

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 3-16-2021.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 3-16-2021.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 3-16-2021.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM

Please use the link below to view, listen, and/or participate in this meeting:
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>
Password: 0518864

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

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(877) 853-5257 (Toll Free)
(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

MARCH 16, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **Nick Barille**; application PLPZ 2021 00047, for a Pre-Application Review, to discuss installing a vertical mechanical car lift parking system on a property located at **57 Old Post Road #2** in the GB Zone.
- b. **MH Cohen Realty LLC.**; application PLPZ 2021 00037, for a Pre-Application Review, for a conversion of the use of a portion of the building most recently occupied by Sofia's and the New York Sports Club to a retail bakery and restaurant on the property located at **8 & 10 Lewis Street** in the CGBR Zone.
- c. **Streetworks Development, LLC**; application PLPZ 2021 00039 for a Pre-Application Review, for a Pre-Application Review, for the conversion of the former retail use to new, mixed, commercial uses within the existing building at **257-265 Greenwich Avenue** in the CGBR Zone. (*Discussed at the 2/17/2021 Meeting.*)

2. **The Housing Authority of the Town of Greenwich;** request for a 5-year extension of time to complete approved work related to application PLPZ 2016 00187 and PLPZ 2016 00188, Final Site Plan and Special Permit, on a 0.205-acre parcel located at **31-36 Armstrong Court** in the R-6 Zone. *(Staff: PL)*
3. **Sherry L. Delany;** application PLPZ 2020 00313, for a Preliminary Subdivision, for a two (2) lot subdivision where Lot A would be 32,533 sq. ft. and Lot B would be 20,005 sq. ft. but does not meet the minimum lot shape of a circle with a diameter of 100 feet and a conservation easement of 7,880 sq. ft. (equal to 15% of the total parcel). The subject parcel is a 1.206-acre parcel located at **1 Meadow Wood Drive** in the R-20 Zone. *(Staff: BD) (Must decide by 3/17/2021.) (Extension to decide applied per Executive Order. Maximum Extension to decide available to 5/1/2021. 27 additional days of statutory time is available per the Governor's Executive Order.)*
4. **Derron & Marion Slonecker and Peter & Lorraine Kelly;** application PLPZ 2021 00049, for a Preliminary Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. *(Staff: BD) (Must decide by 4/17/2021.) (Maximum extension to decide available to 6/16/2021. 90 additional days of statutory time is available per the Governor's Executive Order.)*
5. **Heath Koch;** application PLPZ 2020 00377, for a Final Coastal Site Plan, to demolish existing residence and construct new single-family dwelling, accessory building, pool, patio areas, new driveway, new dock, and related site improvements on a 22,147 sq. ft. (to mean high water) parcel located at **10 South Crossway** in the R-20 and COZ Zones. *(Staff: MA) (Must decide by 3/17/2021.) (Maximum Extension to decide available to 5/21/2021.) (84 additional days of statutory time is available per the Governor's Executive Order.) (Continued at the 2/17/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)*
6. **Patricia Gillego Barakett;** application PLPZ 2021 00014, for a Final Coastal Site Plan, to demolish the existing structure and construct a new 7,561sf single-family dwelling, pool, new dock, and related site improvements on a 0.6214-acre parcel located at **675 Steamboat Road** in the R-6 and COZ Zones. *(Staff: JP) (Must decide by 3/26/2021.) (Maximum extension to decide available to 5/30/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)*

PUBLIC HEARING

(To commence after the above items are heard)

7. **Town of Greenwich;** application PLPZ 2021 00052, for a Final Site Plan and Special Permit, for demolition and reconstruction of the Eastern Greenwich Civic Center with a new single story 35,482 sq. ft. building to contain: a new gymnasium, multi-use event space, activity rooms with flexible partitions, storage areas, vending and lounge area, restrooms, exterior restrooms to support field activities, new administrative offices, interior waiting area, and office space to be leased by the OGRCC. Site changes would include; new parking areas to the south of the building, new loading dock, new vehicle pick up and drop off lane in front of the building and reconfiguration of existing surface parking, and related site and storm water management improvements on a 14.3-acre parcel located at **90 Harding Road** in the R-7 Zone. *(Staff: KD.) (Must open by 4/23/2021.) (Maximum extension to open available to 6/27/2021. 90 additional days of statutory time available per the Governor's Executive Order.)*

8. **Paradigm 44-48 West Putnam Ave LLC;** application PLPZ 2021 00048, for a Final Site Plan and Special Permit, for an addition of 14 residential apartments to be located within the existing main building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR Zone. (Staff: PL) (Must open by 4/23/2021.) (Maximum extension to open available to 6/27/2021. 90 additional days of statutory time available per the Governor's Executive Order.)
9. **Foundation House LLC;** application PLPZ 2021 00026, for a Final Re-Subdivision, to transfer approximately 4 acres from Lot 1 to Lot 2 of the parcels which make up the address at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (Must decide by 3/28/2021.) (Maximum Extension to decide available to 5/27/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 2/17/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)
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11. **DECISION ITEMS:**
12. **APPROVAL OF MINUTES:**
13. **OTHER:**
 - a. Executive Session on pending litigation or personnel matters.
 - b. Other items as may properly come before the Commission.

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

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Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 3/30/2021) (Extension to decide to 3/30/2021 applied per Executive Order. Maximum extension to decide available to 6/3/2021). (32 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

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To view the presentation materials, please click [here](#).
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11. **DECISION ITEMS:**

12. **APPROVAL OF MINUTES:**

13. OTHER:

- a. Election of Commission Officers
- b. Re-nomination of Rhonda Cohen to the another term on the Architectural Review Committee (the “ARC”).
- c. Executive Session on pending litigation or personnel matters.
- d. Other items as may properly come before the Commission.

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MARCH 16, 2021

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated:

Margarita Alban, Nicholas Macri, Peter Levy, Dave Hardman, and Dennis Yeskey

Alternate Members Present:

Victoria Goss, Peter Lowe, and Bob Barolak.

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*

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Motion to approved extension of time with prior conditions

Moved by Macri, Seconded by Levy

Voting in Favor: Alban, Macri, Levy, Hardman, Yeskey

5-0

3. **Sherry L. Delany**; application PLPZ 2020 00313, for a Preliminary Subdivision, for a two (2) lot subdivision where Lot A would be 32,533 sq. ft. and Lot B would be 20,005 sq. ft. but does not meet the minimum lot shape of a circle with a diameter of 100 feet and a conservation easement of 7,880 sq. ft. (equal to 15% of the total parcel). The subject parcel is a 1.206-acres parcel located at **1 Meadow Wood Drive** in the R-20 Zone. (Staff: BD) (**Must decide by 3/17/2021.**) (Extension to decide applied per Executive Order. Maximum Extension to decide available to 5/1/2021. 27 additional days of statutory time is available per the Governor's Executive Order.)
To view the Staff Report, and application materials provided, please click [here](#).
To view the presentation materials, please click [here](#).
To view the updated DPW Engineering comments, submitted after the staff report was issued, please click [here](#).
To view Public Comment on the application, please click [here](#).
To view additional public comment submitted after the staff report was issued, please click [here](#).
To view DEEP comments, submitted after the staff report was issued, please click [here](#).

Motion to move preliminary subdivision to final with modifications

Moved by Macri, Seconded by Levy

Voting in Favor: Alban, Macri, Levy, Hardman, Yeskey

5-0

4. **Derron & Marion Slonecker and Peter & Lorraine Kelly**; application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (**Must decide by 4/17/2021.**) (Maximum extension to decide available to 6/16/2021. 90 additional days of statutory time is available per the Governor's Executive Order.)
To view the Staff Report, and application materials provided, please click [here](#).
To view Conservation comments, submitted after the staff report was issued, please click [here](#).
To view Sewer Division comments submitted after the staff report was issued, please click [here](#).

Left open, No action taken.

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

To view the updated Staff Report, and application materials provided, please click [here](#).

To view the Sewer Division comments submitted after the staff report was issued, please click [here](#).

To view the presentation materials, please click [here](#).

Motion to approved final coastal site plan with modifications

Moved by Macri, seconded by Levy

Voting in Favor: Alban, Macri, Levy, Hardman, Yeskey

5-0

6. **Patricia Gillego Barakett;** application PLPZ 2021 00014, for a Final Coastal Site Plan, to demolish the existing structure and construct a new 7,561sf single-family dwelling, pool, new dock, and related site improvements on a 0.6214-acre parcel located at **675 Steamboat Road** in the R-6 and COZ Zones. (Staff: JP) (**Must decide by 3/26/2021.**) (Maximum extension to decide available to 5/30/2021). (90 additional days of statutory time is still available per the Governor's Executive Order.)

To view the updated Staff Report, and application materials provided, please click [here](#).

To view Conservation Comments submitted after the staff report was issued, please click [here](#).

To view Sewer Division comments submitted after the staff report was issued, please click [here](#).

To view the presentation materials, please click [here](#).

Motion to approved final coastal site plan with modifications

Moved by Macri, seconded by Levy

Voting in Favor: Alban, Macri, Levy, Hardman, Yeskey

5-0

PUBLIC HEARING

(Commenced after the above items are heard)

7. **Town of Greenwich;** application PLPZ 2021 00052, for a Final Site Plan and Special Permit, for demolition and reconstruction of the Eastern Greenwich Civic Center with a new single story 35,482 sq. ft. building to contain: a new gymnasium, multi-use event space, activity rooms with flexible partitions, storage areas, vending and lounge area, restrooms, exterior restrooms to support field activities, new administrative offices, interior waiting area, and office space to be leased by the OGRCC. Site changes would include; new parking areas to the south of the building, new loading dock, new vehicle pick up and drop off lane in front of the building and reconfiguration of existing surface parking, and related site and storm water management improvements on a 14.3-acres parcel located **at 90 Harding Road** in the R-7 Zone. (Staff: KD.) (Must open by 4/23/2021.) (Maximum extension to open available to 6/27/2021. 90 additional days of statutory time available per the Governor's Executive Order.)

To view the Staff Report, and application materials provided, please click [here](#).

To view Conservation comments submitted after the staff report was issued, please click [here](#).

To view Sewer Division comments submitted after the staff was issued, please click [here](#).

To view the Historic District Commission letter, submitted after the staff report was issued, please click [here](#).

Motion to approved final site plan and special permit with modifications

Moved by Macri, seconded by Levy

Voting in Favor: Alban, Macri, Levy, Hardman, Yeskey

5-0

8. **Paradigm 44-48 West Putnam Ave LLC.;** application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must open by 4/23/2021.) (Maximum extension to open available to 6/27/2021. 90 additional days of statutory time available per the Governor's Executive Order.)

To view the Staff Report, and application materials provided, please click [here](#).

To view Conservation comments submitted after the staff report was issued, please click [here](#).

To view Sewer Division comments submitted after the staff report was issued, please click [here](#).

To view the Historic District Commission letter, submitted after the staff report was issued, please click [here](#).

Left open, No action taken.

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

To view the updated Staff Report, and application materials provided, please click [here](#).

To view the presentation materials, please click [here](#).

To view the letter from the applicant re. the Special permit, please click [here](#).

To view the letter from the applicant to the Health Department, please click [here](#).

To view the Historic District Commission letter, submitted after the staff report was issued, please click [here](#).

To view the letter from the Greenwich Preservation Network, please click [here](#).

Left open, No action taken.

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

To view the updated Staff Report, and application materials provided, please click [here](#).

To view the presentation materials, please click [here](#).

To view the letter from the applicant re. the Special permit, please click [here](#).

To view the letter from the applicant to the Health Department, please click [here](#).

To view the Historic District Commission letter, submitted after the staff report was issued, please click [here](#).

To view the letter from the Greenwich Preservation Network, please click [here](#).

Left open, No action taken.

11. **DECISION ITEMS:**

12. **APPROVAL OF MINUTES:**

13. **OTHER:**

a. Election of Commission Officers

- **Motion to nominate Margarita Alban to another term as Chair of the Planning and Zoning Commission**

Moved by Macri. Seconded by Levy.

Voting in Favor, Alban, Macri, Levy, Hardman, and Yeskey

5-0

- ***Motion to nominate Nicholas Macri to another term as Secretary of the Planning and Zoning Commission***
Moved by Levy, Second by Fox.
Voting in Favor, Alban, Macri, Levy, Hardman, and Yeskey
5-0
- b. Re-nomination of Rhonda Cohen to the another term on the Architectural Review Committee (the “ARC”).
 - ***No action taken.***
- c. Executive Session on pending litigation or personnel matters.
- d. Other items as may properly come before the Commission.

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

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town's Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 3/30/2021.) (Maximum extension to close available to 6/3/2021.) (29 additional days of statutory time is still available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. (Staff: PL) (Must decide by 3/24/2021.) (Maximum extension to decide available to 5/28/2021.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. (Staff: PL) (Must decide by 3/24/2021.) (Maximum extension to decide available to 5/28/2021.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 3/24/2021.) (Maximum extension to decide available to 5/28/2021.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 3/30/2021) (Extension to decide to 3/30/2021 applied per Executive Order. Maximum extension to decide available to 6/3/2021). (32 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acre parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 3/30/2021.) (Maximum extension to open available to 6/3/2021.) (36 additional days of statutory time is still available per the Governor's Executive Order.)

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

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