

1. PZ\_Agenda\_2020\_02\_25

Documents:

[TENTATIVE- 02-25-20.PDF](#)

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

**February 25, 2020**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

#### 1. DECISION ITEMS:

- a. **Second Congregational Church of Greenwich;** for a Zoning Map Amendment, PLPZ 2019 00381, to re-zone **48 Maple Avenue** from the R-20 to the R-20-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). *(Staff: JP) (Must decide by 4/2/2020.) (Maximum extension to decide available to 4/11/2020) (Opened at the 10/29/19 meeting. Left open at the 11/26/19 meeting. Closed at the 1/28/2020 meeting) (Seated at the 10/29/2019 and 11/26/2019 meetings: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman.)) (Seated at the 1/28/2020 meeting: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))*
  
- b. **Second Congregational Church of Greenwich;** applications PLPZ 2019 00379 and PLPZ 2019 00380, for a final site plan and special permit, to make additions to the Mead House in order to provide handicap accessibility, as well as a change of use to use a portion of the first floor of the Mead House as a vocational training program for people with developmental disabilities, the applicant is also proposing to re-zone the property into the Historic Overlay Zone, which is subject to a separate text amendment ( application PLPZ 2019 00381) on a 2.9404-acres property located at **48 Maple Avenue** in the R-20 (but proposed to be R-20-HO) zone. *(Staff: JP) (Must decide by 4/2/2020.) (Maximum extension to decide available to 4/11/2020) (Opened at the 10/29/19 meeting. Left open at the 11/26/19 meeting. Closed at the 1/28/2020 meeting) (Seated at the 10/29/2019 and 11/26/2019 meetings: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman.)) (Seated at the 1/28/2020 meeting: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))*

- c. **1205 East Putnam Avenue LLC., David Rodgers**, applications PLPZ 2019 00420 and PLPZ 2019 00421, for preliminary site plan and special permit, to remove the existing structures and construct a twenty (20) unit residential building, where four (4) units (equal to 20% of the total unit count) would be “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, off-street parking for forty (40) vehicles, stormwater and site improvements per Sections 6-13 through 6-15, 6-17, 6-100, 6-101, 6-104, and 6-205 of the Town of Greenwich Building Zone Regulations on a 26,121 sq. ft. property located at **1205 East Putnam Avenue** in the LB and PRIOZ zones. (Staff: KD) (Must decide by 4/16/2020.) (Maximum extension to decide available to 4/27/2020) (Heard at the 11/14/19, 12/10/19 and 2/11/2020 meetings.) (Closed at the 2/11/2020 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), Lowe (for Hardman.))

## 2. DISCUSSION ITEMS:

- a. Pre-application review, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital’s Smilow Cancer Center, to be located at 16 -38 Lake Avenue and 54-64 Lafayette Place.

## PUBLIC HEARING 7:15 PM

3. **21 Calhoun Drive, LLC.**, application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 2/25/2020.) (Extension to close granted to 2/25/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman)
4. **21 Calhoun Drive, LLC.**, applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to: remove a detached garage; construct a new single-family dwelling; and provide a façade easement to preserve and protect the exterior of the existing dwelling on the site, known as “Park Hill” on a 1.8-acres property located at **21 Calhoun Drive** in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 2/25/2020.) (Extension to close granted to 2/25/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman)

5. **Greenwich Country Day School, Inc.;** applications PLPZ 2019 00503 and PLPZ 2019 00504, for a final site plan and special permit, to permit building and site plan improvements to accommodate renovations to Greenwich Country Day School's athletic fields, including: upgrading existing grass athletic fields to synthetic turf; construction of a field house with spectator seating; installation of a new storage building; site improvements including driveway, parking, and landscape modifications' and improvements to Cardinal Road, as authorized by The Greenwich Skating Club, Incorporated, which, along with GCDS, owns said road pursuant to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-94(a)(S), 6-101(a), 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations, on a 41.5-acre property located at **23 and 47 Fairfield Road** in the RA-1 zone. *(Staff: JP) (Must close by 3/3/2020) (Maximum extension to close available to 5/7/2020.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))*
  
6. **The Greenwich Academy, Inc.,** applications PLPZ 2019 00516 and PLPZ 2019 00517, for a final site plan and special permit, for Phase II of GA's Master Plan for its Main Campus to make alterations to the existing Performing Arts Center (PAC) to provide additional educational space for the visual arts, interior renovations to the Upper School, site and landscaping improvements, including renovations to the school's "Harrison Courtyard", on a 33.0378-acre property located at 200 North Maple Avenue in the RA-1 and R-20 Zones. *(Staff: PL) (Must open by 3/12/2020.) (Maximum extension to open available to 5/16/2020.)*
  
7. **Young Pioneers, LLC,** applications PLPZ 2019 00521 and PLPZ 2019 00522, for a final site plan and special permit, for a change of use from a retail food establishment to a restaurant with 26 seats on a 0.3794-acre property located at **59 East Putnam Avenue**, Cos Cob, in the LB and PRIOZ zones. *(Staff: MA) (Must close by 3/17/2020) (Maximum extension to close available to 4/25/2020.) (Opened at the 2/11/2020 meeting.) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman.))*

## **REGULAR MEETING CONTINUED**

### **8. APPROVAL OF MINUTES:**

February 11, 2020

### **9. OTHER:**

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

**APPLICATIONS HEARD PREVIOUSLY  
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

---

**146-148 Sound Beach Avenue, LLC & John M. Downing c/o Joel Paul Berger**, applications PLPZ 2019 00484 and PLPZ 2019 00485, for final site plan and special permit, to request a change of use from a retail food establishment to a school use contemplating student drop-off. on a 29,316 sq. ft. property located at **146 Sound Beach Avenue** in the LBR-2 Zone. (Staff: PL) (Must open by 4/4/2020. Maximum extension to open granted.) (Postponed at the 12/10/2019 meeting.)

**Fried and Taylor LLC.**, applications PLPZ 2019 00450 and PLPZ 2019 00451, for a preliminary site plan and special permit, to construct a mixed use, Moderate Income Housing Development of three (3) stories with twenty-two (22) units where five (5) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; 4,288 sq. ft. of commercial space, for two tenants on the first floor, and parking for 52 vehicles and 3 ADA parking spaces on a 33,077 sq. ft. property located at **100 East Putnam Avenue** in the LBR-2 and PRIOZ zones. (Staff: KD) (Left open at the 1/7/2020 meeting) (Must close by 4/16/2020) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, Hardman)

**Dunwoodie LLC.**, application PLPZ 2019 00468, for a zoning map amendment, to re-zone **102 through 118 Sheephill Road** from the R-12 to the R-12-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman)

**Dunwoodie LLC.**, application PLPZ 2019 00469, for a preliminary re-subdivision, to merge the subject parcels into one, 96,780 sq. ft. parcel. The subject properties are located at **102 through 118 Sheephill Road** in the R-12 zone. (Staff: PL) (Must decide by 3/5/2020) (Maximum extension to decide granted.) (Seated: Alban, Macri, Levy, Fox, Hardman)

**Dunwoodie LLC.**, applications PLPZ 2019 00466 and PLPZ 2019 00467, for a preliminary site plan and special permit, to create a campus and rezone property from R-12 to R-12-HO. The combined lot area of the subject action would equal 96,780 sq. ft. of property and located at **102 through 118 Sheephill Road** in the R-12 zone. (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman)

**Mena Liu**; application PLPZ 2019 00500, for a final subdivision, to subdivide the existing 17,816 sq. ft. parcel into two (2) parcels with two (2) open space parcels, totaling 1,482 sq. ft. (equal to 8.3% of the total lot area to be subdivided) at the property located at **22 Sound Beach Avenue** in the R-7 zone. (Staff: *BD/MA*) (Must decide by 3/11/2020) (Extension to decide granted to 3/11/2020. Maximum extension to decide available to 4/3/2020.) (Continued from the 1/28/2020 meeting.) (Seated: *Alban, Lowe (for Macri), Levy, Fox, Goss (for Hardman)*)

**500 WPA LLC, and Putnam 600 Acquisition LLC**, applications , PLPZ 2019 00445 and PLPZ 2019 00446, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain. The applications are subject, but not limited, to Sections 6-13 through 6-15, 6-17, 6-101, 6-105, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at **500 and 600 West Putnam Avenue** in the GBO zone. (Staff: *PL*) (Must close by 3/11/2020) (Extension to close granted to 3/11/2020. Maximum extension to close available to 4/11/2020) (Left open at the 1/28/2020 meeting.) (Seated: *Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)*)

**585 West Putnam LLC and Putnam 600 Acquisition LLC**, applications PLPZ 2019 00452 and PLPZ 2019 00453, for a final site plan and special permit, to merge the parcel at 581 and 585 West Putnam Avenue, demolish all buildings and site improvements on the 581 Parcel and construct a new 67,074 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town's Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time per Sections 6-13 through 6-15, 6-17, 6-106, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: *PL*) (Must close by 3/11/2020) (Extension to close granted to 3/11/2020. Maximum extension to close available to 4/11/2020) (Left open at the 1/28/2020 meeting.) (Seated: *Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)*)

**Greenwich Park LLC**; application PLPZ 2019 00454, for a final site plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2019 00452 and PLPZ 2019 00453 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. (Staff: PL) (Must decide by 3/23/2020) (Maximum extension to decide granted.)

**Greenwich Park LLC**; application PLPZ 2019 00455 for a final site plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2019 00452 and PLPZ 2019 00453 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. Staff: PL) (Must decide by 3/23/2020) (Maximum extension to decide granted.)

**Greenwich Park LLC**; application PLPZ 2019 00456 for a final site plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2019 00452 and PLPZ 2019 00453 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. Staff: PL) (Must decide by 3/23/2020) (Maximum extension to decide granted.)

**Adam Gray and Kerri Miller**, application PLPZ 2019 00502, for a final coastal site plan, to demolish an existing dwelling and construct a new single family residence, in ground swimming pool and related site improvements on a 28,150 sq. ft. property located at **198 Shore Road** in the R-20 and COZ zones. (Staff: JP) (Must decide by 3/11/2020.) (Extension to decide granted to 3/11/2020. Maximum extension to decide available to 4/18/2020.)

**Stephen P. & Maria R. Musante**; application PLPZ 2019 00482, for a final coastal site plan, to demolish existing dwelling and construct a new two-story residence on a 12,072 sq. ft. property located at **30 Sunset Road** in the R-12 and COZ zones. (Staff: JP) (Must decide by 3/11/2020) (Extension to decide granted to 3/11/2020. Maximum extension to decide available to 4/4/2020.)

***The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or [alan.barry@greenwichct.org](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.***