(Staff: MK) (Must decide by 3/13/2016) (Maximum extension available to 5/12/2016) (Page Number: 136)*

Left Open

PUBLIC HEARING 7:15 PM

4. **187 Field Point Road LLC**; applications PLPZ 2016 00033 and PLPZ 2016 00034, for a final site plan and special permit, to demolish the existing structures and construct a new 4,670 sq. ft. two-family dwelling on a 8,525 sq. ft. property (pursuant to pending subdivision application PLPZ 2016 00032) located at 187 Field Point Road in the R-6 zone. *(Staff: MK) (Must open by 3/31/2016) (Maximum extension available to 6/4/2016) (Page Number: 167)*

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5. **191 Field Point Road LLC**; applications PLPZ 2016 00035 and PLPZ 2016 00036, for a final site plan and special permit, to demolish the existing structures and construct a new 4,670 sq. ft. two-family dwelling on a 8,525 sq. ft. property (pursuant to pending subdivision application PLPZ 2016 00032) located at 191 Field Point Road in the R-6 zone. *(Staff: MK) (Must open by 3/31/2016) (Maximum extension available to 6/4/2016) (Page Number: 230)*

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6. **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 2/24/2016) (Maximum extension available to 3/17/2016) (Continued from the 12/8/2015 and 2/2/2016 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: 293)*

Motion to move to final site plan with modifications

Moved by Alban, seconded by Ramer

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

No action on special permit

7. **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 at the 2/2/2016 meeting) (Page Number: 468)

Motion to approve rezoning
Moved by Alban, seconded by Fox
Voting in favor: Ramer (for Heller), Maitland, Alban, Levy, and Fox
5-0

8. **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 at the 2/2/2016 meeting) (Page Number: 481)

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

9. **Fairview Country Club**; applications PLPZ 2016 00041 and PLPZ 2016 0042 for a final site plan and special permit to construct additions to the existing clubhouse, totaling 4,639 sq. ft., construct a new patio, and associated site improvements on a 198+ acre property located at 1241 King Street in the RA-4 zone. (Staff: PL) (Must open by 3/31/2016) (Maximum extension available to 6/4/2016) (Page Number: 547)

Left Open
Macri seated for Fox who recused

10. **David and Judith Kelly**; application PLPZ 2016 00043, for a final re-subdivision for an equal area exchange in land between Lots A, currently and proposed to be 12,479 sq. ft., and B, currently and proposed to be 12,016 sq. ft. by modifying the common lot line between the parcels as approved under final subdivision #1868; and relocate the approved conservation easement area on properties located at 303 Overlook Drive in the R-12 zone. (Staff: CT) (Must decide by 3/27/2016) (Maximum extension available to 5/26/2016) (Page Number: 643)

Postponed by Applicant

REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

- a. **Tesla;** request for interpretation from the Commission as to what “use” their business model falls under. (*Page Number: 674*)

The Commission finds that the proposed use does not fall under the definition of retail Section 6-5 (42.2) but rather under Section 6-100 (Use Group 5) (any other business or industry not otherwise covered by this use group).

12. **DECISION ITEMS:**

13. **APPROVAL OF MINUTES:**

January 26, 2016
February 2, 2016

Motion to approve minutes of January 26, 2016
Moved by Alban, seconded by Fox
Voting in favor: Ramer (*for Heller*), Maitland, Alban, Levy, and Fox
5-0

Motion to approve minutes of February 2, 2016
Moved by Alban, seconded by Fox
Voting in favor: Ramer (*for Heller*), Maitland, Alban, Levy, and Fox
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14. **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 3/9/2016) (Maximum extension available to 4/2/2016) (Postponed at the 1/26/2016 meeting)

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 close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

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 close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

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) (Postponed at the 2/2/2016 meeting)

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 close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 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)*

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available on a 4 acre property located at 0 West Brother Drive and 61 Woodside Drive in the R-20 zone. (Staff: CT) (Must close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

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 close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

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) (Postponed at the 2/2/2016 meeting)

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 close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 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)

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 3/9/2016) (Maximum extension available to 4/23/2016) (Continued from the 1/26/2016 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)