

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 3-2-2021.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 3-2-2021.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=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805
(877) 853-5257 (Toll Free)
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(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

MARCH 2, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **171 Hamilton, LLC.**; application PLPZ 2021 00019, for a Pre-Application Review, for demolishing the existing site improvements and redeveloping the property with a 4-story, mixed use "Set-aside development" containing six (6) residential units (2 of which would be affordable housing units pursuant to C.G.S. §8-30g); a retail component; parking improvements; and associated site improvements on a 0.1557-acre parcel located at **171 Hamilton Avenue** in the LBR-2 Zone.
- b. **Greenwich Capital Properties Group LLC.**; application PLPZ 2021 00020, for a Pre-Application Review, to redevelop an existing automobile dealership with a residential use pursuant to Section 6-110 of the Town of Greenwich Building Zone Regulations, on parcels located on both sides of Mason Street at **290-294 and 275-321 Mason Street** in the CGB and CGIO zones, and **405 Greenwich Avenue** within the CGBR and CGIO zones.

- c. **Sharon E. & Frank J. Kinney III**; application PLPZ 2021 00021, for a Pre-Application Review, for the removal of the property's historic overlay (HO) designation and removal of the kitchen in the garage cottage on a property located at **731 Lake Avenue** in the RA-2-HO Zone.
 - d. **The Planning and Zoning Commission - Greenwich Affordable Housing Trust Fund**; to discuss and receive public comment on the concept of starting a, **“Greenwich Affordable Housing Trust Fund.”** (*Draft language to be shared with the final agenda.*)
2. **Patricia Gillego Barakett**; application PLPZ 2021 00014, for a Final Coastal Site Plan, to demolish the existing structure and construct a new 7,561sf single-family dwelling, pool, and related site improvements on a 0.58-acre parcel located at **675 Steamboat Road** in the R-6 and COZ Zones. (*Staff: JP*) (*Must decide by 3/26/2021.*) (*Maximum extension to open available to 5/30/2021.*) (*90 additional days of statutory time is still available per the Governor’s Executive Order.*)

PUBLIC HEARING

(To commence after the above items are heard)

3. **Planning and Zoning Staff**: application PLPZ 2021 00055 for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, **to amend Section 6-14 “PROCEDURE FOR SITE PLAN APPLICATIONS”** (A) Pre-application review process, of the Town of Greenwich Building Zone Regulations to exempt residential homes in excess of 150,000 cubic feet in volume above established grade in all other zones from the pre-application process. 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 also on the Town of Greenwich’s [website](https://www.greenwichct.gov/DocumentCenter/View/20201/Text-Amendment-application-PLPZ-2021-00055-to-amend-Section-6-14-Pre-app) at: <https://www.greenwichct.gov/DocumentCenter/View/20201/Text-Amendment-application-PLPZ-2021-00055-to-amend-Section-6-14-Pre-app>. (*Staff: KD*)
4. **Planning and Zoning Staff**: application PLPZ 2021 00056, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, **to amend Sections 6-5(a)(28.1), and 6-100**, of the Town of Greenwich Building Zone Regulations to allow home office in multi-family uses in the residential and business zones. 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 also on the Town of Greenwich’s [website](https://www.greenwichct.gov/DocumentCenter/View/20202/Text-Amendment-application-PLPZ-2021-00056-to-add-home-office-to-multi-f) at: <https://www.greenwichct.gov/DocumentCenter/View/20202/Text-Amendment-application-PLPZ-2021-00056-to-add-home-office-to-multi-f>. (*Staff: KD*)

5. **Caliza 11, LLC;** application PLPZ 2020 00360, for a Final Site Plan and Special Permit, to construct 491 sq. ft. pool house addition, the result of which would further exceed 150,000 cubic feet in building volume, requiring a special permit, and related site improvements on a 3.037-acre parcel located at **11 Round Hill Club Road** in the RA-2 Zone. (Staff: JP) (Must open by 3/2/2021. Extension to open granted to 3/2/2021.) (Maximum extension to open available to 5/6/2021). (78 additional days of statutory time is still available per the Governor's Executive Order.)
6. **585 West Putnam LLC and Putnam 600 Acquisition LLC,** application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 65,491 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. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 3/2/2021.) (Maximum extension to close available to 5/6/2021.) (57 additional days of statutory time is still available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

REGULAR MEETING (Continued)

7. **Greenwich Park LLC;** application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acre parcel located at **0 West Putnam Avenue** in the GBO Zone. (Staff: PL) (Must decide by 3/2/2021.) (Maximum extension to decide available to 5/15/2021.) (22 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)
8. **Greenwich Park LLC;** application PLPZ 2020 00283, 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 2020 00281 on an 18.1-acre property located at **51 Weaver Street** in the GBO zone. (Staff: PL) (Must decide by 3/2/2021.) (Maximum extension to decide available to 5/15/2021.) (22 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)
9. **Greenwich Park LLC;** application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acre parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 3/2/2021.) (Maximum extension to decide available to 5/15/2021.) (22 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

10. DECISION ITEMS:

11. APPROVAL OF MINUTES:

12. OTHER:

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

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

Sherry L. Delany; application PLPZ 2020 00313, for a Preliminary Subdivision, for a two (2) lot subdivision where Lot A would be 32,533 sq. ft. and Lot B would be 20,005 sq. ft. but does not meet the minimum lot shape of a circle with a diameter of 100 feet and a conservation easement of 7,880 sq. ft. (equal to 15% of the total parcel). The subject parcel is a 1.206-acre parcel located at **1 Meadow Wood Drive** in the R-20 Zone. (Staff: BD) (Must decide by 3/2/2021.) (Extension to decide applied per Executive Order. Maximum Extension to decide available to 5/1/2021. 42 additional days of statutory time is available per the Governor's Executive Order.)

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 3/2/2021) (Extension to decide to 3/2/2021 applied per Executive Order. Maximum extension to decide available to 5/6/2021). (50 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acre parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 3/2/2021.) (Maximum extension to open available to 5/6/2021.) (64 additional days of statutory time is still available per the Governor's Executive Order.)

Collins 53 Forest LLC.; application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to construct a new curb cut, driveway, five (5) new visitor parking spaces and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. (Staff: PL) (Must close by 3/17/2021) (Maximum extension to close available to 5/21/2021). (82 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 2/2/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Streetworks Development, LLC; application PLPZ 2021 00039 for a Pre-Application Review, for a Pre-Application Review, for the conversion of the former retail use to new, mixed, commercial uses within the existing building at **257-265 Greenwich Avenue** in the CGBR Zone. (Discussed at the 2/17/2021 Meeting.)

Heath Koch; application PLPZ 2020 00377, for a Final Coastal Site Plan, to demolish existing residence and construct new single-family dwelling, accessory building, pool, patio areas, new driveway, new dock, and related site improvements on a 22,147 sq. ft. (to mean high water) parcel located at **10 South Crossway** in the R-20 and COZ Zones. (Staff: MA) (Must decide by 3/17/2021.) (Maximum Extension to decide available to 5/21/2021.) (84 additional days of statutory time is available per the Governor's Executive Order.) (Continued at the 2/17/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Foundation House LLC.; application PLPZ 2021 00026, for a Final Re-Subdivision, to transfer approximately 4 acres from Lot 1 to Lot 2 of the parcels which make up the address at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (Must decide by 3/28/2021.) (Maximum Extension to decide available to 5/27/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 2/17/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Foundation House LLC.; application PLPZ 2020 00311, for a Final Site Plan and Special Permit, to establish a "center for learning", retaining the existing mansion and outbuildings, the construction of a new conference center "event barn" and a designated overflow parking area on an existing field for 140 vehicles on the site on a 75.72-acres parcel located at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (Must close by 3/17/2021.) (Extension to close to 3/17/2021 applied per Executive Order. Maximum extension to open available to 5/21/2021.) (32 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 12/15/2020 and 2/17/2021 meetings.) (Seated on 12/15/2020: Alban, Macri, Levy, Hardman, and Goss (for Yeskey)) (Seated on 2/17/2021 meeting: Alban, Macri, Levy, Hardman, and Yeskey.)

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 demetria.nelson@greenwichct.org as soon as possible in advance of the event.

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MARCH 2, 2021

FINAL AGENDA

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To view the pre-application materials, please click [here](#).

- b. **Greenwich Capital Properties Group LLC.**; application PLPZ 2021 00020, for a Pre-Application Review, to redevelop an existing automobile dealership with a residential use pursuant to Section 6-110 of the Town of Greenwich Building Zone Regulations, on parcels located on both sides of Mason Street at **290-294 and 275-321 Mason Street** in the CGB and CGIO zones, and **405 Greenwich Avenue** within the CGBR and CGIO zones.

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To view the pre-application materials, please click [here](#).
To view the presentation submitted by the applicant, please click [here](#).
 - d. **Heidenreich Family Trust**; application PLPZ 2021 00057, for a Pre-Application Review, to construct a new pool house, the result of which would further exceed the 150,00 cubic foot building volume threshold of Sec. 6-101(a) on a property located at **28 Meeting House Road** in the RA-4 Zone.
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 - e. **The Planning and Zoning Commission - Greenwich Affordable Housing Trust Fund**; to discuss and receive public comment on the concept of starting a, **“Greenwich Affordable Housing Trust Fund.”** (*Draft language to be shared with the final agenda.*)
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