

1. Meeting Materials

Documents:

[MARCH 20, 2018 ACTION AGENDA.PDF](#)
[MARCH 20, 2018 FINAL AGENDA.PDF](#)
[MARCH 20, 2018 TENTATIVE AGENDA.PDF](#)

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

March 20, 2018

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Peter Levy

Alternate Members Present: Victoria Goss (seated for Levy), and Dave Hardman

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. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00092, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and Cingular Wireless PCS (AT&T), at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. (Staff: KD) (Must act by 6/7/2018)

Postponed to April 3, 2018

2. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00093, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and to approve a lease agreement between the Town of Greenwich and Cellco Partnership d/b/a Verizon Wireless, at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. (Staff: KD) (Must act by 6/7/2018)

Postponed to April 3, 2018

3. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). *(Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Postponed to April 3, 2018

4. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) *(Staff: KD) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Postponed to April 3, 2018

5. **Barry D. and Helena S. Parkin;** application PLPZ 2018 00064 for a final coastal site plan to demolish the existing dwelling and construct a new 5,101.95 sq. ft. single-family home and related site and stormwater improvements on a 44,869 sq. ft. at 33 Twin Lakes Lane in the RA-1 and COZ zones. *(Staff: MA) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Page Number: 12)*

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

Postponed by Applicant – Extension granted to April 21, 2018

7. **257 Bruce Park Avenue, LLC**; application PLPZ 2018 00024, for a final subdivision, to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone into two parcels where Lot 1 would equal 7,500 sq. ft., Lot 2 would equal 7,500 sq. ft. (less the 2,245 sq. ft. access way), an open space parcel of 2,788 sq. ft. and an open space easement of 278 sq. ft. which together would equal 15% of the total lot area. (Staff: MA) (Must decide by 3/23/2018) (Maximum extension available to 5/11/2018) (Page Number: 111)

Left Open – Extension granted to May 11, 2018

PUBLIC HEARING 7:15 PM

8. **257 Bruce Park Avenue, LLC**; applications PLPZ 2018 00025 and PLPZ 2018 00026, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance of the minimum required front yard setback on Lot 1, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. (Staff: MA) (Must open by 4/5/2018) (Maximum extension to open available to 6/9/2018) (Page Number: 158)

Postponed by Applicant at meeting – Maximum extension to open granted to June 9, 2018

9. **257 Bruce Park Avenue, LLC**; applications PLPZ 2018 00027 and PLPZ 2018 00028, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance to locate required driveway outside of the access way as required by Sec. 6-131(a)(3) on Lot 2, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. (Staff: MA) (Must open by 4/5/2018) (Maximum extension to open available to open 6/9/2018) (Page Number: 207)

Postponed by Applicant at meeting – Maximum extension to open granted to June 9, 2018

10. **Planning and Zoning Staff**; application PLPZ 2018 00044 for a Zoning Text Amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations, to make amendments to Section 6-194 “Location of Alcoholic Establishments” and remove the separation requirements from liquor permits as follows: **TEXT IN BOLD UNDERLINED TO BE ADDED**, [TEXT IN ~~STRIKETHROUGH~~ TO BE DELETED] (Staff: KD) (Page Number: 241)

Sec. 6-194. LOCATION OF ALCOHOLIC ESTABLISHMENTS

- ~~(a) Within the CGB zone, there shall be at least one thousand (1,000) feet between commercial establishments where alcoholic beverages are sold under any class of permit defined under the Connecticut Liquor Control Act that permits alcohol consumption on the premises. Excluded from this provision are those establishments that sell alcohol under package store or grocery/beer permits.~~
- ~~(b) Within the CGBR zone, there shall be at least four hundred (400) feet between commercial establishments where alcoholic beverages are sold under any class of permit defined under the Connecticut Liquor Control Act that permits alcohol consumption on the premises. Excluded from this provision are those establishments that sell alcohol under package store or grocery/beer permits.~~
- ~~(c) Public areas of a tavern or restaurant selling alcoholic beverages under any permit as defined by the Liquor Control Act in the CGBR and CGIO zones are restricted to the ground floor of the building (See Sec. 6-103.1 (B)). For definitions of tavern, restaurant, café see Liquor Control Act.~~
- ~~(d) No Café Permits are permitted anywhere. No Club Liquor Licenses are permitted other than for Non-Profit Clubs.~~

(a) Establishments selling or distributing alcohol under all permit types defined by the Liquor Control Act are restricted as follows:

- (1) Public areas of an establishment distributing alcohol under a Restaurant or Tavern Permit in the CGBR and CGIO zones are restricted to the ground floor of the building (See Sec. 6-103.1 (B)).**
- (2) Café Permits are prohibited in every zone.**
- (3) Club Permits are permitted for Non-Profit Clubs only; all other Club Permits are prohibited.**
- (4) Package Store Permits are regulated through the Department of Consumer Protection.**

Motion to approve text amendment

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Goss (*seated for Levy*), Fox, and Macri

5-0

11. **Planning and Zoning Staff;** application PLPZ 2018 00090, for a Zoning Text Amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations, to make amendments to Sec. 6-109(d)(3) “HISTORIC OVERLAY ZONE (HO)” as follows: [TEXT IN STRIKETHROUGH TO BE DELETED] (Staff: KD) (Page Number: 257)

Sec. 6-109(d)

- 3) For structures on sites in the RA-4, RA-2, RA-1, R-20, R-12, R-7 and the R-6 residential zones, the Planning and Zoning Commission may

authorize additional dwelling units in existing buildings or structures and/or in new construction that is complementary and secondary to the historic structure(s), provided the total number of units shall not exceed the density determined by dividing the total lot area by the minimum lot size for the underlying zone, and multiplying the result, ~~excluding fractions,~~ by 1.50 in the RA-4, RA-2, RA-1, R-20, R-12 zones and by 1.2 in the R-7 and the R-6 residential zones. The Commission may consider any fraction of a unit as a whole unit. ~~The difference between density permitted in the underlying zone and density permitted using the multiplier, is the number of bonus units.~~ The Commission may also modify setbacks and/or green area requirements.

Motion to approve text amendment

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Goss (*seated for Levy*), Fox, and Macri
5-0

12. **CRK, LLC**; application PLPZ 2018 00072, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 50 River Road from R-7 to R-7-HO (as shown on a zoning map on file in the Town Clerk's office). (*Staff: PL*) (*Must open by 4/28/2018*) (*Maximum extension to open available to 7/2/2018*) (*Page Number: 260*)

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13. **CRK, LLC**; applications PLPZ 2018 00070 and PLPZ 2018 00071, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of a basement apartment for employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. (*Staff: PL*) (*Must open by 4/28/2018*) (*Maximum extension to open available to 7/2/2018*) (*Page Number: 292*)

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14. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC**; applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2nd floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. (*Staff: SB*) (*Must open by 4/5/2018*) (*Maximum extension to open available to 6/9/2018*) (*Page Number: 380*)

Postponed by Applicant – Maximum extension to open granted to June 9, 2018

15. **Winnetka Partners LLC, and Robert L. and Elizabeth O. Berner, III;** application PLPZ 2018 00073, for a final re-subdivision, for an equal area exchange of 8,340 sq. ft. of property between the properties located at 52 and 68 John Street in the RA-4 zone. *(Staff: SB) (Must decide by 3/24/2018) (Maximum extension available to 5/23/2018)*

Postponed by Applicant – Extension granted to May 23, 2018

REGULAR MEETING CONTINUED

16. **DISCUSSION ITEMS:**

- a. **To discuss field changes to the Abilis Inc.;** application PLPZ 2012 00185 for a final site plan to revise the existing parking lot to create 10 additional parking spaces on a 1.161-acre property located at 50 Glenville Street in the R-7 zone.

Motion to accept the as-built

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri
5-0

17. **DECISION ITEMS:**

- a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)*

No Action

18. **APPROVAL OF MINUTES:**

February 22, 2018

Motion to approve minutes of February 22, 2018

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri
5-0

March 6, 2018

Motion to approve minutes of February 22, 2018

Moved by Fox, seconded by Macri

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

5-0

19. **OTHER:**

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

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

Greenwich Reform Synagogue - Pre-School & Playground; application PLPZ 2017 00581 for a final site plan, Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed pre-school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. (*Staff: PL*) (*Must decide by 4/21/2018*) (*Maximum extension to decide granted*) (*Continued from the 3/6/2018 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

Palmer Island LLC; application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. (*Staff: MA*) (*Must decide by 5/11/2018*) (*Maximum extension available to 5/11/2018*) (*Continued from the 3/6/2018 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (*Staff: MA*) (*Must decide by 4/5/2018*) (*Maximum extension available to 6/9/2018*) (*Postponed at the 3/6/2018 meeting*)

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

decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)

Chestnut Street Realty Co. Limited Partnership; application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. *(Staff: PL) (Must decide by 4/5/2018) (Maximum extension to open available to 6/9/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

500 WPA, LLC and Putnam 600 Acquisition, LLC; applications PLPZ 2017 00543 and PLPZ 2017 00544, for a final site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 4/21/2018) (Maximum extension to close granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

March 20, 2018

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00092, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and Cingular Wireless PCS (AT&T), at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. *(Staff: KD) (Must act by 6/7/2018)*

Application PLPZ 2018 00092 has been POSTPONED to 4/3/2018

2. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00093, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and to approve a lease agreement between the Town of Greenwich and Cellco Partnership d/b/a Verizon Wireless, at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. *(Staff: KD) (Must act by 6/7/2018)*

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3. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). *(Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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Application PLPZ 2017 00583 has been POSTPONED by Applicant – Extension Granted to 4/21/2018

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Sec. 6-194. LOCATION OF ALCOHOLIC ESTABLISHMENTS

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- ~~(d) No Café Permits are permitted anywhere. No Club Liquor Licenses are permitted other than for Non Profit Clubs.~~

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 - (2) **Café Permits are prohibited in every zone.**
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- 3) For structures on sites in the RA-4, RA-2, RA-1, R-20, R-12, R-7 and the R-6 residential zones, the Planning and Zoning Commission may authorize additional dwelling units in existing buildings or structures and/or in new construction that is complementary and secondary to the historic structure(s), provided the total number of units shall not exceed the density determined by dividing the total lot area by the minimum lot size for the underlying zone, and multiplying the result, ~~excluding fractions,~~ by 1.50 in the RA-4, RA-2, RA-1, R-20, R-12 zones and by 1.2 in the R-7 and the R-6 residential zones. The Commission may consider any fraction of a unit as a whole unit. ~~The difference between density permitted in the underlying zone and density permitted using the multiplier, is the number of bonus units.~~ The Commission may also modify setbacks and/or green area requirements.

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Application PLPZ 2018 00073 has been POSTPONED by Applicant – Extension Granted

REGULAR MEETING CONTINUED

16. **DISCUSSION ITEMS:**
 - a. **To discuss field changes to the Abilis Inc.**; application PLPZ 2012 00185 for a final site plan to revise the existing parking lot to create 10 additional parking spaces on a 1.161-acre property located at 50 Glenville Street in the R-7 zone.
17. **DECISION ITEMS:**
 - a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church**; applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. (Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)

18. **APPROVAL OF MINUTES:**

February 22, 2018
March 6, 2018

19. **OTHER:**

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

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Palmer Island LLC; application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 5/11/2018) (Maximum extension available to 5/11/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)*

Palmer Island LLC (Proposed Lot 2); application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)*

Chestnut Street Realty Co. Limited Partnership; application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. *(Staff: PL) (Must decide by 4/5/2018) (Maximum extension to open available to 6/9/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

500 WPA, LLC and Putnam 600 Acquisition, LLC; applications PLPZ 2017 00543 and PLPZ 2017 00544, for a final site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain on a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 4/21/2018) (Maximum extension to close granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

March 20, 2018

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00092, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and Cingular Wireless PCS (AT&T), at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. *(Staff: KD) (Must act by 6/7/2018)*
2. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00093, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and to approve a lease agreement between the Town of Greenwich and Cellco Partnership d/b/a Verizon Wireless, at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. *(Staff: KD) (Must act by 6/7/2018)*
3. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). *(Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
4. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) *(Staff: KD) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

5. **Barry D. and Helena S. Parkin;** application PLPZ 2018 00064 for a final coastal site plan to demolish the existing dwelling and construct a new 5,101.95 sq. ft. single-family home and related site and stormwater improvements on a 44,869 sq. ft. at 33 Twin Lakes Lane in the RA-1 and COZ zones. (Staff: MA) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018)
6. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC;** application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD) (Must decide by 3/20/2018) (Extension to decide granted to 3/20/2018. Maximum extension available to 4/21/2018) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri])
7. **257 Bruce Park Avenue, LLC;** application PLPZ 2018 00024, for a final subdivision, to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone into two parcels where Lot 1 would equal 7,500 sq. ft., Lot 2 would equal 7,500 sq. ft. (less the 2,245 sq. ft. access way), an open space parcel of 2,788 sq. ft. and an open space easement of 278 sq. ft. which together would equal 15% of the total lot area. (Staff: MA) (Must decide by 3/23/2018) (Maximum extension available to 5/11/2018)

PUBLIC HEARING 7:15 PM

8. **257 Bruce Park Avenue, LLC;** applications PLPZ 2018 00025 and PLPZ 2018 00026, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance of the minimum required front yard setback on Lot 1, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 0024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. (Staff: MA) (Must open by 4/5/2018) (Maximum extension to open available to 6/9/2018)
9. **257 Bruce Park Avenue, LLC;** applications PLPZ 2018 00027 and PLPZ 2018 00028, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance to locate required driveway outside of the access way as required by Sec. 6-131(a)(3) on Lot 2, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 0024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. (Staff: MA) (Must open by 4/5/2018) (Maximum extension to open available to open 6/9/2018)

10. **Planning and Zoning Staff**; application PLPZ 2018 00044 for a Zoning Text Amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations, to make amendments to Section 6-194 “Location of Alcoholic Establishments” and remove the separation requirements from liquor permits as follows: **TEXT IN BOLD UNDERLINED TO BE ADDED**, [~~TEXT IN STRIKETHROUGH TO BE DELETED~~] (Staff: KD)

Sec. 6-194. LOCATION OF ALCOHOLIC ESTABLISHMENTS

- ~~(a) Within the CGB zone, there shall be at least one thousand (1,000) feet between commercial establishments where alcoholic beverages are sold under any class of permit defined under the Connecticut Liquor Control Act that permits alcohol consumption on the premises. Excluded from this provision are those establishments that sell alcohol under package store or grocery/beer permits.~~
- ~~(b) Within the CGBR zone, there shall be at least four hundred (400) feet between commercial establishments where alcoholic beverages are sold under any class of permit defined under the Connecticut Liquor Control Act that permits alcohol consumption on the premises. Excluded from this provision are those establishments that sell alcohol under package store or grocery/beer permits.~~
- ~~(c) Public areas of a tavern or restaurant selling alcoholic beverages under any permit as defined by the Liquor Control Act in the CGBR and CGIO zones are restricted to the ground floor of the building (See Sec. 6-103.1 (B)). For definitions of tavern, restaurant, café see Liquor Control Act.~~
- ~~(d) No Café Permits are permitted anywhere. No Club Liquor Licenses are permitted other than for Non-Profit Clubs.~~
- (a) Establishments selling or distributing alcohol under all permit types defined by the Liquor Control Act are restricted as follows:**
- (1) Public areas of an establishment distributing alcohol under a Restaurant or Tavern Permit in the CGBR and CGIO zones are restricted to the ground floor of the building (See Sec. 6-103.1 (B)).**
- (2) Café Permits are prohibited in every zone.**
- (3) Club Permits are permitted for Non-Profit Clubs only; all other Club Permits are prohibited.**
- (4) Package Store Permits are regulated through the Department of Consumer Protection.**

11. **Planning and Zoning Staff**; application PLPZ 2018 00090, for a Zoning Text Amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations, to make amendments to Sec. 6-109(d)(3) “HISTORIC OVERLAY ZONE (HO)” as follows: [TEXT IN ~~STRIKETHROUGH~~ TO BE DELETED] (Staff: KD)

Sec. 6-109(d)

- 3) For structures on sites in the RA-4, RA-2, RA-1, R-20, R-12, R-7 and the R-6 residential zones, the Planning and Zoning Commission may authorize additional dwelling units in existing buildings or structures and/or in new construction that is complementary and secondary to the historic structure(s), provided the total number of units shall not exceed the density determined by dividing the total lot area by the minimum lot size for the underlying zone, and multiplying the result, ~~excluding fractions~~, by 1.50 in the RA-4, RA-2, RA-1, R-20, R-12 zones and by 1.2 in the R-7 and the R-6 residential zones. The Commission may consider any fraction of a unit as a whole unit. ~~The difference between density permitted in the underlying zone and density permitted using the multiplier, is the number of bonus units.~~ The Commission may also modify setbacks and/or green area requirements.

12. **CRK, LLC**; application PLPZ 2018 00072, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 50 River Road from R-7 to R-7-HO (as shown on a zoning map on file in the Town Clerk’s office). (Staff: PL) (Must open by 4/28/2018) (Maximum extension to open available to 7/2/2018)
13. **CRK, LLC**; applications PLPZ 2018 00070 and PLPZ 2018 00071, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of a basement apartment for employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. (Staff: PL) (Must open by 4/28/2018) (Maximum extension to open available to 7/2/2018)
14. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC**; applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2nd floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. (Staff: SB) (Must open by 4/5/2018) (Maximum extension to open available to 6/9/2018)

15. **Winnetka Partners LLC, and Robert L. and Elizabeth O. Berner, III;** application PLPZ 2018 00073, for a final re-subdivision, for an equal area exchange of 8,340 sq. ft. of property between the properties located at 52 and 68 John Street in the RA-4 zone. *(Staff: SB) (Must decide by 3/24/2018) (Maximum extension available to 5/23/2018)*

REGULAR MEETING CONTINUED

16. **DISCUSSION ITEMS:**

- a. **To discuss field changes to the Abilis Inc.;** application PLPZ 2012 00185 for a final site plan to revise the existing parking lot to create 10 additional parking spaces on a 1.161-acre property located at 50 Glenville Street in the R-7 zone.

17. **DECISION ITEMS:**

- a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)*

18. **APPROVAL OF MINUTES:**

February 22, 2018
March 6, 2018

19. **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:**

Greenwich Reform Synagogue - Pre-School & Playground; application PLPZ 2017 00581 for a final site plan, Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed pre-school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. (Staff: PL) (Must decide by 4/21/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Palmer Island LLC; application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 5/11/2018) (Maximum extension available to 5/11/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)

Palmer Island LLC (Proposed Lot 2); application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)

Chestnut Street Realty Co. Limited Partnership; application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 4/5/2018) (Maximum extension to open available to 6/9/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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