1. Meeting Materials

Documents:

MARCH 8, 2016 ACTION AGENDA.PDF
MARCH 8, 2016 FINAL AGENDA.PDF
MARCH 8, 2016 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

March 8, 2016
ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Richard Maitland, Margarita Alban, Peter Levy, and Andrew Fox
Alternate Members Present: Nancy Ramer, and Nicholas Macri
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. Margaret Ryan and Saugatuck Motors Inc.; application PLPZ 2016 00081, for a final site plan to install temporary trailers for more than 14 days to use as a temporary sales office while existing showroom is being renovated on a 23,138 sq. ft. property located at 144 Railroad Avenue in the GB zone. (Staff: MK) (Must decide by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: 7)

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

2. 269 Palmer Hill Road LLC; application PLPZ 2016 00031 for a final subdivision to subdivide one 9.8606 acre property into six lots and one 1.5048 acre open space parcel on property located at 269 Palmer Hill Road, Old Greenwich in the RA-1 zone. (Staff: PL) (Must decide by 3/12/2016) (Maximum extension available to 5/11/2016) (Page Number: 16)

   Motion to approve final subdivision with modifications
   Moved by Maitland, seconded by Fox
   Voting in favor: Heller, Maitland, Alban, Levy, and Fox
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3. **David Ogilvy;** application PLPZ 2016 00040 for a **final coastal site plan** to construct a 652 sq. ft., single story, two-car garage on a 2.032 acres property located at 417 Field Point Road in the R-20 zone. *(Staff: PL) (Must decide by 3/31/2016) (Maximum extension available to 6/4/2016) (Page Number: 112)*

   Postponed by Applicant to the March 22, 2016 Meeting

**PUBLIC HEARING 7:15 PM**

4. **Greenwich Landing/South Water Street Owner LLC;** applications PLPZ 2015 00477 and PLPZ 2015 00478, for a **preliminary coastal site plan and special permit,** and amendment to the Stipulation of Settlement, to construct one new multi-unit building with 20 units, including 6 moderate income units on a 1.89 acre property located at 88 South Water Street in the WB zone. *(Staff: KD) (Must close by 3/17/2016) (Maximum extension granted) (Continued from the 12/8/2015 and 1/12/2016 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: 160)*

   Motion to move to final coastal site plan with modifications
   Moved by Maitland, seconded by Fox
   Voting in favor: Heller, Maitland, Alban, Levy, and Fox
   5-0
   No Action on special permit

5. **16 Hawthorne Street South, LLC;** applications PLPZ 2015 00553 and PLPZ 2015 00554, for a **final site plan and special permit,** to construct a 12,649.39 sq. ft. 5 unit, multi-family residential development, driveway and parking areas, and associated infrastructure site work and drainage improvements on a 0.551 acre property located a 16 Hawthorne Street South in the R-6 zone. *(Staff: CT) (Must close by 3/9/2016) (Maximum extension available to 4/23/2016) (Continued from the 1/26/2016 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox) (Page Number: 184)*

   Application converted to a preliminary site plan
   Motion to move to final site plan with modifications
   Moved by Maitland, seconded by Fox
   Voting in favor: Macri *(for Heller), Maitland, Alban, Levy, and Fox
   5-0
   No Action on special permit
6. **The Milbrook Corporation – (West Side improvements to Clubhouse and pool facility of 4 acre property);** applications PLPZ 2015 00586 and PLPZ 2015 00587, for a *preliminary site plan and special permit*, to construct a 5,715 sq. ft. addition to the main club house, reconfigure the existing dining and bar facilities, reconfigure the pool deck and snack bar, make a 502 sq. ft. addition to the existing pool building, construct a 181 sq. ft. pool kiosk, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 4 acre property located at 0 West Brother Drive and 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: 255)*

Motion to move to final site plan with modifications
Moved by Maitland, seconded by Levy
Voting in favor: Heller, Maitland, Alban, Levy, and Fox
5-0
No Action on special permit

7. **The Milbrook Corporation – (East Side, paddle tennis renovations, 61 acre property);** applications PLPZ 2015 00589 and PLPZ 2015 00590, for a *preliminary site plan and special permit*, to replace the paddle hut with a new 1,269 sq. ft. hut and construct the forth paddle tennis court, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 61 acre property located at 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: 311)*

Motion to move to final site plan with modifications
Moved by Maitland, seconded by Fox
Voting in favor: Heller, Maitland, Alban, Levy, and Fox
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No Action on special permit

8. **David and Judith Kelly;** application PLPZ 2016 00043, for a *final re-subdivision* for an equal area exchange in land between Lots A, currently and proposed to be 12,479 sq. ft., and B, currently and proposed to be 12,016 sq. ft. by modifying the common lot line between the parcels as approved under final subdivision #1868; and relocate the approved conservation easement area on properties located at 303 Overlook Drive in the R-12 zone. *(Staff: CT) (Must decide by 3/27/2016) (Maximum extension available to 5/26/2016) (Postponed by Applicant at the 2/23/2016 meeting)*

Postponed by Applicant to the March 22, 2016 Meeting
9. **Morgan Jenkins;** applications PLPZ 2016 00001 and PLPZ 2016 00002, for a preliminary coastal site plan and special permit, to demolish existing structures and construct a new 16,919 sq. ft., multi-family building containing eight (8) dwelling units with underground parking and associated site and drainage improvements on a 26,435 sq. ft. property (above Mean High Water) located at 702 Steamboat Road in the R-6 zone. *(Staff: MK) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: 369)*

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10. **River Road Development LLC;** applications PLPZ 2016 00038 and PLPZ 2016 00039, for a final coastal site plan and special permit, to construct a 20,603 sq. ft. building, over 40,000 cubic feet in building volume, for a rowing club and related rowing and water dependent activities; replace the existing docks and floats with new docks conducive to launching rowing vessels, construct 66 parking spaces and 3 handicapped parking spaces and associated site and stormwater drainage improvements on a 1.36 acre property located at 89 River Road in the WB zone. *(Staff: PL) (Must open by 3/31/2016) (Maximum extension available to 6/4/2016) (Page Number: 476)*

Left Open – Extension Granted to April 20, 2016

**REGULAR MEETING CONTINUED**

11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**


Withdrawn by Applicant
13. **APPROVAL OF MINUTES:**

February 23, 2016

Motion to approve Minutes of February 23, 2016
Moved by Alban, seconded by Levy
Voting in favor: Heller, Maitland, Alban, Levy, and Fox
5-0

14. **OTHER:**

a. Executive Session on pending litigation or personnel matters. - None
b. Other items as may properly come before the Commission:

Motion to add discussion of PLZE 2014 00715 **19 EAST ELM STREET, GREENWICH,** appeal of Elm Place, LLC, alleging error in the Zoning Enforcement Officer’s decision to deny the expansion of office into a retail space at a commercial property located in the CGBR zone.

Moved by Maitland, seconded by Alban
Voting in favor to add item to agenda: Heller, Maitland, Alban, Levy, and Fox
5-0

Commission directed staff to write a letter to the Zoning Board of Appeals expressing that they fully concur with the findings of the Zoning Enforcement Officer, as expressed in his February 29, 2016 letter to the Board Members in response to this Appeal. Furthermore, that creating a non-conforming office use from what is a conforming retail space (formerly the Jeans Bar) in the area deemed the first floor of a building within the CGBR zone is not permitted.

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

**392 Davis Avenue LLC;** applications PLPZ 2015 00475 and PLPZ 2015 00476, for a final coastal site plan and special permit, to construct a residential addition and construct two new dwelling units on a 21,413 sq. ft. property located at 392 Davis Avenue in the R-6 zone. *(Staff: MK) (Must close by 3/17/2016) (Maximum extension granted) (Continued from the 12/8/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)*

**Applications PLPZ 2015 00475 and PLPZ 2015 00476 have been Withdrawn by Applicant**
Breezemont 60 LLC; application PLPZ 2015 00555, for a final re-subdivision, to: subdivide an existing 37,982 sq. ft. parcel into three new parcels of 12,025 sq. ft., each; an open space parcel of 1,907 sq. ft.; and three open space easements totaling 4,110 sq. ft. on property located at 60 Lockwood Road, Riverside in the R-12 zone. (Staff: PL) (Must decide by 3/8/2016) (Maximum extension was granted) (Postponed at the 2/2/2016 meeting)

Application PLPZ 2015 00555 has been Withdrawn and a New Final Subdivision Application has been Re-Submitted

Old Greenwich LLC and Lugano Restaurant; application PLPZ 2015 00566, for a final site plan to permit outdoor seating and expand an existing front patio by 60 sq. ft. on a 24,730 sq. ft. property located at 1392 East Putnam Avenue, Old Greenwich, in the LB and R-7 zones. (Staff: CT) (Must decide by 3/2/2016) (Extension provided to 3/23/16) (Maximum extension available to 4/2/2016) (Postponed at the 1/26/2016 meeting)

Holly Hill Owner LLC; applications PLPZ 2015 00598 and PLPZ 2015 00599, for a final site plan and special permit, to convert 31,362 sq. ft. of general office space use to medical office space use for 22 medical professionals and add 37 surface parking spaces on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. (Staff: MK) (Must close by 3/23/2016) (Extension granted to 3/23/16) (Maximum extension available to 5/12/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

SoulCycle, applicant, by consent of GFC - Fawcett LLC, record property owner; application PLPZ 2016 00037 for a final site plan to modify the Commission’s prior approval PLPZ 2012 00243 and amend the class schedule for the current use operated by Soulcycle, on a 0.634 acre property located at 1 Fawcett Place in the CGBR zone. (Staff: PL) (Must decide by 6/4/2016) (Maximum extension available to 6/4/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)

187 Field Point Road LLC & 191 Field Point Road LLC; application PLPZ 2016 00032 for a final subdivision to transfer 557 sq. ft. from 187 Field Point Road, currently a 9,082 sq. ft. property, to 191 Field Point Road, currently a 7,968 sq. ft. property, resulting in both lots containing 8,525 sq. ft. on properties located at 187 and 191 Field Point Road in the R-6 zone. (Staff: MK) (Must decide by 3/23/2016) (Extension granted to 3/23/16) (Maximum extension available to 5/12/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)
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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

March 8, 2016
FINAL AGENDA

REGULAR MEETING 7:00 PM

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**Application PLPZ 2016 00043 has been POSTPONED to the March 22, 2016 Meeting**
9. **Morgan Jenkins;** applications PLPZ 2016 00001 and PLPZ 2016 00002, for a preliminary coastal site plan and special permit, to demolish existing structures and construct a new 16,919 sq. ft., multi-family building containing eight (8) dwelling units with underground parking and associated site and drainage improvements on a 26,435 sq. ft. property (above Mean High Water) located at 702 Steamboat Road in the R-6 zone. *(Staff: MK) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: 369)*

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**REGULAR MEETING CONTINUED**

11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**


   **Application PLPZ 2015 00519 has been Withdrawn by Applicant**

13. **APPROVAL OF MINUTES:**

    February 23, 2016
14. OTHER:

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

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8. **David and Judith Kelly;** application PLPZ 2016 00043, for a *final re-subdivision* for an equal area exchange in land between Lots A, currently and proposed to be 12,479 sq. ft., and B, currently and proposed to be 12,016 sq. ft. by modifying the common lot line between the parcels as approved under final subdivision #1868; and relocate the approved conservation easement area on properties located at 303 Overlook Drive in the R-12 zone. *(Staff: CT) (Must decide by 3/27/2016) (Maximum extension available to 5/26/2016) (Postponed by Applicant at the 2/23/2016 meeting) (Page Number: )
9. **Morgan Jenkins;** applications PLPZ 2016 00001 and PLPZ 2016 00002, for a preliminary coastal site plan and special permit, to demolish existing structures and construct a new 16,919 sq. ft., multi-family building containing eight (8) dwelling units with underground parking and associated site and drainage improvements on a 26,435 sq. ft. property (above Mean High Water) located at 702 Steamboat Road in the R-6 zone. *(Staff: KD) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: )*

10. **River Road Development LLC;** applications PLPZ 2016 00038 and PLPZ 2016 00039, for a final coastal site plan and special permit, to construct a 20,603 sq. ft. building, over 40,000 cubic feet in building volume, for a rowing club and related rowing and water dependent activities; replace the existing docks and floats with new docks conducive to launching rowing vessels, construct 66 parking spaces and 3 handicapped parking spaces and associated site and stormwater drainage improvements on a 1.36 acre property located at 89 River Road in the WB zone. *(Staff: PL) (Must open by 3/31/2016) (Maximum extension available to 6/4/2016) (Page Number: )*

**REGULAR MEETING CONTINUED**

11. DISCUSSION ITEMS:

12. DECISION ITEMS:


   Application PLPZ 2015 00519 has been Withdrawn by Applicant

13. APPROVAL OF MINUTES:

   February 23, 2016
14. **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:**

392 Davis Avenue LLC; applications PLPZ 2015 00475 and PLPZ 2015 00476, for a final coastal site plan and special permit, to construct a residential addition and construct two new dwelling units on a 21,413 sq. ft. property located at 392 Davis Avenue in the R-6 zone. *(Staff: MK) (Must close by 3/17/2016) (Maximum extension granted) (Continued from the 12/8/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)*

**Applications PLPZ 2015 00475 and PLPZ 2015 00476 have been Withdrawn by Applicant**

Breezemont 60 LLC; application PLPZ 2015 00555, for a final re-subdivision, to: subdivide an existing 37,982 sq. ft. parcel into three new parcels of 12,025 sq. ft., each; an open space parcel of 1,907 sq. ft.; and three open space easements totaling 4,110 sq. ft. on property located at 60 Lockwood Road, Riverside in the R-12 zone. *(Staff: PL) (Must decide by 3/8/2016) (Maximum extension was granted) (Postponed at the 2/2/2016 meeting)*

**Application PLPZ 2015 00555 has been Withdrawn and a New Final Subdivision Application has been Re-Submitted**

Old Greenwich LLC and Lugano Restaurant; application PLPZ 2015 00566, for a final site plan to permit outdoor seating and expand an existing front patio by 60 sq. ft. on a 24,730 sq. ft. property located at 1392 East Putnam Avenue, Old Greenwich, in the LB and R-7 zones. *(Staff: CT) (Must decide by 3/23/2016) (Extension provided to 3/23/16) (Maximum extension available to 4/2/2016) (Postponed at the 1/26/2016 meeting)*

**Holly Hill Owner LLC; applications PLPZ 2015 00598 and PLPZ 2015 00599, for a final site plan and special permit, to convert 31,362 sq. ft. of general office space use to medical office space use for 22 medical professionals and add 37 surface parking spaces on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. *(Staff: MK) (Must close by 3/23/2016) (Extension granted to 3/23/16) (Maximum extension available to 5/12/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)*
SoulCycle, applicant, by consent of GFC - Fawcett LLC, record property owner; application PLPZ 2016 00037 for a final site plan to modify the Commission’s prior approval PLPZ 2012 00243 and amend the class schedule for the current use operated by SoulCycle, on a 0.634 acre property located at 1 Fawcett Place in the CGBR zone. (Staff: PL) (Must decide by 6/4/2016) (Maximum extension available to 6/4/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)

187 Field Point Road LLC & 191 Field Point Road LLC; application PLPZ 2016 00032 for a final subdivision to transfer 557 sq. ft. from 187 Field Point Road, currently a 9,082 sq. ft. property, to 191 Field Point Road, currently a 7,968 sq. ft. property, resulting in both lots containing 8,525 sq. ft. on properties located at 187 and 191 Field Point Road in the R-6 zone. (Staff: MK) (Must decide by 3/23/2016) (Extension granted to 3/23/16) (Maximum extension available to 5/12/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)

187 Field Point Road LLC; applications PLPZ 2016 00033 and PLPZ 2016 00034, for a final site plan and special permit, to demolish the existing structures and construct a new 4,670 sq. ft. two-family dwelling on a 8,525 sq. ft. property (pursuant to pending subdivision application PLPZ 2016 00032) located at 187 Field Point Road in the R-6 zone. (Staff: MK) (Must close by 3/29/2016) (Maximum extension available to 6/2/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)

191 Field Point Road LLC; applications PLPZ 2016 00035 and PLPZ 2016 00036, for a final site plan and special permit, to demolish the existing structures and construct a new 4,670 sq. ft. two-family dwelling on a 8,525 sq. ft. property (pursuant to pending subdivision application PLPZ 2016 00032) located at 191 Field Point Road in the R-6 zone. (Staff: MK) (Must close by 3/29/2016) (Maximum extension available to 6/2/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)

Fairview Country Club; applications PLPZ 2016 00041 and PLPZ 2016 00042 for a final site plan and special permit to construct additions to the existing clubhouse, totaling 4,639 sq. ft., construct a new patio, and associated site improvements on a 198+ acre property located at 1241 King Street in the RA-4 zone. (Staff: PL) (Must close by 3/29/2016) (Maximum extension available to 6/2/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Macri [for Fox who recused])