

1. Tentative Agenda

Documents:

[TENTATIVE-03-19-19.PDF](#)

2. Final Agenda

Documents:

[F-03-19-19.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA-03-19-19.PDF](#)

START: \_\_\_\_\_  
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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**March 19, 2019**  
**TENTATIVE AGENDA**

## **REGULAR MEETING 7:00 PM**

1. **Salon Greenwich;** application PLPZ 2018 00535 for a final site plan to establish a new salon (personal service) use within the current building and seek a waiver of parking per Sec. 6-158(b) on a 0.824-acres property located at 100 Melrose Avenue in the GBO zone. *(Staff: JP) (Must decide by 3/30/2019) (Maximum extension granted) (Postponed at the 1/8/2019 and 1/22/2019 meetings)*
2. **Lucia & Tommaso LaRocca;** application PLPZ 2018 00536 for a final site plan, to designate unit "A", the existing one-bedroom basement apartment, as a "set-aside development" pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town's Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 3/20/2019) (Extension to decide granted. Maximum extension to decide is available to 3/30/2019) (Continued from the 1/8/2019 meeting)*
3. **James Gould;** application PLPZ 2019 00019, for a final subdivision to subdivide an existing 5.86-acres parcel at 94 Pecksland Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Pecksland Road and in the RA-2 Zone. *(Staff: JP) (Must decide by 3/19/2019) (Maximum extension to decide available to 5/18/2019)*

4. **Office Park LLC**; application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019)*
  
5. **Office Park LLC**; application PLPZ 2019 00071 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019)*
  
6. **Office Park LLC**; application PLPZ 2019 0072 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019)*

## **PUBLIC HEARING 7:15 PM**

7. **585 West Putnam LLC and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, , to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being "Moderate Income" units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018, 2/5/2019 and 3/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

8. **500 WPA LLC, and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00483 and PLPZ 2018 00484, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on properties located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018, 2/5/2019 and 3/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri)*
  
9. **Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant,** applications PLPZ 2019 00025 and PLPZ 2019 00026, for a Final Site Plan and Special Permit, to make building and site plan improvements to accommodate Greenwich Country Day School's high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 –acres property located at 257 Stanwich Road in the RA-2 Zone. *(Staff: PL) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019)*
  
10. **Greenwich Hospital;** applications PLPZ 2019 00017 and PLPZ 2019 00018, for a Final Site Plan and Special Permit, to make interior renovations, on the second and third floor of Greenwich Hospital's Watson Pavilion, to reallocate patient beds from double to single occupancy rooms, and where the overall number of patient beds would not change, on a 9.3669-acres property at 5 Perryridge Road in the H-1 Zone. *(Staff: BD) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019)*

11. **W.R. Berkley Corporation/Berkley Holdings Corp;** applications PLPZ 2018 00489 and PLPZ 2019 00010, for final site plan and special permit to amend a condition of the Planning and Zoning Commission’s prior approval (FSP #2157-C) that required the entrance ramp to/from Davenport Avenue to be used for “emergency ingress/egress” only and to now request that said ramp be permitted to be used, on an intermittent basis, depending on the activity along Museum Drive on a 126,867 sq. ft. property located at 475 Steamboat Road in the GB zone. *(Staff: SB) (Must open by 3/28/2019) (Continued from the 12/18/2018 and 2/21/19 meetings) (Seated: Alban, Macri, Levy, Fox, and Hardman)*
  
12. **Greenwich American, Inc.,** owner of 1 American Lane in the BEX-50 Zone, application PLPZ 2018 00599, for a Zoning Text Amendment, per Section 8-2 of the of the Connecticut General Statutes and Section 6-22 of the Town of Greenwich Building Zone Regulations to amend: Sec. 6-2; Sec. 6-5 Subsection (a)(19.2); and certain subsections of Sec. 6-108 “USE REGULATIONS FOR BEX-50 ZONE”. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27>. *(Staff: PL) (Must open by 3/19/2019) (Extension of 5 days granted to open by 3/19/19. Maximum extension of 60 days available to open by 5/18/2019)*
  
13. **Tiffany Properties and Management, Inc.,** applications PLPZ 2019 00001 and PLPZ 2019 00002, for a final site plan and special permit, to incorporate existing space on the third floor to expand an existing, approved (per final site plan / special permit #929), moderate income dwelling unit, increasing it from one (1) bedroom to two (2) bedrooms on an 8,393 sq. ft. property located at 195 Field Point Road in the GB and CGIO Zones. *(Staff: JP) (Must open by 3/19/2019) (Extension of 5 days granted to open by 3/19/19. Maximum extension of 60 days available to open by 5/18/2019)*

## **REGULAR MEETING CONTINUED**

### **14. DISCUSSION ITEMS:**

**15. DECISION ITEMS:**

- a. **The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1);** applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy's existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones. *(Staff: PL) (Must decide by 5/9/2019) (Maximum extension to decide available to 7/13/2019)*

**16. APPROVAL OF MINUTES:**

February 21, 2019  
March 5, 2019

**17. OTHER:**

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

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

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

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

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

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

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

**Juan Miguel Bassalik & Shannon Bassalik;** application PLPZ 2019 00015, for a final re-subdivision to consolidate two (2) adjacent parcels of land, owned in common, at 8 Ridge (8,700 sq. ft.) and 0 Ridge Road (also 8,700 sq. ft.) into one (1) parcel (equal to 17,400 sq. ft.). The subject properties are located at 0 and 8 Ridge Road in the R-7 zone. *(Staff: BD) (Must decide by 5/14/2019.) (Maximum extension to decide granted.)*

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 19, 2019**  
**FINAL AGENDA**

## **REGULAR MEETING 7:00 PM**

1. **Proposed Stipulation of Settlement re: 143 Sound Beach Avenue Associates LP;** Final Coastal Site Plan PLPZ 2017 00317 and Special Permit PLPZ 2017 00318 (for property located at 143 Sound Beach Avenue, Old Greenwich)
2. **Salon Greenwich;** application PLPZ 2018 00535 for a final site plan to establish a new salon (personal service) use within the current building and seek a waiver of parking per Sec. 6-158(b) on a 0.824-acres property located at 100 Melrose Avenue in the GBO zone. (*Staff: JP*) (**Must decide by 3/30/2019**) (*Maximum extension granted*) (*Postponed at the 1/8/2019 and 1/22/2019 meetings*)

### **Application PLPZ 2018 00535 is withdrawn**

3. **Lucia & Tommaso LaRocca;** application PLPZ 2018 00536 for a final site plan, to designate unit "A", the existing one-bedroom basement apartment, as a "set-aside development" pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town's Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 10,338 sq. ft. property located at 74 Byram Terrace Drive in the R-6 zone. (*Staff: PL*) (**Must decide by 3/20/2019**) (*Extension to decide granted. Maximum extension to decide is available to 3/30/2019*) (*Continued from the 1/8/2019 meeting*) (*Page Number: 12*)
4. **James Gould;** application PLPZ 2019 00019, for a final subdivision to subdivide an existing 5.86-acres parcel at 94 Pecksland Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of



the parcel is at 94 Pecksland Road and in the RA-2 Zone. (Staff: JP) (**Must decide by 3/19/2019**) (Maximum extension to decide available to 5/18/2019) (Page Number: 83)

5. **Office Park LLC**; application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. (Staff: PL) (**Must decide by 5/23/2019**) (Maximum extension to decide available to 7/27/2019) (Page Number: 144)

**Application PLPZ 2019 00070 has been converted to a preliminary site plan**

6. **Office Park LLC**; application PLPZ 2019 00071 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. (Staff: PL) (**Must decide by 5/23/2019**) (Maximum extension to decide available to 7/27/2019) (Page Number: 144)

**Application PLPZ 2019 00071 has been converted to a preliminary site plan**

7. **Office Park LLC**; application PLPZ 2019 00072 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. (Staff: PL) (**Must decide by 5/23/2019**) (Maximum extension to decide available to 7/27/2019) (Page Number: 144)

**Application PLPZ 2019 00072 has been converted to a preliminary site plan**

## PUBLIC HEARING 7:15 PM

8. **585 West Putnam LLC and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, , to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018, 2/5/2019 and 3/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri) (Page Number: 168)*

**Applications PLPZ 2018 00477 and PLPZ 2018 00478 have been converted to a preliminary site plan**

9. **500 WPA LLC, and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00483 and PLPZ 2018 00484, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on properties located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 3/28/2019) (Maximum extension to close granted) (Continued from the 12/18/2018, 2/5/2019 and 3/5/2019 meetings) (Seated: Hardman, Alban, Levy, Fox, and Macri) (Page Number: 195)*

**Applications PLPZ 2018 00483 and PLPZ 2018 00484 have been converted to a preliminary site plan**

10. **Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant**, applications PLPZ 2019 00025 and PLPZ 2019 00026, for a Final Site Plan and Special Permit, to make building and site plan improvements to accommodate Greenwich Country Day School's high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 –acres property located at 257 Stanwich Road in the RA-2 Zone. *(Staff: PL) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019) (Page Number: 242)*
  
11. **Greenwich Hospital**; applications PLPZ 2019 00017 and PLPZ 2019 00018, for a Final Site Plan and Special Permit, to make interior renovations, on the second and third floor of Greenwich Hospital's Watson Pavilion, to reallocate patient beds from double to single occupancy rooms, and where the overall number of patient beds would not change, on a 9.3669-acres property at 5 Perryridge Road in the H-1 Zone. *(Staff: BD) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019) (Page Number: 439)*
  
12. **W.R. Berkley Corporation/Berkley Holdings Corp**; applications PLPZ 2018 00489 and PLPZ 2019 00010, for final site plan and special permit to amend a condition of the Planning and Zoning Commission's prior approval (FSP #2157-C) that required the entrance ramp to/from Davenport Avenue to be used for "emergency ingress/egress" only and to now request that said ramp be permitted to be used, on an intermittent basis, depending on the activity along Museum Drive on a 126,867 sq. ft. property located at 475 Steamboat Road in the GB zone. *(Staff: SB) (Must open by 3/28/2019) (Continued from the 12/18/2018 and 2/21/19 meetings) (Seated: Alban, Macri, Levy, Fox, and Hardman) (Page Number: 524)*
  
13. **Greenwich American, Inc.**, owner of 1 American Lane in the BEX-50 Zone, application PLPZ 2018 00599, for a Zoning Text Amendment, per Section 8-2 of the of the Connecticut General Statutes and Section 6-22 of the Town of Greenwich Building Zone Regulations to amend: Sec. 6-2; Sec. 6-5 Subsection (a)(19.2); and certain subsections of Sec. 6-108 "USE REGULATIONS FOR BEX-50 ZONE". A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website

at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27>. (Staff: PL) (Must open by 3/19/2019) (Extension of 5 days granted to open by 3/19/19. Maximum extension of 60 days available to open by 5/18/2019) (Page Number: 622)

14. **Tiffany Properties and Management, Inc.**, applications PLPZ 2019 00001 and PLPZ 2019 00002, for a final site plan and special permit, to incorporate existing space on the third floor to expand an existing, approved (per final site plan / special permit #929), moderate income dwelling unit, increasing it from one (1) bedroom to two (2) bedrooms on an 8,393 sq. ft. property located at 195 Field Point Road in the GB and CGIO Zones. (Staff: JP) (**Must open by 3/19/2019**) (Extension of 5 days granted to open by 3/19/19. Maximum extension of 60 days available to open by 5/18/2019) (Page Number: 776)

## REGULAR MEETING CONTINUED

15. **DISCUSSION ITEMS:**

16. **DECISION ITEMS:**

- a. **The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1)**; applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy's existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones. (Staff: PL) (**Must decide by 5/9/2019**) (Maximum extension to decide available to 7/13/2019)

**Application PLPZ 2018 00562, 00563 will not be decided at the 3/19/19 meeting.**

17. **APPROVAL OF MINUTES:**

February 21, 2019  
March 5, 2019

18. **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:**

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

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

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

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

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

**Juan Miguel Bassalik & Shannon Bassalik;** application PLPZ 2019 00015, for a final re-subdivision to consolidate two (2) adjacent parcels of land, owned in common, at 8 Ridge (8,700 sq. ft.) and 0 Ridge Road (also 8,700 sq. ft.) into one (1) parcel (equal to 17,400 sq. ft.). The subject properties are located at 0 and 8 Ridge Road in the R-7 zone. *(Staff: BD) (Must decide by 5/14/2019.) (Maximum extension to decide granted.)*

START: 7:03 p.m.  
END: 1:10 a.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

## March 19, 2019 ACTION AGENDA With Decisions

*Regular Members Present and Seated: Margarita Alban, Nick Marci, Peter Levy, and Andrew Fox.*

*Regular Members Absent: Dave Hardman*

*Alternate Members Present: Victoria Goss*

*Alternate Member Absent: Dennis Yeskey*

*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 re: 143 Sound Beach Avenue Associates LP;** Final Coastal Site Plan PLPZ 2017 00317 and Special Permit PLPZ 2017 00318 (for property located at 143 Sound Beach Avenue, Old Greenwich)

Motion to approve settlement

Moved by Macri, seconded by Fox

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

5-0

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

Application PLPZ 2018 00535 is withdrawn

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

Motion to approve final site plan with modifications  
Moved by Macri, seconded by Fox  
Voting in favor: Alban, Levy, Fox, and Goss (for Hardman)  
Voting Against: Macri  
4-1

4. **James Gould;** application PLPZ 2019 00019, for a final subdivision to subdivide an existing 5.86-acres parcel at 94 Peckslan Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Peckslan Road and in the RA-2 Zone. *(Staff: JP) (Must decide by 3/19/2019) (Maximum extension to decide available to 5/18/2019)*

Application PLPZ 2019 00019 was postponed. Extension Granted

5. **Office Park LLC;** application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Seated: Alban, Macri, Levy, Fox, and Goss)*

Left Open - Application PLPZ 2019 00070 has **not** been converted to a preliminary site plan, and will remain a final site plan, as filed.

6. **Office Park LLC;** application PLPZ 2019 00071 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel)



in the GBO zone. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Seated: Alban, Macri, Levy, Fox, and Goss)

Left Open - Application PLPZ 2019 00071 has **not** been converted to a preliminary site plan, and will remain a final site plan, as filed.

7. **Office Park LLC**; application PLPZ 2019 0072 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Seated: Alban, Macri, Levy, Fox, and Goss)

Left Open - Application PLPZ 2019 00072 has **not** been converted to a preliminary site plan, and will remain a final site plan, as filed.

### **PUBLIC HEARING 7:15 PM**

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

Closed – no decision

9. **500 WPA LLC, and Putnam 600 Acquisition LLC**; applications PLPZ 2018 00483 and PLPZ 2018 00484, for a preliminary site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on properties located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (**Must close by 3/28/2019**) (Maximum extension to

*close granted) (Continued from the 12/18/2018, 2/5/2019 and 3/5/2019 meetings)  
(Seated: Hardman, Alban, Levy, Fox, and Macri)*

Closed – no decision

10. **Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant**, applications PLPZ 2019 00025 and PLPZ 2019 00026, for a Final Site Plan and Special Permit, to make building and site plan improvements to accommodate Greenwich Country Day School's high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 –acres property located at 257 Stanwich Road in the RA-2 Zone. *(Staff: PL) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019) (Seated: Alban, Macri, Levy, Goss (for Fox who recused))*

Left Open

11. **Greenwich Hospital**; applications PLPZ 2019 00017 and PLPZ 2019 00018, for a Final Site Plan and Special Permit, to make interior renovations, on the second and third floor of Greenwich Hospital's Watson Pavilion, to reallocate patient beds from double to single occupancy rooms, and where the overall number of patient beds would not change, on a 9.3669-acres property at 5 Perryridge Road in the H-1 Zone. *(Staff: BD) (Must open by 3/28/2019) (Maximum extension to open available to 6/1/2019)*

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

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

Upon a first motion to approve final site plan and special permit with modifications

Moved by Macri, seconded by Levy

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

Voting Against: Alban, and Macri

3-2 (failed to carry)

Upon a second motion to approve final site plan and special permit with revised modifications

Moved by Macri, seconded by Levy

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

Voting Against: Alban,

4-1

13. **Greenwich American, Inc.,** owner of 1 American Lane in the BEX-50 Zone, application PLPZ 2018 00599, for a Zoning Text Amendment, per Section 8-2 of the of the Connecticut General Statutes and Section 6-22 of the Town of Greenwich Building Zone Regulations to amend: Sec. 6-2; Sec. 6-5 Subsection (a)(19.2); and certain subsections of Sec. 6-108 “USE REGULATIONS FOR BEX-50 ZONE”. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27>. *(Staff: PL) (Must open by 3/19/2019) (Extension of 5 days granted to open by 3/19/19. Maximum extension of 60 days available to open by 5/18/2019)*

Motion to approve the zoning text amendment as proposed

Moved by Macri, seconded by Fox

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

5-0

14. **Tiffany Properties and Management, Inc.,** applications PLPZ 2019 00001 and PLPZ 2019 00002, for a final site plan and special permit, to incorporate existing space on the third floor to expand an existing, approved (per final site plan / special permit #929), moderate income dwelling unit, increasing it from one (1) bedroom to two (2) bedrooms on an 8,393 sq. ft. property located at 195 Field

Point Road in the GB and CGIO Zones. (Staff: JP) (**Must open by 3/19/2019**)  
(Extension of 5 days granted to open by 3/19/19. Maximum extension of 60 days  
available to open by 5/18/2019) (Seated: Alban, Macri, Levy, Fox, and Goss)

Left Open

## REGULAR MEETING CONTINUED

### 15. DISCUSSION ITEMS:

Motion to add a discussion item to consider the nomination of a new ARC member and reappointment of a current ARC member

Moved by Macri, seconded by Fox

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

5-0

Motion to reappoint Rhonda Cohen to the ARC for a new term.

Moved by Macri, seconded by Fox

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

5-0

Motion to appoint Peter Boldt to the ARC as a new member.

Moved by Macri, seconded by Fox

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

5-0

### 16. DECISION ITEMS:

- a. **The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1);** applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy's existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones. (Staff: PL) (**Must decide by 5/9/2019**) (*Maximum extension to decide available to 7/13/2019*)

**Application PLPZ 2018 00562, 00563 will not be decided at the 3/19/19 meeting.**

17. **APPROVAL OF MINUTES:**

February 21, 2019

Motion to approve the zoning text amendment as proposed  
Moved by Fox, seconded by Levy  
Voting in favor: Alban, Macri, Levy, Fox, and Goss (for Hardman)  
5-0

March 5, 2019

No Action taken

18. **OTHER:**

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

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

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

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

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

install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. *(Staff: MA) (Must close by 5/2/2019) (Maximum extension available to close granted) (Continued from the 1/22/2019 meeting) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)*

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

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

**Juan Miguel Bassalik & Shannon Bassalik;** application PLPZ 2019 00015, for a final re-subdivision to consolidate two (2) adjacent parcels of land, owned in common, at 8 Ridge (8,700 sq. ft.) and 0 Ridge Road (also 8,700 sq. ft.) into one (1) parcel (equal to 17,400 sq. ft.). The subject properties are located at 0 and 8 Ridge Road in the R-7 zone. *(Staff: BD) (Must decide by 5/14/2019.) (Maximum extension to decide granted.)*