

1. Meeting Materials

Documents:

[MARCH 21, 2017 ACTION AGENDA.PDF](#)
[MARCH 21, 2017 FINAL AGENDA.PDF](#)
[MARCH 21, 2017 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 21, 2017

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri
Alternate Members Absent: Dennis Yeskey, and Victoria Goss
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. **Higbie et. al., the Housing Authority of the Town of Greenwich, and the Town of Greenwich;** for release of the existing Declaration of Condominium in favor of a new Declaration of Condominium Approval of Settlement Agreement between Higbie et. al., and Housing Authority of the Town of Greenwich and the Town of Greenwich for property located at 14 Hollow Wood Lane in the R-6 zone. (Staff: KD) (Page Number: 10)

Motion to release existing Declaration of Condominium and agree to new Declaration of Condominium approval of settlement agreement.

Moved by Alban, seconded by Fox

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

5-0

2. **FISK Management, LLC;** request for a two-year extension of time for applications PLPZ 2014 00029 and PLPZ 2014 00030, a final site plan and special permit, to convert a two-story professional office building to four (4) residential condominium units on a 6,820 sq. ft. property located at 63 Church Street, Unit A and Unit B in the R-6 zone as approved at the Planning and Zoning Commission meeting held on May 20, 2014. (Staff: MK)

Postponed by Staff

3. **Jeffrey A. Wolfson**; application PLPZ 2017 00037 for a final subdivision to transfer 1,712 sq. ft. from 15 Flagler Drive to 11 Flagler Drive and transfer 1,665 sq. ft. from 11 Flagler Drive to 15 Flagler Drive the result of which would be a net gain in lot area of 47 sq. ft. to 11 Flagler Drive, the subject properties are located at 11 and 15 Flagler Drive and in the RA-2 zone. (Staff: AP) (**Must decide by 3/28/2017**) (Maximum extension available to 5/27/2017) (Page Number: 40)

Motion to find not a subdivision or re-subdivision
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

4. **344 Shore Road, LLC**; application PLPZ 2017 00034 for a final coastal site plan to construct a 5,000 sq. ft. addition, extension of the driveway, pool and patios, drainage, site and landscaping improvements on a 32,030 sq. ft. property located at 344 Shore Road in the R-20 and Coastal Overlay Zones. (Staff: MA) (**Must decide by 4/13/2017**) (Maximum extension available to 6/17/2017) (Page Number: 77)

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

5. **Il Mandorlo, LLC**; application PLPZ 2016 00594 for a final coastal subdivision to subdivide a 485,041 sq. ft. parcel into two parcels where Parcel "A" would be 327,567 sq. ft., and Parcel "B" would be 157,474 sq. ft., and create one open space parcel of 327,236 sq. ft. (consisting of a tidal lake) on property located at 0 Indian Field Road in the RA-2 and Coastal Overlay Zones. (Staff: MK) (**Must decide by 3/21/2017**) (Maximum extension granted) (Continued from the 1/24/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 155)

Motion to approve final coastal subdivision with modifications
Moved by Alban, seconded by Macri
Voting in favor of approval: Macri
Voting against approval: Maitland, Alban, Levy, and Fox
1-4

Motion to deny without prejudice final coastal subdivision
Moved by Alban, seconded by Fox
Voting in favor of denial: Maitland, Alban, Levy, and Fox
Voting against denial: Macri
4-1
Application is denied

6. **Pickwick Plaza LLC**; application PLPZ 2017 00051 for a final site plan to reconfigure the landscaping and lighting of the Pickwick Plaza campus, including the installation of a new water feature, on property located at 1-3 Greenwich Avenue in the CGBR/CGIO zone. (Staff: CT) (Must decide by 4/27/2017) (Maximum extension available to 7/1/2017) (Page Number: 227)

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PUBLIC HEARING 7:15 PM

7. **143 Sound Beach Avenue Associates, LP**; applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (Must open by 4/15/2017) (Maximum extension available to 5/20/2017) (Postponed at the 3/7/2017 meeting) (Page Number: 285)

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8. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must open by 3/30/2017) (Maximum extension available to 6/3/2017)

Postponed – Maximum Extension Granted

9. **500 Lake Avenue, LLC and Foster Lake, LLC**; application PLPZ 2016 00596, for a final re-subdivision, to subdivide two (2) existing parcels totaling 10.244 acres into three (3) parcels where Lot “1” would be 3.676 acres (3.161 acres for zoning purposes), Lot “2” would be 3.046 acres, and Lot "3" would be 3.522 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (Must decide by 3/22/2017) (Maximum extension available to 3/23/2017) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 408)

Motion to approve re-subdivision with modifications

Moved by Alban, seconded by Fox

Voting in favor: Levy, Fox, and Macri

Voting against: Maitland

Abstaining: Alban

3-2

Motion failed to carry

10. **500 Lake Avenue, LLC and Foster Lake, LLC**; applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot "1" of proposed subdivision PLPZ 2016 00596 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (Must close by 4/11/2017) (Maximum extension available to 6/15/2017) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 506)

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11. **500 WPA, LLC**; applications PLPZ 2017 00004 and PLPZ 2017 00005, for a final site plan and special permit, to change the use of the space in the building from general office to medical professional office, and make changes to a non-conforming building to construct a new lobby and elevators, the total of which would be in excess of the 150,000 cubic feet building volume threshold on property located at 500 West Putnam Avenue in the GBO zone. (Staff: CT) (Must close by 4/11/2017) (Maximum extension available to 6/15/2017) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 594)

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

12. **Orchard Place Associates LLC**; applications PLPZ 2016 00612 and PLPZ 2016 00613, for a final site plan and special permit, to make changes to an existing automotive sales and service use and: demolish a portion of the building at 289 Mason Street and renovate the interior; construct and addition to the building at 275 Mason Street and renovate the structure; construct a new parking deck; and make improvements to associated parking areas, on properties located at 275, 289, 309, 315, and 321 Mason Street in the CGB and CGIO zones. (Staff: PL) (**Must close by 3/22/2017**) (Extension to close granted to 3/22/17. Maximum extension available to 5/22/2017) (Continued from the 1/24/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 682)

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13. **Orchard Place Associates LLC and Bruce Park Associates LLC;** applications PLPZ 2016 00614 and PLPZ 2016 00615, for a final site plan and special permit, to renovate an existing motor vehicle sales and service buildings, and construct a new 101 sq. ft. entry tower on properties located at 290 and 294 Mason Street in the CGB and CGIO zones. (*Staff: PL*) (**Must close by 3/22/2017**) (*Extension to close granted to 3/22/17. Maximum extension available to 5/22/2017*) (*Continued from the 1/24/2017 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*) (*Page Number: 764*)

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REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

March 7, 2017

Motion to approve minutes of March 7, 2017

Moved by Fox, seconded by Macri

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

5-0

17. **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:

Lexus of Greenwich and 40 Old Field Point Road, LLC; applications PLPZ 2016 00617 and PLPZ 2016 00618, for a final site plan and special permit, to demolish the existing buildings and construct a new 13,911 sq. ft. motor vehicle sales and service building with 13 service bays that would exceed the 40,000 cubic feet in volume threshold of Section 6-101, 79 parking spaces, site lighting,

landscaping, and stormwater management improvements on a 34,507 sq. ft. property located at 40 Old Field Point Road in the GB and the GGIO zones. (Staff: PL) (Must close by 4/19/2017) (maximum extension available to 5/4/17) (Continued from the 1/24/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

Brian J. Raabe & Rachel G. Overton; application PLPZ 2017 00016 for a final site plan to lift the single family dwelling and associated utilities above the required base flood elevation of elevation 17, to a first floor elevation of 17.8 on a 5,343 sq. ft. property located at 6 Oak Lane in the R-12 zone. (Staff: PL) (Must decide by 4/19/2017) (Maximum extension available to 5/20/2017) (Continued from the 2/21/2017 meeting) (Seated: Maitland, Alban, Levy, Goss [for Fox], and Macri) (Postponed at the 3/7/2017 meeting)

Harbor House Inn LLC; applications PLPZ 2017 00064 and PLPZ 2017 00065, for a final coastal site plan and special permit, to make exterior changes to approved final coastal site plan and special permit, PLPZ 2015 00023 and PLPZ 2015 00024 and construct a stair bulkhead on the existing roof on a 0.5-acre property located at 165 Shore Road in the R-12 zone. (Staff: PL) (Must open by 5/25/2017) (Maximum extension available to 7/29/2017) (Postponed at the 3/7/2017 meeting)

330 Railroad Avenue, LLC; application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR); applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK)

*(Must close by 4/11/2017) (Maximum extension available to 6/15/2017)
(Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and
Macri)*

Binney Point LLC; application PLPZ 2016 00646 for a final coastal site plan to demolish the existing residence, and construct a new single family dwelling at 68 Binney Lane with associated site improvements on 63 and 66 Binney Lane located in the R-12 zone. *(Staff: MA) (Must decide by 5/16/2017) (Maximum extension available to 5/20/2017)*

19 South End Court LLC; application PLPZ 2016 00623 for a final coastal site plan to construct a new single family residence on a 11,700 sq. ft. property located at 19 South End Court in the R-12 zone. *(Staff: PL) (Must decide by 5/20/2017) (Maximum extension granted)*

START: _____
END: _____

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FINAL AGENDA

ACTION AGENDA

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Town Hall Meeting Room
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March 21, 2017
FINAL AGENDA

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Applications PLPZ 2014 00029 and PLPZ 2014 00030 for a two-year extension have been POSTPONED by Staff

3. **Jeffrey A. Wolfson;** application PLPZ 2017 00037 for a final subdivision to transfer 1,712 sq. ft. from 15 Flagler Drive to 11 Flagler Drive and transfer 1,665 sq. ft. from 11 Flagler Drive to 15 Flagler Drive the result of which would be a net gain in lot area of 47 sq. ft. to 11 Flagler Drive, the subject properties are located at 11 and 15 Flagler Drive and in the RA-2 zone. *(Staff: AP) (Must decide by 3/28/2017) (Maximum extension available to 5/27/2017) (Page Number: 40)*

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March 7, 2017

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7. **143 Sound Beach Avenue Associates, LP**; applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (**Must open by 4/15/2017**) (Maximum extension available to 5/20/2017) (Postponed at the 3/7/2017 meeting)
8. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (**Must open by 3/30/2017**) (Maximum extension available to 6/3/2017)
9. **500 Lake Avenue, LLC and Foster Lake, LLC**; application PLPZ 2016 00596, for a final re-subdivision, to subdivide two (2) existing parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.676 acres (3.161 acres for zoning purposes), Lot "2" would be 3.046 acres, and Lot "3" would be 3.522 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (**Must decide by 3/22/2017**) (Maximum extension available to 3/23/2017) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

10. **500 Lake Avenue, LLC and Foster Lake, LLC;** applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot “1” of proposed subdivision PLPZ 2016 00596 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. *(Staff: PL) (Must close by 4/11/2017) (Maximum extension available to 6/15/2017) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
11. **500 WPA, LLC;** applications PLPZ 2017 00004 and PLPZ 2017 00005, for a final site plan and special permit, to change the use of the space in the building from general office to medical professional office, and make changes to a non-conforming building to construct a new lobby and elevators, the total of which would be in excess of the 150,000 cubic feet building volume threshold on property located at 500 West Putnam Avenue in the GBO zone. *(Staff: CT) (Must close by 4/11/2017) (Maximum extension available to 6/15/2017) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
12. **Orchard Place Associates LLC;** applications PLPZ 2016 00612 and PLPZ 2016 00613, for a final site plan and special permit, to make changes to an existing automotive sales and service use and: demolish a portion of the building at 289 Mason Street and renovate the interior; construct and addition to the building at 275 Mason Street and renovate the structure; construct a new parking deck; and make improvements to associated parking areas, on properties located at 275, 289, 309, 315, and 321 Mason Street in the CGB and CGIO zones. *(Staff: PL) (Must close by 3/22/2017) (Extension to close granted to 3/22/17. Maximum extension available to 5/22/2017) (Continued from the 1/24/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*
13. **Orchard Place Associates LLC and Bruce Park Associates LLC;** applications PLPZ 2016 00614 and PLPZ 2016 00615, for a final site plan and special permit, to renovate an existing motor vehicle sales and service buildings, and construct a new 101 sq. ft. entry tower on properties located at 290 and 294 Mason Street in the CGB and CGIO zones. *(Staff: PL) (Must close by 3/22/2017) (Extension to close granted to 3/22/17. Maximum extension available to 5/22/2017) (Continued from the 1/24/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**
15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

March 7, 2017

17. **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:**

Lexus of Greenwich and 40 Old Field Point Road, LLC; applications PLPZ 2016 00617 and PLPZ 2016 00618, for a final site plan and special permit, to demolish the existing buildings and construct a new 13,911 sq. ft. motor vehicle sales and service building with 13 service bays that would exceed the 40,000 cubic feet in volume threshold of Section 6-101, 79 parking spaces, site lighting, landscaping, and stormwater management improvements on a 34,507 sq. ft. property located at 40 Old Field Point Road in the GB and the GGIO zones. (Staff: PL) (Must close by 4/19/2017) (maximum extension available to 5/4/17) (Continued from the 1/24/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

Brian J. Raabe & Rachel G. Overton; application PLPZ 2017 00016 for a final site plan to lift the single family dwelling and associated utilities above the required base flood elevation of elevation 17, to a first floor elevation of 17.8 on a 5,343 sq. ft. property located at 6 Oak Lane in the R-12 zone. (Staff: PL) (Must decide by 4/19/2017) (Maximum extension available to 5/20/2017) (Continued from the 2/21/2017 meeting) (Seated: Maitland, Alban, Levy, Goss [for Fox], and Macri) (Postponed at the 3/7/2017 meeting)

Harbor House Inn LLC; applications PLPZ 2017 00064 and PLPZ 2017 00065, for a final coastal site plan and special permit, to make exterior changes to approved final coastal site plan and special permit, PLPZ 2015 00023 and PLPZ 2015 00024 and construct a stair bulkhead on the existing roof on a 0.5-acre property located at 165 Shore Road in the R-12 zone. (Staff: PL) (Must open by 5/25/2017) (Maximum extension available to 7/29/2017) (Postponed at the 3/7/2017 meeting)

330 Railroad Avenue, LLC; application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: CT) (Must close by 6/15/2017)

*(Maximum extension to close granted) (Continued from the 3/7/2017 meeting)
(Seated: Maitland, Alban, Levy, Fox, and Macri)*

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR); applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. *(Staff: MK) (Must close by 4/11/2017) (Maximum extension available to 6/15/2017)*
(Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Binney Point LLC; application PLPZ 2016 00646 for a final coastal site plan to demolish the existing residence, and construct a new single family dwelling at 68 Binney Lane with associated site improvements on 63 and 66 Binney Lane located in the R-12 zone. *(Staff: MA) (Must decide by 5/16/2017) (Maximum extension available to 5/20/2017)*

19 South End Court LLC; application PLPZ 2016 00623 for a final coastal site plan to construct a new single family residence on a 11,700 sq. ft. property located at 19 South End Court in the R-12 zone. *(Staff: PL) (Must decide by 5/20/2017) (Maximum extension granted)*