

1. Meeting Materials

Documents:

[MARCH 6, 2018 FINAL AGENDA.PDF](#)
[MARCH 6, 2018 TENTATIVE AGENDA.PDF](#)
[MARCH 6, 2018 ACTION AGENDA.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 6, 2018

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). (*Staff: KD*) (*Must act by 5/16/2018*) (*Page Number: 7*)
2. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) (*Staff: KD*) (*Must decide by 4/28/2018*) (*Maximum extension available to 7/2/2018*) (*Page Number: 87*)
3. **Greenwich Reform Synagogue - Pre-School & Playground;** application PLPZ 2017 00581 for a final site plan, Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed pre-school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. (*Staff: PL*) (*Must decide by 3/7/2018*) (*Maximum extension available to 4/9/2018*) (*Page Number: 105*)
4. **Palmer Island LLC;** application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. (*Staff: MA*) (*Must decide by 3/12/2018*) (*Maximum extension available to 4/21/2018*) (*Page Number: 154*)

5. **Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Page Number: 254)*
6. **Palmer Island LLC (Proposed Lot 2);** application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Page Number: 318)*
7. **Chestnut Street Realty Co. Limited Partnership;** application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. *(Staff: PL) (Must decide by 4/5/2018) (Maximum extension to open available to 6/9/2018) (Page Number: 395)*

PUBLIC HEARING 7:15 PM

8. **XL3, LLC;** applications PLPZ 2018 00003 and PLPZ 2018 00004, for a final coastal site plan and special permit, to construct a pool cabana the result of which would exceed the 150,000 cubic feet in volume threshold of Section 6-101(a) on a 3.78-acres property located at 40 Field Point Circle in the RA-2 zone. *(Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 2/22/2018 meeting) (Page Number: 441)*
9. **500 WPA, LLC and Putnam 600 Acquisition, LLC;** applications PLPZ 2017 00543 and PLPZ 2017 00544, for a final site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 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 a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must open by 3/19/2018) (Maximum extension to open available to 3/19/2018) (Page Number: 474)*

10. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must close by 3/10/2018) (Maximum extension to close granted) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri [Goss seated for Macri at the 2/22/2018 meeting]) (Page Number: 562)*

REGULAR MEETING CONTINUED

11. **Proposed Stipulation of Settlement for Fisk Management, LLC;** Final Site Plan PLPZ 2017 00091 and Special Permit PLPZ 2017 00092 (for property located at 63 Church Street, Greenwich).
12. **Proposed Stipulation of Settlement for 20 Idar Court, LLC;** Final Site Plan PLPZ 2017 00020 and Special Permit PLPZ 2017 00021 (for property located at 20 Idar Court).
13. **DISCUSSION ITEMS:**
14. **DECISION ITEMS:**
15. **APPROVAL OF MINUTES:**
16. **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:

Benedict Court Development Company, LLC, record owner of 19 Benedict Place; application PLPZ 2017 00538, for a zoning text amendment to amend Division 9-Subdivision 3; Division 15; and Division 17 to codify certain location, characteristics, and land use objectives for those properties situated within the

Central Greenwich Impact Overlay Zone ("CGIO Zone"); and to add new regulations to allow, by Special Permit, certain flexibility in area, height and bulk standards of the underlying zone as incentive zoning, in exchange for the provision of "Public Benefits" as articulated in the proposed zoning text amendments. The core objective of these proposed text amendments is to activate the CGIO Zone overlay as a positive, vital planning tool to enhance and sustain this district for the citizens of Greenwich in the 21st Century. The proposed NEW Section 6-115.1.1, INCENTIVE ZONING FOR CGIO MIXED-USE DEVELOPMENTS-RESIDENTIAL prohibits new buildings constructed under that regulation to be located in the CGBR Zone, which includes Greenwich Avenue. The Application includes a proposed amendment to BZR Division 15-Section 6-155 PARKING AND GARAGES FOR MULTI-FAMILY RESIDENTIAL PURPOSES, to establish a minimum standard of 1.25 parking space per residential dwelling unit in the CGIO Zone for multi-family housing developed pursuant to proposed NEW Section 6-115.1.1, INCENTIVE ZONING FOR CGIO MIXED-USE DEVELOPMENTS-RESIDENTIAL. ; and proposed amendments to BZR Division 17-Section 6-182 PLANTING REGULATIONS and add a new Section 6-181.1 ROOF PLANTINGS IN BUSINESS ZONES and new Diagram 11, ILLUSTRATION OF LIMITING FACTOR FOR DETERMINATION OF MAXIMUM INCREASE IN BUILDING HEIGHT UNDER SECTION 6-115.1.1 (6) IN THE CGIO. A complete copy of the proposed text amendments are on file in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town website:

http://www.greenwichct.org/News/Planning_and_Zoning/proposed_bzr_amendments/ (Staff: PL) (Must close by 3/22/2018) (Maximum extension to close granted) (Continued from the 12/12/2017 and 1/30/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Stephen P. and Maria R. Musante; application PLPZ 2018 00032 for a final coastal site plan to demolish the existing structure and construct a new residence, driveway and associated stormwater and site improvements on a 12,072 sq. ft. property located at 30 Sunset Road in the R-12 zone. (Staff: PL) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 2/22/2018 meeting)

Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC; application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD) (Must decide by 3/20/2018) (Extension to decide granted to 3/20/2018. Maximum extension available to 4/21/2018) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri])

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 6, 2018

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). (*Staff: KD*) (*Must act by 5/16/2018*)
2. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00082 for final site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) (*Staff: KD*) (*Must decide by 4/28/2018*) (*Maximum extension available to 7/2/2018*)
3. **Greenwich Reform Synagogue - Pre-School & Playground;** application PLPZ 2017 00581 for a final site plan, Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed pre-school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. (*Staff: PL*) (*Must decide by 3/7/2018*) (*Maximum extension available to 4/9/2018*)
4. **Palmer Island LLC;** application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. (*Staff: PL*) (*Must decide by 3/12/2018*) (*Maximum extension available to 4/21/2018*)

5. **Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018)*
6. **Palmer Island LLC (Proposed Lot 2);** application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018)*
7. **Chestnut Street Realty Co. Limited Partnership;** application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 256 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. *(Staff: PL) (Must decide by 4/5/2018) (Maximum extension to open available to 6/9/2018)*

PUBLIC HEARING 7:15 PM

8. **XL3, LLC;** applications PLPZ 2018 00003 and PLPZ 2018 00004, for a final coastal site plan and special permit, to construct a pool cabana the result of which would exceed the 150,000 cubic feet in volume threshold of Section 6-101(a) on a 3.78-acres property located at 40 Field Point Circle in the RA-2 zone. *(Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 2/22/2018 meeting)*
9. **500 WPA, LLC and Putnam 600 Acquisition, LLC;** applications PLPZ 2017 00543 and PLPZ 2017 00544, for a final site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 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 a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must open by 3/19/2018) (Maximum extension to open available to 3/19/2018)*

10. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must close by 3/10/2018) (Maximum extension to close granted) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri [Goss seated for Macri at the 2/22/2018 meeting])*

REGULAR MEETING CONTINUED

11. **Proposed Stipulation of Settlement for Fisk Management, LLC;** Final Site Plan PLPZ 2017 00091 and Special Permit PLPZ 2017 00092 (for property located at 63 Church Street, Greenwich).
12. **Proposed Stipulation of Settlement for 20 Idar Court, LLC;** Final Site Plan PLPZ 2017 00020 and Special Permit PLPZ 2017 00021 (for property located at 20 Idar Court).
13. **DISCUSSION ITEMS:**
14. **DECISION ITEMS:**
15. **APPROVAL OF MINUTES:**
16. **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:

Benedict Court Development Company, LLC, record owner of 19 Benedict Place; application PLPZ 2017 00538, for a zoning text amendment to amend Division 9-Subdivision 3; Division 15; and Division 17 to codify certain location, characteristics, and land use objectives for those properties situated within the

Central Greenwich Impact Overlay Zone ("CGIO Zone"); and to add new regulations to allow, by Special Permit, certain flexibility in area, height and bulk standards of the underlying zone as incentive zoning, in exchange for the provision of "Public Benefits" as articulated in the proposed zoning text amendments. The core objective of these proposed text amendments is to activate the CGIO Zone overlay as a positive, vital planning tool to enhance and sustain this district for the citizens of Greenwich in the 21st Century. The proposed NEW Section 6-115.1.1, INCENTIVE ZONING FOR CGIO MIXED-USE DEVELOPMENTS-RESIDENTIAL prohibits new buildings constructed under that regulation to be located in the CGBR Zone, which includes Greenwich Avenue. The Application includes a proposed amendment to BZR Division 15-Section 6-155 PARKING AND GARAGES FOR MULTI-FAMILY RESIDENTIAL PURPOSES, to establish a minimum standard of 1.25 parking space per residential dwelling unit in the CGIO Zone for multi-family housing developed pursuant to proposed NEW Section 6-115.1.1, INCENTIVE ZONING FOR CGIO MIXED-USE DEVELOPMENTS-RESIDENTIAL. ; and proposed amendments to BZR Division 17-Section 6-182 PLANTING REGULATIONS and add a new Section 6-181.1 ROOF PLANTINGS IN BUSINESS ZONES and new Diagram 11, ILLUSTRATION OF LIMITING FACTOR FOR DETERMINATION OF MAXIMUM INCREASE IN BUILDING HEIGHT UNDER SECTION 6-115.1.1 (6) IN THE CGIO. A complete copy of the proposed text amendments are on file in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town website:

http://www.greenwichct.org/News/Planning_and_Zoning/proposed_bzr_amendments/ (Staff: PL) (Must close by 3/22/2018) (Maximum extension to close granted) (Continued from the 12/12/2017 and 1/30/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Stephen P. and Maria R. Musante; application PLPZ 2018 00032 for a final coastal site plan to demolish the existing structure and construct a new residence, driveway and associated stormwater and site improvements on a 12,072 sq. ft. property located at 30 Sunset Road in the R-12 zone. (Staff: PL) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 2/22/2018 meeting)

Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC; application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD) (Must decide by 3/20/2018) (Extension to decide granted to 3/20/2018. Maximum extension available to 4/21/2018) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri])

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

March 6, 2018

ACTION AGENDA WITH DECISIONS

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

Alternate Member Present: Dennis Yeskey

Alternate Member Absent: Victoria Goss

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. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). (*Staff: KD*) (*Must act by 5/16/2018*) (*Page Number: 7*)

Left Open
2. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) (*Staff: KD*) (*Must decide by 4/28/2018*) (*Maximum extension available to 7/2/2018*) (*Page Number: 87*)

Left Open

3. **Greenwich Reform Synagogue - Pre-School & Playground;** application PLPZ 2017 00581 for a final site plan, Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed pre-school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. (Staff: PL) (**Must decide by 3/7/2018**) (Maximum extension available to 4/9/2018) (Page Number: 105)

Left Open – Maximum extension to decide granted

4. **Palmer Island LLC;** application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. (Staff: MA) (**Must decide by 3/12/2018**) (Maximum extension available to 4/21/2018) (Page Number: 154)

Left Open – Maximum extension to decide granted

5. **Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (**Must decide by 4/5/2018**) (Maximum extension available to 6/9/2018) (Page Number: 254)

Postponed – By Applicant at meeting

6. **Palmer Island LLC (Proposed Lot 2);** application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (**Must decide by 4/5/2018**) (Maximum extension available to 6/9/2018) (Page Number: 318)

Postponed – By Applicant at meeting

7. **Chestnut Street Realty Co. Limited Partnership;** application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. (Staff: PL) (**Must decide by 4/5/2018**) (Maximum extension to open available to 6/9/2018) (Page Number: 395)

Left Open

PUBLIC HEARING 7:15 PM

8. **XL3, LLC**; applications PLPZ 2018 00003 and PLPZ 2018 00004, for a final coastal site plan and special permit, to construct a pool cabana the result of which would exceed the 150,000 cubic feet in volume threshold of Section 6-101(a) on a 3.78-acres property located at 40 Field Point Circle in the RA-2 zone. (Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 2/22/2018 meeting) (Page Number: 441)

Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

9. **500 WPA, LLC and Putnam 600 Acquisition, LLC**; applications PLPZ 2017 00543 and PLPZ 2017 00544, for a final site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 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 a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must open by 3/19/2018) (Maximum extension to open available to 3/19/2018) (Page Number: 474)

Left Open – Maximum extension to close granted

10. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church**; applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. (Staff: PL) (Must close by 3/10/2018) (Maximum extension to close granted) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri [Goss seated for Macri at the 2/22/2018 meeting]) (Page Number: 562)

Closed – No action taken

REGULAR MEETING CONTINUED

11. **Proposed Stipulation of Settlement for Fisk Management, LLC;** Final Site Plan PLPZ 2017 00091 and Special Permit PLPZ 2017 00092 (for property located at 63 Church Street, Greenwich).

Motion to accept settlement

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

12. **Proposed Stipulation of Settlement for 20 Idar Court, LLC;** Final Site Plan PLPZ 2017 00020 and Special Permit PLPZ 2017 00021 (for property located at 20 Idar Court).

Motion to accept settlement

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS:**

15. **APPROVAL OF MINUTES:**

16. **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:**

Benedict Court Development Company, LLC, record owner of 19 Benedict Place; application PLPZ 2017 00538, for a zoning text amendment to amend Division 9-Subdivision 3; Division 15; and Division 17 to codify certain location, characteristics, and land use objectives for those properties situated within the Central Greenwich Impact Overlay Zone ("CGIO Zone"); and to add new regulations to allow, by Special Permit, certain flexibility in area, height and bulk standards of the underlying zone as incentive zoning, in exchange for the

provision of "Public Benefits" as articulated in the proposed zoning text amendments. The core objective of these proposed text amendments is to activate the CGIO Zone overlay as a positive, vital planning tool to enhance and sustain this district for the citizens of Greenwich in the 21st Century. The proposed NEW Section 6-115.1.1, INCENTIVE ZONING FOR CGIO MIXED-USE DEVELOPMENTS-RESIDENTIAL prohibits new buildings constructed under that regulation to be located in the CGBR Zone, which includes Greenwich Avenue. The Application includes a proposed amendment to BZR Division 15-Section 6-155 PARKING AND GARAGES FOR MULTI-FAMILY RESIDENTIAL PURPOSES, to establish a minimum standard of 1.25 parking space per residential dwelling unit in the CGIO Zone for multi-family housing developed pursuant to proposed NEW Section 6-115.1.1, INCENTIVE ZONING FOR CGIO MIXED-USE DEVELOPMENTS-RESIDENTIAL. ; and proposed amendments to BZR Division 17-Section 6-182 PLANTING REGULATIONS and add a new Section 6-181.1 ROOF PLANTINGS IN BUSINESS ZONES and new Diagram 11, ILLUSTRATION OF LIMITING FACTOR FOR DETERMINATION OF MAXIMUM INCREASE IN BUILDING HEIGHT UNDER SECTION 6-115.1.1 (6) IN THE CGIO. A complete copy of the proposed text amendments are on file in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town website:

http://www.greenwichct.org/News/Planning_and_Zoning/proposed_bzr_amendments/ (Staff: PL) (Must close by 3/22/2018) (Maximum extension to close granted) (Continued from the 12/12/2017 and 1/30/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Application PLPZ 2017 00538 has been WITHDRAWN by Applicant

Stephen P. and Maria R. Musante; application PLPZ 2018 00032 for a final coastal site plan to demolish the existing structure and construct a new residence, driveway and associated stormwater and site improvements on a 12,072 sq. ft. property located at 30 Sunset Road in the R-12 zone. (Staff: PL) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 2/22/2018 meeting)

Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC; application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD) (Must decide by 3/20/2018) (Extension to decide granted to 3/20/2018. Maximum extension available to 4/21/2018) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri])