

1. Tentative Agenda

Documents:

[TENTATIVE - 03-10-20.PDF](#)

2. Final Agenda

Documents:

[FINAL - 03-10-20.PDF](#)

3. Revised Final Agenda

Documents:

[FINAL - 03-10-20 REVISED.PDF](#)

4. Action Agenda

Documents:

[ACTION AGENDA - 03-10-20.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

March 10, 2020

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Stephen P. & Maria R. Musante;** application PLPZ 2019 00482, for a final coastal site plan, to demolish existing dwelling and construct a new two-story residence on a 12,072 sq. ft. property located at **30 Sunset Road** in the R-12 and COZ zones. (Staff: JP) (**Must decide by 3/11/2020**) (Extension to decide granted to 3/11/2020. Maximum extension to decide available to 4/4/2020.)
2. **Mena Liu;** application PLPZ 2019 00500, for a final subdivision, to subdivide the existing 17,816 sq. ft. parcel into two (2) parcels with two (2) open space parcels, totaling 1,482 sq. ft. (equal to 8.3% of the total lot area to be subdivided) at the property located at **22 Sound Beach Avenue** in the R-7 zone. (Staff: BD/MA) (**Must decide by 3/11/2020**) (Extension to decide granted to 3/11/2020. Maximum extension to decide available to 4/3/2020.) (Continued from the 1/28/2020 meeting.) (Seated: Alban, Lowe (for Macri), Levy, Fox, Goss (for Hardman))

PUBLIC HEARING 7:15 PM

3. **21 Calhoun Drive, LLC.;** application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the property located at **21 Calhoun Drive** in the RA-1 zone. (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 2/25/2020.) (Extension to close granted to 2/25/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman).

4. **21 Calhoun Drive, LLC.;** applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to rezone property to RA-1-HO. Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the property located at **21 Calhoun Drive** in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) (*Staff: PL*) (*Left open at the 1/7/2020 meeting.*) (*Must close by 2/25/2020.*) (*Extension to close granted to 2/25/2020. Maximum extension to close available to 4/16/2020*) (*Seated: Alban, Macri, Levy, Fox, Hardman*).

5. **Fried and Taylor LLC.;** applications PLPZ 2019 00450 and PLPZ 2019 00451, for a preliminary site plan and special permit, for a mixed used, Moderate Income Housing Development of three (3) stories with twenty-two (22) units where five (5) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; 4,288 sq. ft. of commercial space, for two tenants on the first floor, and parking for 52 vehicles and 3 ADA parking spaces per Sections 6-13 through 6-15, 6-17, 6-100, 6-101, 6-103, 6-110, 6-141 and 6-205 of the Town of Greenwich Building Zone Regulations on a 33,077 sq. ft. property located at **100 East Putnam Avenue** in the LBR-2 and PRIOZ zones. (*Staff: KD*) (*Left open at the 1/7/2020 meeting*) (*Must close by 4/16/2020*) (*Maximum extension to close granted.*) (*Seated: Alban, Macri, Levy, Fox, Hardman*)

REGULAR MEETING CONTINUED

6. **Proposed stipulation of settlement** regarding Barbara Bellafiore vs. the Planning and Zoning Commission of the Town of Greenwich and John Margenot, to revise and amend final coastal site plan PLPZ 2019 00249 approved on July 23, 2019, to construct additions and make renovations to an existing two-family home and related site and stormwater improvements on a 9,443 sq. ft. property located at **29 Davenport Avenue** the R-6 and COZ zones.

7. **DECISION ITEMS:**

8. **DISCUSSION ITEMS:**

9. **APPROVAL OF MINUTES:**

February 25, 2020

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

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

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

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

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

APPLICATION PLPZ 2019 00469 is withdrawn.

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

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

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

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

APPLICATION PLPZ 2019 00454 is withdrawn. To be refiled.

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

APPLICATION PLPZ 2019 00455 is withdrawn. To be refiled.

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

APPLICATION PLPZ 2019 00456 is withdrawn. To be refiled.

Greenwich Country Day School, Inc.; applications PLPZ 2019 00503 and PLPZ 2019 00504, for a final site plan and special permit to permit building and site plan improvements to accommodate renovations to Greenwich Country Day School's athletic fields, including: upgrading existing grass athletic fields to synthetic turf; construction of a field house with spectator seating; installation of a new storage building; site improvements including driveway, parking, and landscape modifications' and improvements to Cardinal Road, as authorized by The Greenwich Skating Club, Incorporated, which, along with GCDS, owns said road pursuant to Sections 6-12(e), 6-

13, 6-15, 6-16, 6-17, 6-94(a)(S), 6-101(a), 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations, on a 41.5-acres property located at **23 and 47 Fairfield Road** in the RA-1 zone. (Staff: JP) (Must close by 4/7/2020) (Extension to close granted to 4/7/2020. Maximum extension to close available to 5/7/2020.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)).

The Greenwich Academy, Inc.; applications PLPZ 2019 00516 and PLPZ 2019 00517, for a final site plan and special permit, for Phase II of GA's Master Plan for its Main Campus to make alterations to the existing Performing Arts Center (PAC) to provide additional educational space for the visual arts, interior renovations to the Upper School, site and landscaping improvements, including renovations to the school's "Harrison Courtyard", and revisions to the south driveway loop, on a 33.0378-acres property located at **200 North Maple Avenue** in the RA-1 and R-20 Zones. (Staff: PL) (Must close by 3/31/2020.) (Maximum extension to close available to 5/9/2020) (Left open at the 2/25/2020 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.)

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Adam Gray and Kerri Miller; application PLPZ 2019 00502, for a final coastal site plan, to demolish an existing dwelling and construct a new single family residence, in ground swimming pool and related site improvements on a 28,150 sq. ft. property located at **198 Shore Road** in the R-20 and COZ zones. (Staff: JP) (Must decide by 3/24/2020.) (Extension to decide granted to 3/24/2020. Maximum extension to decide available to 4/18/2020.)

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TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
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2. **DISCUSSION ITEMS:**
 - a. **Greenwich Public Schools – Western Middle School;** to discuss the location of a generator reviewed by the Architectural Review Committee.
 - b. **Bianca 121 LLC;** to discuss changes to the rear façade, approved under for final site plan and special permit, PLPZ 2017 00363 and PLPZ 2017 00364 for building additions and modifications to expand the 2nd and 3rd floor residential dwelling units, and façade improvements to the building at 121 Greenwich Avenue in the CGBR zone
3. **Stephen P. & Maria R. Musante;** application PLPZ 2019 00482, for a final coastal site plan, to demolish existing dwelling and construct a new two-story residence on a 12,072 sq. ft. property located at **30 Sunset Road** in the R-12 and COZ zones. (*Staff: JP*) (**Must decide by 3/25/2020**) (*Extension to decide granted to 3/25/2020. Maximum extension to decide available to 4/4/2020.*)

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8. **DECISION ITEMS:**

9. APPROVAL OF MINUTES:

February 25, 2020

10. OTHER:

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

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

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

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

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

APPLICATION PLPZ 2019 00469 is withdrawn.

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

500 WPA, LLC, and Putnam 600 Acquisition LLC; applications , PLPZ 2019 00445 and PLPZ 2019 00446, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the

front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain. The applications are subject, but not limited, to Sections 6-13 through 6-15, 6-17, 6-101, 6-105, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at **500 and 600 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 4/11/2020) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))

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

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

APPLICATION PLPZ 2019 00454 is withdrawn. To be refiled.

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

APPLICATION PLPZ 2019 00455 is withdrawn. To be refiled.

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

APPLICATION PLPZ 2019 00456 is withdrawn. To be refiled.

Greenwich Country Day School, Inc.; applications PLPZ 2019 00503 and PLPZ 2019 00504, for a final site plan and special permit to permit building and site plan improvements to accommodate renovations to Greenwich Country Day School's athletic fields, including: upgrading existing grass athletic fields to synthetic turf; construction of a field house with spectator seating; installation of a new storage building; site improvements including driveway, parking, and landscape modifications' and improvements to Cardinal Road, as authorized by The Greenwich Skating Club, Incorporated, which, along with GCDS, owns said road pursuant to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-94(a)(S), 6-101(a), 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations, on a 41.5-acres property located at **23 and 47 Fairfield Road** in the RA-1 zone. *(Staff: JP) (Must close by 4/7/2020) (Extension to close granted to 4/7/2020. Maximum extension to close available to 5/7/2020.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)).*

The Greenwich Academy, Inc.; applications PLPZ 2019 00516 and PLPZ 2019 00517, for a final site plan and special permit, for Phase II of GA's Master Plan for its Main Campus to make alterations to the existing Performing Arts Center (PAC) to provide additional educational space for the visual arts, interior renovations to the Upper School, site and landscaping improvements, including renovations to the school's "Harrison Courtyard", and revisions to the south driveway loop, on a 33.0378-acres property located at **200 North Maple Avenue** in the RA-1 and R-20 Zones. *(Staff: PL) (Must close by 3/31/2020.) (Maximum extension to close available to 5/9/2020) (Left open at the 2/25/2020 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.)*

Greenwich Hospital; Pre-application review, PLPZ 2020 00012, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital's Smilow Cancer Center, to be located at 16 -38 Lake Avenue and 54-64 Lafayette Place.

Adam Gray and Kerri Miller; application PLPZ 2019 00502, for a final coastal site plan, to demolish an existing dwelling and construct a new single family residence, in ground swimming pool and related site improvements on a 28,150 sq. ft. property located at **198 Shore Road** in the R-20 and COZ zones. *(Staff: JP) (Must decide by 3/24/2020.) (Extension to decide granted to 3/24/2020. Maximum extension to decide available to 4/18/2020.)*

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

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

March 10, 2020

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy, Andy Fox, and Dave Hardman.

Alternate Member Present: Dennis Yeskey, Victoria Goss, and Peter Lowe.

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. Proposed stipulation of settlement** regarding Barbara Bellafiore vs. the Planning and Zoning Commission of the Town of Greenwich and John Margenot, to revise and amend final coastal site plan PLPZ 2019 00249 approved on July 23, 2019, to construct additions and make renovations to an existing two-family home and related site and stormwater improvements on a 9,443 sq. ft. property located at **29 Davenport Avenue** the R-6 and COZ zones.

Motion to approve stipulation of settlement

Moved by Macri, seconded by Fox

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

5-0

2. DISCUSSION ITEMS:

- a. Greenwich Public Schools – Western Middle School;** to discuss the location of a generator reviewed by the Architectural Review Committee.

Motion to approve the location of a new replacement generator with modifications as follows:

- Install a vinyl coated fence, with black vinyl slats;
- Fence as it gets near the building shall be moved slightly further away than proposed.

Moved by Macri, seconded by Fox

5-0

Voting in Favor, Alban, Macri, Levy, Fox, Hardman

- b. Bianca 121 LLC;** to discuss changes to the rear façade, approved under for final site plan and special permit, PLPZ 2017 00363 and PLPZ 2017 00364 for building additions and modifications to expand the 2nd and 3rd floor residential dwelling units, and façade improvements to the building at 121 Greenwich Avenue in the CGBR zone

The Commission determined that the changes made to the rear of the building need reapplication to the Commission for approval.

The applicant shall provide a full code analysis to prove that the wall built is required to meet Fire and Building Code. Confirmation from the Building Official and Fire Marshall regarding the need and code compliance of said wall, shall be received before presenting the application to the Commission.

- 3. Stephen P. & Maria R. Musante;** application PLPZ 2019 00482, for a final coastal site plan, to demolish existing dwelling and construct a new two-story residence on a 12,072 sq. ft. property located at **30 Sunset Road** in the R-12 and COZ zones. (*Staff: JP*) (**Must decide by 3/25/2020**) (*Extension to decide granted to 3/25/2020. Maximum extension to decide available to 4/4/2020.*)

Postponed by Applicant. Extension Granted.

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

Motion to approve subdivision with modifications

Moved by Fox, seconded by Goss

Voting in favor: Alban, Lowe (for Macri), Levy, Fox, and Goss (for Hardman)

5-0

PUBLIC HEARING 7:15 PM

5. **21 Calhoun Drive, LLC.**; application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the property located at **21 Calhoun Drive** in the RA-1 zone. (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020.) (Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman).

Left Open.

6. **21 Calhoun Drive, LLC.**; applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to rezone property to RA-1-HO. Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the property located at **21 Calhoun Drive** in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020.) (Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman).

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Left Open.

8. **DECISION ITEMS:**

9. **APPROVAL OF MINUTES:**

February 25, 2020

No Action Taken

10. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
- b. Other items as may properly come before the Commission.
 - Motion to add the election of Commission Officers to the agenda
Moved by Alban, seconded by Macri
5-0
Voting in Favor, Alban, Macri, Levy, Fox, Hardman
 - Motion to nominate Margarita Alban to another term as Chair of the Planning and Zoning Commission
Moved by Macri. Seconded by Levy.
5-0
Voting in Favor, Alban, Macri, Levy, Fox, Hardman
 - Motion to nominate Nicholas Macri to another term as Secretary of the Planning and Zoning Commission
Moved by Levy, Second by Fox.
5-0
Voting in Favor, Alban, Macri, Levy, Fox, Hardman

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

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