

1. Tentative Agenda

Documents:

[TENTATIVE - 03-24-20.PDF](#)

2. Final Agenda - CANCELED

Documents:

[FINAL - 03-24-20 MEETING CANCELLATION.PDF](#)

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 24, 2020**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **Adam Gray and Kerri Miller;** application PLPZ 2019 00502, for a final coastal site plan, to demolish an existing dwelling and construct a new single family residence, in ground swimming pool and related site improvements on a 28,150 sq. ft. property located at **198 Shore Road** in the R-20 and COZ zones. (Staff: JP) (Must decide by 3/24/2020.) (Extension to decide granted to 3/24/2020. Maximum extension to decide available to 4/18/2020.)
2. **Stephen P. & Maria R. Musante;** application PLPZ 2019 00482, for a final coastal site plan, to demolish existing dwelling and construct a new two-story residence on a 12,072 sq. ft. property located at **30 Sunset Road** in the R-12 and COZ zones. (Staff: JP) (Must decide by 3/25/2020) (Extension to decide granted to 3/25/2020. Maximum extension to decide available to 4/4/2020.)
3. **Valbella's Restaurant and Laura Christy Limited, applicant, Dieter E. & Rosemarie Hauser Trust, c/o Thomas A. Monas, property owner;** application PLPZ 2020 00017, for a final site plan, to request as seasonal outdoor dining approval for 24 seats at Valbella's Restaurant located on a 24,852 sq. ft. property at 1309 East Putnam Avenue, in the LB Zone. (Staff: BD) (Must decide by 4/16/2020.) (Maximum extension to decide available to 6/20/2020.)

## PUBLIC HEARING 7:15 PM

4. **Fried and Taylor LLC.;** applications PLPZ 2019 00450 and PLPZ 2019 00451, for a preliminary site plan and special permit, for a mixed used, Moderate Income Housing Development of three (3) stories with twenty-two (22) units where five (5) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; 4,288 sq. ft. of commercial space, for two tenants on the first floor, and parking for 52 vehicles and 3 ADA parking spaces per Sections 6-13 through 6-15, 6-17, 6-100, 6-101, 6-103, 6-110, 6-141 and 6-205 of the Town of Greenwich Building Zone Regulations on a 33,077 sq. ft. property located at **100 East Putnam Avenue** in the LBR-2 and PRIOZ zones. (Staff: KD) (Left open at the 1/7/2020 and 3/10/2020 meetings) (Must close by 4/16/2020) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, Hardman)
5. **The Greenwich Academy, Inc.;** applications PLPZ 2019 00516 and PLPZ 2019 00517, for a final site plan and special permit, for Phase II of GA's Master Plan for its Main Campus to make alterations to the existing Performing Arts Center (PAC) to provide additional educational space for the visual arts, interior renovations to the Upper School, site and landscaping improvements, including renovations to the school's "Harrison Courtyard", and revisions to the south driveway loop, on a 33.0378-acres property located at **200 North Maple Avenue** in the RA-1 and R-20 Zones. (Staff: PL) (**Must close by 3/31/2020.**) (Maximum extension to close available to 5/9/2020) (Left open at the 2/25/2020 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.)
6. **Dunwoodie, LLC.;** application PLPZ 2019 00468, for a zoning map amendment, to re-zone **102 through 118 Sheephill Road** from the R-12 to the R-12-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman)
7. **Dunwoodie, LLC.;** application PLPZ 2020 00071, for a preliminary re-subdivision, to merge the subject parcels into one, 96,780 sq. ft. parcel. The subject properties are located at **102 through 118 Sheephill Road** in the R-12 zone. (Staff: PL) (Must decide by 5/12/2020) (Maximum extension to decide available to 7/11/2020.) (Seated: Alban, Macri, Levy, Fox, Hardman)
8. **Dunwoodie, LLC.;** applications PLPZ 2019 00466 and PLPZ 2019 00467, for a preliminary site plan and special permit, to create a campus and rezone property from R-12 to R-12-HO. The combined lot area of the subject action would equal 96,780 sq. ft. of property and located at **102 through 118 Sheephill Road** in the R-12 zone. (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman)

## REGULAR MEETING CONTINUED

9. **DECISION ITEMS:**

10. **DISCUSSION ITEMS:**

11. **APPROVAL OF MINUTES:**

February 25, 2020  
March 10, 2020

12. **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:

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**146-148 Sound Beach Avenue, LLC & John M. Downing c/o Joel Paul Berger;** applications PLPZ 2019 00484 and PLPZ 2019 00485, for final site plan and special permit, to request a change of use from a retail food establishment to a school use contemplating student drop-off. on a 29,316 sq. ft. property located at **146 Sound Beach Avenue** in the LBR-2 Zone. *(Staff: PL) (Must open by 4/4/2020. Maximum extension to open granted.) (Postponed at the 12/10/2019 meeting.)*

#### **Applications PLPZ 2019 00484 and PLPZ 2019 00485, have been withdrawn.**

**500 WPA, LLC, and Putnam 600 Acquisition LLC;** applications , PLPZ 2019 00445 and PLPZ 2019 00446, 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. The applications are subject, but not limited, to Sections 6-13 through 6-15, 6-17, 6-101, 6-105, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at **500 and 600 West Putnam Avenue** in the GBO zone. *(Staff: PL) (Must close by 4/11/2020) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)*

**585 West Putnam, LLC and Putnam 600 Acquisition, LLC;** applications PLPZ 2019 00452 and PLPZ 2019 00453, for a final site plan and special permit, to merge the parcel at 581 and 585 West Putnam Avenue, demolish all buildings and site improvements on the 581 Parcel and construct a new 67,074 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town's Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time per Sections 6-13 through 6-15, 6-17, 6-106, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 4/11/2020) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))

**21 Calhoun Drive, LLC.;** application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the property located at **21 Calhoun Drive** in the RA-1 zone. (Staff: PL) (Left open at the 1/7/2020 and 3/10/2020 meetings.) (Must close by 4/16/2020.) (Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman).

**21 Calhoun Drive, LLC.;** applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to rezone property to RA-1-HO. Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the property located at **21 Calhoun Drive** in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) (Staff: PL) (Staff: PL) (Left open at the 1/7/2020 and 3/10/2020 meetings.) (Must close by 4/16/2020.) (Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman).

**Greenwich Country Day School, Inc.;** applications PLPZ 2019 00503 and PLPZ 2019 00504, for a final site plan and special permit to permit building and site plan improvements to accommodate renovations to Greenwich Country Day School's athletic fields, including: upgrading existing grass athletic fields to synthetic turf; construction of a field house with spectator seating; installation of a new storage building; site improvements including driveway, parking, and landscape modifications' and improvements to Cardinal Road, as authorized by The Greenwich Skating Club, Incorporated, which, along with GCDS, owns said road pursuant to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-94(a)(S), 6-101(a), 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations, on a 41.5-acres property located at **23 and 47 Fairfield Road** in the RA-1 zone. (Staff: JP) (Must close by 4/7/2020) (Extension to close granted to 4/7/2020. Maximum extension to close available to 5/7/2020.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))

**Greenwich Hospital;** Pre-application review, PLPZ 2020 00012, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital's Smilow Cancer Center, to be located at 16 -38 Lake Avenue and 54-64 Lafayette Place. (*Discussed at the 2/25/2020 meeting. Expected to be discussed at the 4/7/2020 meeting.*)

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PLANNING AND ZONING COMMISSION**

**Town Hall Meeting Room  
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**March 24, 2020**

**FINAL AGENDA**

**MEETING IS CANCELLED**

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**Extension has been granted to application PLPZ 2019 00502.**

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**Application PLPZ 2019 00482 has been withdrawn and refiled.**

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