

1. Tentative Agenda

Documents:

[T-03-05-19 - FINAL.PDF](#)

2. Revised Tentative Agenda

Documents:

[T-03-05-19 - REVISED.PDF](#)

3. Final Agenda

Documents:

[FINAL AGENDA.PDF](#)

4. Action Agenda

Documents:

[ACTION-03-05-19.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

March 5, 2019
TENTATIVE AGENDA

REGULAR MEETING 6:00 PM

1. **Nicole Malladot Areson and David Cristy Areson;** application PLPZ 2018 00595 for a final coastal site plan to demolish the existing home and garage, and construct a new dwelling, new driveway, with site utility connections including sewer and drainage. A gravel access to a dock on the waterfront is also proposed to be relocated. The subject parcel is a 14,430 sq. ft. parcel located at 17 Bryon Road, Old Greenwich, in the R-12 and COZ zones. *(Staff: JP) (Must decide by 3/14/2019) (Maximum extension to decide available to 5/18/2019.)*
2. **John Margenot;** application PLPZ 2018 00476 for a final coastal site plan to construct additions and make renovations to an existing two-family home located on the east side of Davenport Avenue on a 9,443 sq. ft. property located at 29 Davenport Avenue the R-6 zone. *(Staff: BD) (Must decide by 3/9/2019) (Maximum extension to decide granted.) (Postponed at the 12/18/2018 meeting)*
3. **Post Road Iron Works, Inc., owner and Apollo Group Management, LLC, contract purchaser;** application PLPZ 2019 00008 for a final site plan to request a change of use from a “Personal Training Gym Center” to an art gallery, associated office and storage uses on a 6,250 sq. ft. property located at 5 Oak Street in the GB zone. *(Staff: SB) (Must decide by 3/14/2019) (Maximum extension to decide available to 5/18/2019.)*

4. **SBP Dublin Hill, LLC;** application PLPZ 2019 00009, for a final subdivision, to subdivide the existing 19.303-acres parcel into five (5) parcels and an open space parcel of 2.9114-acres (equal to 15% of the total lot area being subdivided) and a proposed extension of Dublin Hill Drive, a private road. Lot 1 is proposed to be 3.0447-acres, Lot 2 is proposed to be 3.0819-acres, Lot 3 is proposed to be 3.1506-acres, Lot 4 is proposed to be 3.0059-acres, and Lot 5 is proposed to be 3.2709-acres (3.1273-acres less access way). All land being consider is located at 42 Dublin Hill Drive and is within the RA-2 Zone. *(Staff: MA) (Must decide by 3/10/2019) (Maximum extension to decide available to 5/9/2019.)*
5. **Mr. and Mrs. John Fargis and Hugh B. Vanderbilt Jr.;** application PLPZ 2019 00003, for a final subdivision, to convey a 17,385 sq. ft. portion of land from the property at 369 North Street, to the parcel at 11 Sparrow Lane, the result of which would reduce 369 North Street from 71,460 sq. ft. to 54,075 sq. ft. and increase the parcel at 11 Sparrow Lane from 59,773 sq. ft. to 76,504 sq. ft. The subject parcels are located and 369 North Street and 11 Sparrow Lane and are both within the RA-1 Zone. *(Staff: SB) (Must decide by 3/5/2019) (Maximum extension to decide available to 5/18/2019.)*
6. **Lucia & Tommaso LaRocca;** application PLPZ 2018 00536 for a final site plan, to designate unit “A”, the existing one-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 3/6/2019) (Extension to decide granted. Maximum extension to decide is available to 3/30/2019) (Continued from the 1/8/2019 meeting)*
7. **Thomas and Noelle Twiggs;** application PLPZ 2018 00554, for a final coastal site plan to tear down the existing 2,463 sq. ft. residence and construct a new residence of approximately 3,000 sq. ft., a new pool/patio area, deck and driveway configuration with related site improvements on a 13,746 sq. ft. property located at 32 West Way in the R-20 and COZ Zones. *(Staff: PL) (Must decide by 3/6/2019) (Extension to decide granted. Maximum extension to decide available to 4/13/2019)*
8. **Office Park LLC;** application PLPZ 2018 00480 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

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PUBLIC HEARING 7:15 PM

11. **585 West Putnam LLC and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being "Moderate Income" units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

12. **500 WPA LLC, and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00483 and PLPZ 2018 00484, 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 on properties located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

13. **The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1);** applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy's existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones. *(Staff: PL) (Must close by 3/12/2019) (Maximum extension to close available to 5/16/2019)*

14. **Stanwich Club, Inc.;** applications PLPZ 2018 00542 and PLPZ 2018 00543, for a final site plan and special permit, to renovate and construct an addition of approximately 3,066 sq. ft. onto the clubhouse building to expand the Club's kitchen facilities on a 183.83-acres property located at 888 North Street in the RA-4 zone. *(Staff: SB) (Must close by 3/6/2019) (Extension to close granted. Maximum extension available to close available to 5/2/2019) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

15. **Juan Miguel Bassalik & Shannon Bassalik;** application PLPZ 2019 00015, for a final re-subdivision to consolidate two (2) adjacent parcels of land, owned in common, at 8 Ridge (8,700 sq. ft.) and 0 Ridge Road (also 8,700 sq. ft.) into one (1) parcel (equal to 17,400 sq. ft.). The subject properties are located at 0 and 8 Ridge Road in the R-7 zone. *(Staff: BD) (Must decide by 3/15/2019) (Maximum extension to decide available to 5/18/2019.)*

REGULAR MEETING CONTINUED

16. **DISCUSSION ITEMS:**

17. **DECISION ITEMS:**

18. **APPROVAL OF MINUTES:**

January 22, 2019

February 5, 2019

19. **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:

Salon Greenwich; application PLPZ 2018 00535 for a final site plan to establish a new salon (personal service) use within the current building and seek a waiver of parking per Sec. 6-158(b) on a 0.824-acres property located at 100 Melrose Avenue in the GBO zone. *(Staff: JP) (Must decide by 3/30/2019) (Maximum extension granted) (Postponed by Applicant at the 1/8/2019 and 1/22/2019 meetings)*

W.R. Berkley Corporation/Berkley Holdings Corp, applications PLPZ 2018 00489 and PLPZ 2019 00010, for final site plan and special permit to amend a condition of the Planning and Zoning Commission's prior approval (FSP #2157-C) that required the entrance ramp to/from Davenport Avenue to be used for "emergency ingress/egress" only and to now request that said ramp be permitted to be used, on an intermittent basis, depending on the activity along Museum Drive on a 126,867 sq. ft. property located at 475 Steamboat Road in the GB zone. *(Staff: SB) (Must open by 3/28/2019) (Continued from the 12/18/2018 and 2/21/19 meetings) (Seated: Alban, Macri, Levy, Fox, and Hardman)*

Parker Stacy; applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final coastal site plan and special permit, to request Special Permit approval for a Resident Medical Professional Office and operate a counseling practice which provides individual and group psychological counseling on a 25,003 sq. ft. property located at 1 Kinsman Lane in the R-12 zone. *(Staff: BD) (Must close by 4/18/2019) (Maximum extension to close granted) (Continued from the 1/8/2019 and 2/21/2018 meetings) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)*

Stephen C. Friedheim; applications PLPZ 2018 00559 and PLPZ 2018 00560, for a final coastal site plan and special permit, to reconstruct the existing storm damaged accessory residence, as well as construct a detached carport, demolish an existing green house, reduce the size of the existing pool house and related site, grading, and drainage improvements, the result of would exceed 150,000 cubic feet in building volume requiring a Special Permit on a 2.85-acres property located at 1 Smith Road in the RA-1 and the Coastal Overlay zones. *(Staff: JP) (Must close by 5/16/2019) (Maximum extension to close granted)*

The Hartford Roman Catholic Diocesan Corporation; applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building's north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. *(Staff: MA) (Must close by 5/2/2019) (Maximum extension available to close granted) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

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FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
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March 5, 2019
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12. **Pathways Vision, Inc.,** applications PLPZ 2019 00023 and PLPZ 2019 00024, for final site plan and special permit, to provide temporary accommodations for Pathways day program, which is currently approved at 8 Sinawoy Road, but is slated for reconstruction which will make that permanent location not able to be occupied for about one (1) year for a 78,408 sq. ft. property located at **509 East Putnam Avenue** in the R-20 zone. *(Staff: JP) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019.)*
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6. **Office Park LLC;** application PLPZ 2018 00481 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri) (Page Number: 193)*

7. **Office Park LLC;** application PLPZ 2018 00482 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hartman, Alban, Levy, Fox, and Macri) (Page Number: 193)*

PUBLIC HEARING 7:15 PM

8. **585 West Putnam LLC and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, , to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri) (Page Number: 295)*

9. **500 WPA LLC, and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00483 and PLPZ 2018 00484, 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 on properties located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri) (Page Number: 447)*

10. **The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1)**; applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy’s existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones. *(Staff: PL) (Must close by 3/12/2019) (Maximum extension to close available to 5/16/2019) (Continued from the 2/5/19 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey (for Fox who recused) (Page Number: 601)*

11. **Stanwich Club, Inc.;** applications PLPZ 2018 00542 and PLPZ 2018 00543, for a final site plan and special permit, to renovate and construct an addition of approximately 3,066 sq. ft. onto the clubhouse building to expand the Club's kitchen facilities on a 183.83-acres property located at 888 North Street in the RA-4 zone. *(Staff: SB) (Must close by 3/6/2019) (Extension to close granted. Maximum extension available to close available to 5/2/2019) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri) (Page Number: 747)*
12. **Pathways Vision, Inc.,** applications PLPZ 2019 00023 and PLPZ 2019 00024, for final site plan and special permit, to provide temporary accommodations for Pathways day program, which is currently approved at 8 Sinawoy Road, but is slated for reconstruction which will make that permanent location not able to be occupied for about one (1) year for a 78,408 sq. ft. property located at **509 East Putnam Avenue** in the R-20 zone. *(Staff: JP) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019.) (Page Number: 804)*
13. **Juan Miguel Bassalik & Shannon Bassalik;** application PLPZ 2019 00015, for a final re-subdivision to consolidate two (2) adjacent parcels of land, owned in common, at 8 Ridge (8,700 sq. ft.) and 0 Ridge Road (also 8,700 sq. ft.) into one (1) parcel (equal to 17,400 sq. ft.). The subject properties are located at 0 and 8 Ridge Road in the R-7 zone. *(Staff: BD) (Must decide by 3/15/2019) (Maximum extension to decide available to 5/14/2019.) (Page Number: 837)*

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

January 22, 2019

February 5, 2019

17. **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:**

Salon Greenwich; application PLPZ 2018 00535 for a final site plan to establish a new salon (personal service) use within the current building and seek a waiver of parking per Sec. 6-158(b) on a 0.824-acres property located at 100 Melrose Avenue in the GBO zone. *(Staff: JP) (Must decide by 3/30/2019) (Maximum extension granted) (Postponed by Applicant at the 1/8/2019 and 1/22/2019 meetings)*

W.R. Berkley Corporation/Berkley Holdings Corp, applications PLPZ 2018 00489 and PLPZ 2019 00010, for final site plan and special permit to amend a condition of the Planning and Zoning Commission's prior approval (FSP #2157-C) that required the entrance ramp to/from Davenport Avenue to be used for "emergency ingress/egress" only and to now request that said ramp be permitted to be used, on an intermittent basis, depending on the activity along Museum Drive on a 126,867 sq. ft. property located at 475 Steamboat Road in the GB zone. *(Staff: SB) (Must open by 3/28/2019) (Continued from the 12/18/2018 and 2/21/19 meetings) (Seated: Alban, Macri, Levy, Fox, and Hardman)*

Parker Stacy; applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final coastal site plan and special permit, to request Special Permit approval for a Resident Medical Professional Office and operate a counseling practice which provides individual and group psychological counseling on a 25,003 sq. ft. property located at 1 Kinsman Lane in the R-12 zone. *(Staff: BD) (Must close by 4/18/2019) (Maximum extension to close granted) (Continued from the 1/8/2019 and 2/21/2018 meetings) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)*

Stephen C. Friedheim; applications PLPZ 2018 00559 and PLPZ 2018 00560, for a final coastal site plan and special permit, to reconstruct the existing storm damaged accessory residence, as well as construct a detached carport, demolish an existing green house, reduce the size of the existing pool house and related site, grading, and drainage improvements, the result of would exceed 150,000 cubic feet in building volume requiring a Special Permit on a 2.85-acres property located at 1 Smith Road in the RA-1 and the Coastal Overlay zones. *(Staff: JP) (Must close by 5/16/2019) (Maximum extension to close granted)*

The Hartford Roman Catholic Diocesan Corporation; applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building's north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street

in the R-20 zone. *(Staff: MA) (Must close by 5/2/2019) (Maximum extension available to close granted) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

SBP Dublin Hill, LLC; application PLPZ 2019 00009, for a final subdivision, to subdivide the existing 19.303-acres parcel into five (5) parcels and an open space parcel of 2.9114-acres (equal to 15% of the total lot area being subdivided) and a proposed extension of Dublin Hill Drive, a private road. Lot 1 is proposed to be 3.0447-acres, Lot 2 is proposed to be 3.0819-acres, Lot 3 is proposed to be 3.1506-acres, Lot 4 is proposed to be 3.0059-acres, and Lot 5 is proposed to be 3.2709-acres (3.1273-acres less access way). All land being consider is located at 42 Dublin Hill Drive and is within the RA-2 Zone. *(Staff: MA) (Must decide by 5/9/2019) (Maximum extension to decide granted.)*

Lucia & Tommaso LaRocca; application PLPZ 2018 00536 for a final site plan, to designate unit “A”, the existing one-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 3/20/2019) (Extension to decide granted. Maximum extension to decide is available to 3/30/2019) (Continued from the 1/8/2019 meeting)*

Nicole Malladot Areson and David Cristy Areson; application PLPZ 2018 00595 for a final coastal site plan to demolish the existing home and garage, and construct a new dwelling, new driveway, with site utility connections including sewer and drainage. A gravel access to a dock on the waterfront is also proposed to be relocated. The subject parcel is a 14,430 sq. ft. parcel located at 17 Bryon Road, Old Greenwich, in the R-12 and COZ zones. *(Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted.)*

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

March 5, 2019 ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy, Andy Fox (who left after item #9), and Dave Hardman
Alternate Members Present: Victoria Goss
Alternate Members Absent: Dennis Yeskey
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Mr. Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **John Margenot;** application PLPZ 2018 00476 for a final coastal site plan to construct additions and make renovations to an existing two-family home located on the east side of Davenport Avenue on a 9,443 sq. ft. property located at 29 Davenport Avenue the R-6 zone. (Staff: BD) (Must decide by 3/9/2019) (Maximum extension to decide granted.) (Postponed at the 12/18/2018 meeting)

Withdrawn.

2. **Thomas and Noelle Twiggs;** application PLPZ 2018 00554, for a final coastal site plan to tear down the existing 2,463 sq. ft. residence and construct a new residence of approximately 2,880 sq. ft., a new pool/patio area, deck and driveway configuration with related site improvements on a 13,746 sq. ft. property located at 32 West Way in the R-20 and COZ Zones. (Staff: PL) (**Must decide by 3/6/2019**) (Extension to decide granted. Maximum extension to decide available to 4/13/2019)

Motion to approve final coastal site plan with modifications
Moved by Macri, seconded by Levy
Voting in favor: Alban, Macri, Levy, Fox and Hardman
5-0

3. **Post Road Iron Works, Inc., owner and Apollo Group Management, LLC, contract purchaser;** application PLPZ 2019 00008 for a final site plan to request a change of use from a “Personal Training Gym Center” to an art gallery, associated office and storage uses on a 6,250 sq. ft. property located at 5 Oak Street in the GB zone. *(Staff: SB) (Must decide by 3/14/2019) (Maximum extension to decide available to 5/18/2019.)*

Motion to approve final site plan with modifications
Moved by Macri, seconded by Fox
Voting in favor: Alban, Macri, Levy, Fox and Hardman
5-0

4. **Mr. and Mrs. John Fargis and Hugh B. Vanderbilt Jr.;** application PLPZ 2019 00003, for a final subdivision, to convey a 17,385 sq. ft. portion of land from the property at 369 North Street, to the parcel at 11 Sparrow Lane, the result of which would reduce 369 North Street from 71,460 sq. ft. to 54,075 sq. ft. and increase the parcel at 11 Sparrow Lane from 59,773 sq. ft. to 76,504 sq. ft. The subject parcels are located and 369 North Street and 11 Sparrow Lane and are both within the RA-1 Zone. *(Staff: SB) (Must decide by 3/5/2019) (Maximum extension to decide available to 5/18/2019.)*

Motion to find not a subdivision or re-subdivision
Moved by Macri, seconded by Fox
Voting in favor: Alban, Macri, Levy, Fox, and Hardman
5-0

5. **Office Park LLC;** application PLPZ 2018 00480 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

Withdrawn. To be resubmitted and heard on the 3/19/19 agenda

6. **Office Park LLC**; application PLPZ 2018 00481 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

Withdrawn. To be resubmitted and heard on the 3/19/19 agenda

7. **Office Park LLC**; application PLPZ 2018 00482 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 3/9/2019) (Maximum extension to decide granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hartman, Alban, Levy, Fox, and Macri)*

Withdrawn. To be resubmitted and heard on the 3/19/19 agenda

PUBLIC HEARING 7:15 PM

8. **585 West Putnam LLC and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being "Moderate Income" units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

Left open.

9. **500 WPA LLC, and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00483 and PLPZ 2018 00484, 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 on properties located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018 and 2/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

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Closed. No action taken.

11. **Stanwich Club, Inc.;** applications PLPZ 2018 00542 and PLPZ 2018 00543, for a final site plan and special permit, to renovate and construct an addition of approximately 3,066 sq. ft. onto the clubhouse building to expand the Club's kitchen facilities on a 183.83-acre property located at 888 North Street in the RA-4 zone. *(Staff: SB) (Must close by 3/6/2019) (Extension to close granted. Maximum extension available to close available to 5/2/2019) (Continued from the 1/22/2019 meeting) (Seated: Hardman, Alban, Levy, Goss (for Fox who recused), and Macri)*

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

12. **Pathways Vision, Inc.,** applications PLPZ 2019 00023 and PLPZ 2019 00024, for final site plan and special permit, to provide temporary accommodations for Pathways day program, which is currently approved at 8 Sinawoy Road, but is slated for reconstruction which will make that permanent location not able to be occupied for about one (1) year for a 78,408 sq. ft. property located at **509 East Putnam Avenue** in the R-20 zone. *(Staff: JP) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019.)*

Motion to approve final site plan and special permit with modifications
Moved by Macri, seconded by Levy
Voting in favor: Alban, Macri, Levy, Hardman, and Goss *(for Fox)*
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13. **Juan Miguel Bassalik & Shannon Bassalik;** application PLPZ 2019 00015, for a final re-subdivision to consolidate two (2) adjacent parcels of land, owned in common, at 8 Ridge (8,700 sq. ft.) and 0 Ridge Road (also 8,700 sq. ft.) into one (1) parcel (equal to 17,400 sq. ft.). The subject properties are located at 0 and 8 Ridge Road in the R-7 zone. *(Staff: BD) (Must decide by 3/15/2019) (Maximum extension to decide available to 5/14/2019.) (Page Number:)*

Postponed. Extension granted.

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

January 22, 2019

Motion to approve the minutes of January 22, 2019
Moved by Fox, seconded by Levy
Voting in Favor: Alban, Macri, Levy, Fox and Hardman
5-0

February 5, 2019

Motion to approve the minutes of February 5, 2019
Moved by Fox, seconded by Levy
Voting in Favor: Alban, Macri, Levy, Fox and Hardman
5-0

17. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
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Nicole Malladot Areson and David Cristy Areson; application PLPZ 2018 00595 for a final coastal site plan to demolish the existing home and garage, and construct a new dwelling, new driveway, with site utility connections including sewer and drainage. A gravel access to a dock on the waterfront is also proposed to be relocated. The subject parcel is a 14,430 sq. ft. parcel located at 17 Bryon Road, Old Greenwich, in the R-12 and COZ zones. *(Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted.)*