1. Meeting Materials

Documents:

MARCH 22, 2016 ACTION AGENDA.PDF
MARCH 22, 2016 FINAL AGENDA.PDF
MARCH 22, 2016 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

March 22, 2016

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Richard Maitland, Margarita Alban, Peter Levy, and Andrew Fox
Alternate Members Present: Nancy Ramer, and Nicholas Macri
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. David Ogilvy; application PLPZ 2016 00040 for a final coastal site plan to construct a 652 sq. ft., single story, two-car garage on a 2.032 acres property located at 417 Field Point Road in the R-20 zone. (Staff: PL) (Must decide by 3/31/2016) (Maximum extension available to 6/4/2016) (Postponed at the 3/8/2016 meeting)

   Postponed to April 20, 2016

2. Old Greenwich LLC and Lugano Restaurant; application PLPZ 2015 00566, for a final site plan to permit outdoor seating and expand an existing front patio by 60 sq. ft. on a 24,730 sq. ft. property located at 1392 East Putnam Avenue, Old Greenwich, in the LB and R-7 zones. (Staff: CT) (Must decide by 4/2/2016) (Maximum extension granted) (Postponed at the 1/26/2016 meeting) (Page Number: 8)

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3. **187 Field Point Road LLC & 191 Field Point Road LLC**; application PLPZ 2016 00032 for a final subdivision to transfer 557 sq. ft. from 187 Field Point Road, currently a 9,082 sq. ft. property, to 191 Field Point Road, currently a 7,968 sq. ft. property, resulting in both lots containing 8,525 sq. ft. on properties located at 187 and 191 Field Point Road in the R-6 zone. *(Staff: MK) *(Must decide by 3/23/2016)* (Extension granted to 3/23/16) (Maximum extension available to 5/12/2016) *(Continued from the 2/23/2016 meeting)* *(Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)* *(Page Number: 38)*

Motion to find not a subdivision or re-subdivision
Moved by Maitland, seconded by Fox
Voting in favor: Ramer *(for Heller)*, Maitland, Alban, Levy, and Fox
5-0

**PUBLIC HEARING 7:15 PM**

4. **187 Field Point Road LLC**; applications PLPZ 2016 00033 and PLPZ 2016 00034, for a final site plan and special permit, to demolish the existing structures and construct a new 4,670 sq. ft. two-family dwelling on a 8,525 sq. ft. property (pursuant to pending subdivision application PLPZ 2016 00032) located at 187 Field Point Road in the R-6 zone. *(Staff: MK) *(Must close by 3/29/2016)* (Maximum extension available to 6/2/2016) *(Continued from the 2/23/2016 meeting)* *(Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)* *(Page Number: 71)*

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

5. **191 Field Point Road LLC**; applications PLPZ 2016 00035 and PLPZ 2016 00036, for a final site plan and special permit, to demolish the existing structures and construct a new 4,670 sq. ft. two-family dwelling on a 8,525 sq. ft. property (pursuant to pending subdivision application PLPZ 2016 00032) located at 191 Field Point Road in the R-6 zone. *(Staff: MK) *(Must close by 3/29/2016)* (Maximum extension available to 6/2/2016) *(Continued from the 2/23/2016 meeting)* *(Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)* *(Page Number: 141)*

Motion to approve final site plan and special permit with modifications
Moved by Maitland, seconded by Fox
Voting in favor: Ramer *(for Heller)*, Maitland, Alban, Levy, and Fox
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6. **Fairview Country Club;** applications PLPZ 2016 00041 and PLPZ 2016 0042 for a final site plan and special permit to construct additions to the existing clubhouse, totaling 4,639 sq. ft., construct a new patio, and associated site improvements on a 198+ acre property located at 1241 King Street in the RA-4 zone. *(Staff: PL)* *(Must close by 3/29/2016)* (Maximum extension available to 6/2/2016) *(Continued from the 2/23/2016 meeting)* *(Seated: Ramer [for Heller], Maitland, Alban, Levy, and Macri [for Fox who recused])* *(Page Number: 211)*

Motion to approve final site plan and special permit with modifications
Moved by Maitland, seconded by Fox
Voting in favor: Ramer *(for Heller)*, Maitland, Alban, Levy, and Macri *(for Fox who recused)*
5-0

7. **MK Properties 2015, LLC;** applications PLPZ 2016 00089 and PLPZ 2016 00090, for a final site plan and special permit, to make additions to the front entrances and rear of the existing residence that would add 617 sq. ft. of gross floor area and add building volume to a property which is already in excess of 150,000 cubic feet in building volume requiring site plan and special permit approval on a 13.3445 acres property located at 11 Hurlingham Drive (also known as 2 Cowdray Park Drive) in the RA-4 zone. *(Staff: MK)* *(Must open by 4/28/2016)* (Maximum extension available to 7/2/2016) *(Page Number: 305)*

Closed – No Action Taken

8. **Morgan Jenkins;** applications PLPZ 2016 00001 and PLPZ 2016 00002, for a preliminary coastal site plan and special permit, to demolish existing structures and construct a new 16,919 sq. ft., multi-family building containing eight (8) dwelling units with underground parking and associated site and drainage improvements on a 26,435 sq. ft. property (above Mean High Water) located at 702 Steamboat Road in the R-6 zone. *(Staff: MK)* *(Must open by 3/23/2016)* (Extension to open provided to 3/23/16) (Maximum extension available to 5/21/2016) *(Postponed by Applicant at the 3/8/2016 meeting)*

Postponed by Applicant – Extension Granted to April 19, 2016

9. **Holly Hill Owner LLC;** applications PLPZ 2015 00598 and PLPZ 2015 00599, for a final site plan and special permit, to convert 31,362 sq. ft. of general office space use to medical office space use for 22 medical professionals and add 37 surface parking spaces on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. *(Staff: MK)* *(Must close by 3/23/2016)* *(Extension granted to 3/23/16)* (Maximum extension available to 5/12/2016) *(Continued from the 2/2/2016 meeting)* *(Seated: Heller, Maitland, Alban, Levy, and Fox)*

Postponed by Applicant – Extension Granted to April 20, 2016
10. **David and Judith Kelly;** application PLPZ 2016 00043, for a final re-subdivision for an equal area exchange in land between Lots A, currently and proposed to be 12,479 sq. ft., and B, currently and proposed to be 12,016 sq. ft. by modifying the common lot line between the parcels as approved under final subdivision #1868; and relocate the approved conservation easement area on properties located at 303 Overlook Drive in the R-12 zone. *(Staff: CT) (Must decide by 3/27/2016) (Maximum extension available to 5/26/2016) (Postponed by Applicant at the 2/23/2016 and 3/8/2016 meetings)*

   Postponed by Applicant – Extension Granted to April 20, 2016

11. **Richard Estates LLC;** applications PLPZ 2016 00077 and PLPZ 2016 00078, for a final site plan and special permit, to make second floor additions that would increase the total cubic volume by approximately 8,699 cubic feet to 183,680 cubic feet in total building volume on the subject property and would continue to be in excess of 150,000 cubic feet in volume on a 5.1 acres property located at 7 Dwight Lane in the RA-4 zone. *(Staff: PL) (Must open by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: 349)*

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

12. **Breezemont 60 LLC;** application PLPZ 2016 00106, for a final re-subdivision, to subdivide an existing 37,982 sq. ft. parcel into two new parcels, Parcel 1 would be 15,695 sq. ft., and Parcel 2 would be 16,432 sq. ft. and an open space parcel of 5,855 sq. ft. (15.4% of the total lot area) on property located at 60 Lockwood Road, Riverside in the R-12 zone. *(Staff: PL) (Must decide by 4/30/2016) (Maximum extension available to 6/29/2016) (Page Number: 421)*

   Motion to approve final re-subdivision with modifications
   Moved by Maitland, seconded by Fox
   Voting in favor: Heller, Maitland, Alban, Levy, and Fox
   5-0

**REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

   a. Upon a motion by Mr. Maitland to add an item to the agenda to discuss sending a report to the Planning and Zoning Board of Appeals pursuant to Section 6-20(a) of the Building Zone Regulations regarding application PLZE
2016 00110, which is a request for a variance from the use regulations to allow what the applicant describes as a gallery at 340 Greenwich Avenue for the display of Tesla’s products, technology, and vehicles.

Moved by Maitland, seconded by Alban
Voting in favor: Heller, Maitland, Alban, Levy, and Fox
5-0

The Commission directed staff to write a report to the PZBA outlining the findings the Commission made on the subject at the February 23, 2016 Planning and Zoning Commission Meeting and to include the transcript from that meeting.

14. DECISION ITEMS:

a. Greenwich Landing/South Water Street Owner LLC; application PLPZ 2015 00478, for a special permit only, and amendment to the Stipulation of Settlement, to construct one new multi-unit building with 20 units, including 6 moderate income units on a 1.89 acre property located at 88 South Water Street in the WB zone. (Staff: KD) (Maximum extension granted) (Continued from the 12/8/2015 and 1/12/2016 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Moved to final at the 3/8/2016 meeting, no action on special permit)

Withdrawn

b. 16 Hawthorne Street South, LLC; application PLPZ 2015 00554, for a special permit only, to construct a 12,649.39 sq. ft. 5 unit, multi-family residential development, driveway and parking areas, and associated infrastructure site work and drainage improvements on a 0.551 acre property located a 16 Hawthorne Street South in the R-6 zone. (Staff: CT) (Maximum extension available to 4/23/2016) (Continued from the 1/26/2016 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox) (Application converted to a preliminary site plan at the 3/8/2016 meeting was moved to final, no action on special permit)

Withdrawn

c. The Milbrook Corporation – (West Side improvements to Clubhouse and pool facility of 4 acre property); application PLPZ 2015 00587, for a special permit only, to construct a 5,715 sq. ft. addition to the main club house, reconfigure the existing dining and bar facilities, reconfigure the pool deck and snack bar, make a 502 sq. ft. addition to the existing pool building, construct a 181 sq. ft. pool kiosk, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 4 acre property located at 0 West Brother Drive and 61 Woodside Drive in the
R-20 zone. *(Staff: CT) (Closed on 3/8/2016) (Maximum extension available to 5/21/2016) (Must decide by 4/12/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Moved to final at the 3/8/2016 meeting, no action on special permit)*

No Action

d. **The Milbrook Corporation – (East Side, paddle tennis renovations, 61 acre property); application PLPZ 2015 00590, for a special permit only, to replace the paddle hut with a new 1,269 sq. ft. hut and construct the forth paddle tennis court, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 61 acre property located at 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Close on 3/8/2016) (Maximum extension available to 5/21/2016) (Must decide by 4/12/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Moved to final at the 3/8/2016 meeting, no action on special permit)*

No Action

15. **APPROVAL OF MINUTES:**

March 8, 2016

Motion to approve minutes of March 8, 2016
Moved by Alban, seconded by Fox
Voting in favor: Heller, Maitland, Alban, Levy, and Fox
5-0

16. **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:**

**SoulCycle, applicant, by consent of GFC - Fawcett LLC, record property owner;** application PLPZ 2016 00037 for a final site plan to modify the Commission’s prior approval PLPZ 2012 00243 and amend the class schedule for the current use operated by Soulcycle, on a 0.634 acre property located at 1 Fawcett Place in the CGBR zone. *(Staff: PL) (Must decide by 6/4/2016) (Maximum extension available to 6/4/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)*
River Road Development LLC: applications PLPZ 2016 00038 and PLPZ 2016 00039, for a final coastal site plan and special permit, to construct a 20,603 sq. ft. building, over 40,000 cubic feet in building volume, for a rowing club and related rowing and water dependent activities; replace the existing docks and floats with new docks conducive to launching rowing vessels, construct 66 parking spaces and 3 handicapped parking spaces and associated site and stormwater drainage improvements on a 1.36 acre property located at 89 River Road in the WB zone. (Staff: PL) (Must decide by 4/20/2016) (Maximum extension available to 6/4/2016) (Continued from the 3/8/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

March 22, 2016
FINAL AGENDA

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Application PLPZ 2016 00040 has been POSTPONED to April 20, 2016

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**REGULAR MEETING CONTINUED**

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6. **Fairview Country Club;** applications PLPZ 2016 00041 and PLPZ 2016 0042 for a final site plan and special permit to construct additions to the existing clubhouse, totaling 4,639 sq. ft., construct a new patio, and associated site improvements on a 198+ acre property located at 1241 King Street in the RA-4 zone. *(Staff: PL) (Must close by 3/29/2016)* *(Maximum extension available to 6/2/2016)* *(Continued from the 2/23/2016 meeting)* *(Seated: Ramer [for Heller], Maitland, Alban, Levy, and Macri [for Fox who recused])* *(Page Number: )* 

7. **Morgan Jenkins;** applications PLPZ 2016 00001 and PLPZ 2016 00002, for a preliminary coastal site plan and special permit, to demolish existing structures and construct a new 16,919 sq. ft., multi-family building containing eight (8) dwelling units with underground parking and associated site and drainage improvements on a 26,435 sq. ft. property (above Mean High Water) located at 702 Steamboat Road in the R-6 zone. *(Staff: MK) (Must open by 3/23/2016)* *(Extension to open provided to 3/23/16)* *(Maximum extension available to 5/21/2016)* *(Continued from the 2/2/2016 meeting)* *(Seated: Heller, Maitland, Alban, Levy, and Fox)* *(Page Number: )* 

8. **Holly Hill Owner LLC;** applications PLPZ 2015 00598 and PLPZ 2015 00599, for a final site plan and special permit, to convert 31,362 sq. ft. of general office space use to medical office space use for 22 medical professionals and add 37 surface parking spaces on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. *(Staff: MK) (Must close by 3/23/2016)* *(Extension granted to 3/23/16)* *(Maximum extension available to 5/12/2016)* *(Continued from the 2/2/2016 meeting)* *(Seated: Heller, Maitland, Alban, Levy, and Fox)* *(Page Number: )* 

9. **David and Judith Kelly;** application PLPZ 2016 00043, for a final re-subdivision for an equal area exchange in land between Lots A, currently and proposed to be 12,479 sq. ft., and B, currently and proposed to be 12,016 sq. ft. by modifying the common lot line between the parcels as approved under final subdivision #1868; and relocate the approved conservation easement area on properties located at 303 Overlook Drive in the R-12 zone. *(Staff: CT) (Must decide by 3/27/2016)* *(Maximum extension available to 5/26/2016)* *(Postponed by Applicant at the 2/23/2016 and 3/8/2016 meetings)* *(Page Number: )*
10. Richard Estates LLC; applications PLPZ 2016 00077 and PLPZ 2016 00078, for a final site plan and special permit, to make second floor additions that would increase the total cubic volume by approximately 8,699 cubic feet to 183,680 cubic feet in total building volume on the subject property and would continue to be in excess of 150,000 cubic feet in volume on a 5.1 acres property located at 7 Dwight Lane in the RA-4 zone. (Staff: PL) (Must open by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: )

11. Breezemont 60 LLC; application PLPZ 2016 00106, for a final re-subdivision, to subdivide an existing 37,982 sq. ft. parcel into two new parcels, Parcel 1 would be 15,695 sq. ft., and Parcel 2 would be 16,432 sq. ft. and an open space parcel of 5,855 sq. ft. (15.4% of the total lot area) on property located at 60 Lockwood Road, Riverside in the R-12 zone. (Staff: PL) (Must decide by 4/30/2016) (Maximum extension available to 6/29/2016) (Page Number: )

12. MK Properties 2015, LLC; applications PLPZ 2016 00089 and PLPZ 2016 00090, for a final site plan and special permit, to make additions to the front entrances and rear of the existing residence that would add 617 sq. ft. of gross floor area and add building volume to a property which is already in excess of 150,000 cubic feet in building volume requiring site plan and special permit approval on a 123.3445 acres property located at 11 Hurlingham Drive (also known as 2 Cowdray Park Drive) in the RA-4 zone. (Staff: MK) (Must open by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: )

REGULAR MEETING CONTINUED

13. DISCUSSION ITEMS:

14. DECISION ITEMS:

a. Greenwich Landing/South Water Street Owner LLC; application PLPZ 2015 00478, for a special permit only, and amendment to the Stipulation of Settlement, to construct one new multi-unit building with 20 units, including 6 moderate income units on a 1.89 acre property located at 88 South Water Street in the WB zone. (Staff: KD) (Must close by 3/17/2016) (Maximum extension granted) (Continued from the 12/8/2015 and 1/12/2016 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Moved to final at the 3/8/2016 meeting, no action on special permit)
b. **16 Hawthorne Street South, LLC;** application PLPZ 2015 00554, for a special permit only, to construct a 12,649.39 sq. ft. 5 unit, multi-family residential development, driveway and parking areas, and associated infrastructure site work and drainage improvements on a 0.551 acre property located a 16 Hawthorne Street South in the R-6 zone. *(Staff: CT) (Must close by 3/9/2016) (Maximum extension available to 4/23/2016) (Continued from the 1/26/2016 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox) (Application converted to a preliminary site plan at the 3/8/2016 meeting was moved to final, no action on special permit)*

c. **The Milbrook Corporation – (West Side improvements to Clubhouse and pool facility of 4 acre property);** application PLPZ 2015 00587, for a special permit only, to construct a 5,715 sq. ft. addition to the main club house, reconfigure the existing dining and bar facilities, reconfigure the pool deck and snack bar, make a 502 sq. ft. addition to the existing pool building, construct a 181 sq. ft. pool kiosk, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 4 acre property located at 0 West Brother Drive and 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Moved to final at the 3/8/2016 meeting, no action on special permit)*

d. **The Milbrook Corporation – (East Side, paddle tennis renovations, 61 acre property);** application PLPZ 2015 00590, for a special permit only, to replace the paddle hut with a new 1,269 sq. ft. hut and construct the forth paddle tennis court, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 61 acre property located at 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must close by 3/8/2016) (Maximum extension available to 5/21/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Moved to final at the 3/8/2016 meeting, no action on special permit)*

15. **APPROVAL OF MINUTES:**

March 8, 2016

16. **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:

SoulCycle, applicant, by consent of GFC - Fawcett LLC, record property owner; application PLPZ 2016 00037 for a final site plan to modify the Commission’s prior approval PLPZ 2012 00243 and amend the class schedule for the current use operated by Soulcycle, on a 0.634 acre property located at 1 Fawcett Place in the CGBR zone. (Staff: PL) (Must decide by 6/4/2016) (Maximum extension available to 6/4/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)

River Road Development LLC; applications PLPZ 2016 00038 and PLPZ 2016 00039, for a final coastal site plan and special permit, to construct a 20,603 sq. ft. building, over 40,000 cubic feet in building volume, for a rowing club and related rowing and water dependent activities; replace the existing docks and floats with new docks conducive to launching rowing vessels, construct 66 parking spaces and 3 handicapped parking spaces and associated site and stormwater drainage improvements on a 1.36 acre property located at 89 River Road in the WB zone. (Staff: PL) (Must open by 3/31/2016) (Maximum extension available to 6/4/2016) (Continued from the 3/8/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)