

1. Meeting Materials

Documents:

[MARCH 31, 2016 ACTION AGENDA.PDF](#)
[MARCH 31, 2016 FINAL AGENDA.PDF](#)
[MARCH 31, 2016 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

THURSDAY
March 31, 2016
ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, and Andrew Fox

Regular Member Absent: Donald Heller

Alternate Members Present: Nancy Ramer (seated for Heller), and Nicholas Macri

Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Marek Kozikowski, Senior Planner

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Board of Education - New Lebanon School;** application PLPZ 2016 00140, for a municipal improvement request to demolish the existing New Lebanon School building and construct a new school building on a 7.6 acre property located at 25 Mead Avenue in the R-6 zone. (Staff: PL) (Must decide by 5/3/2016) (Maximum extension available to 8/1/2016) (Page Number: 11)

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PUBLIC HEARING 7:15 PM

2. **Town of Greenwich Board of Education – New Lebanon School;** applications PLPZ 2016 00141 and PLPZ 2016 00142, for a preliminary site plan special permit, to demolish the existing New Lebanon School building and replace it with a new 61,230 sq. ft. school building, expand onsite parking to 85 parking spaces, expand parent pick up, drop-off and bus lane capacity, emergency access to the north side of the building, two playground areas, site lighting, landscaping, stormwater management and sewer improvements on a 7.6 acres property located at 25 Mead Ave in the R-6 zone. (Staff: PL) (Must open by 5/26/2016) (Maximum extension available to 7/30/2016) (Page Number: 11)

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3. **117 Green LLC**; application PLPZ 2016 00093 for a re-zoning, to re-zone the premises from the CGBR zone to the CGBR-HO zone in order to establish a historic overlay on the property (as shown on a re-zoning map on file in the Town Clerk's Office), on a 2,750 sq. ft. property located at 117 Greenwich Avenue in the CGBR zone. *(Staff: CT) (Must open by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: 137)*

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4. **117 Green LLC**; applications PLPZ 2016 00094 and PLPZ 2016 00095, for a final site plan and special permit, to: modify the conditions of Final Site Plan #1255 and Special Permit #114 and allow for an office use on the 2nd floor not related to the retail use on the 1st floor; permit a zone change to an historic overlay per Section 6-109.1(5)(a); and divide the 2nd floor space into two distinct spaces on a 2,750 sq. ft. property located at 117 Greenwich Avenue in the CGBR zone. *(Staff: CT) (Must open by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: 149)*

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5. **24 East Elm Street LLC**; application PLPZ 2016 00074, for a re-zoning, to re-zone the property as a HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) on a 0.309 acre property located at 24 East Elm Street in the CGB zone. *(Staff: CT) (Must open by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: 192)*

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6. **24 East Elm Street LLC**; applications PLPZ 2016 00072 and PLPZ 2016 00073, for a preliminary site plan and special permit, to: permit a zone change to an historic overlay per Section 6-109.1(5)(a); protect and preserve the exterior of the principal structure; construct a compatible addition to the rear of the building with the new addition to be used as office use and the existing building remaining as a retail use, on a 0.309 acre property located at 24 East Elm Street in the CGB zone. *(Staff: CT) (Must open by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: 198)*

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7. **Windermere 14, LLC;** applications PLPZ 2016 00084 and PLPZ 2016 00085, for a final site plan and special permit, to demolish the existing single-family dwelling and construct a new 4,290 sq. ft. two-family dwelling with five (5) parking spaces on a 7,801 sq. ft. property located at 77 Ritch Avenue in the R-6 zone. (Staff: MK) (Must open by 4/28/2016) (Maximum extension available to 7/2/2016) (Page Number: 262)

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

8. **Francisco J. and Kristen T. Rodriguez and 21 Shorehame Club Road, LLC;** applications PLPZ 2016 00046 and PLPZ 2016 00047, for a final coastal site plan and special permit, to demolish the two (2) existing dwellings on two (2) separate parcels and construct one (1) 19,345.35 sq. ft. single family dwelling with pool and cabana, new driveway, stormwater management and related site improvements in excess of 150,000 cubic feet in building volume across both properties containing a total of 1.444 acres located at 20 and 21 Shorehame Club Road in the R-12 zone. (Staff: MK) (Must open by 4/7/2016) (Maximum extension available to 6/11/2016) (Page Number: 318)

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9. **Clearwater Acquisitions, LLC** record owners, for a final site plan and special permit, PLPZ 2016 00068 and PLPZ 2016 00069, to incorporate the existing building at 315 West Putnam Avenue into the existing building at 279 West Putnam Avenue and expand the existing automobile dealership use of Miller Motor Cars into the adjacent existing building space on properties located at 273-315 West Putnam Avenue in the GB zone. (Staff: PL) (Must open by 4/7/2016) (Maximum extension available to 6/11/2016) (Page Number: 393)

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Alban recused (Macri seated)

10. **Miller Partners 321 LLC**; applications PLPZ 2016 00070 and PLPZ 2016 00071, for a final site plan and special permit, to change the use of a building to an automobile dealership, make changes to the façade, interior, and permit vehicle access into the building from West Putnam Avenue on a 34,086 sq. ft. property located at 321 West Putnam Avenue in the GB zone. *(Staff: PL) (Must open by 4/7/2016) (Maximum extension available to 6/11/2016) (Page Number: 429)*

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Alban recused (*Macri seated*)

REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**

- a. **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)*

Application PLPZ 2015 00587 has been WITHDRAWN

- b. **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)*

Application PLPZ 2015 00590 has been WITHDRAWN

- c. **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*) (*Closed at the 3/22/2016 meeting, no action taken*) (*Must decide by 4/26/2016*) (*Maximum extension available to 6/30/2016*)

Motion to approve final site plan and special permit with modifications
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13. **APPROVAL OF MINUTES:**

14. **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 5/4/2016*) (*Maximum extension available to 6/4/2016*) (*Continued from the 3/8/2016 meeting*) (*Seated: Heller, Maitland, Alban, Levy, and Fox*)

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 6/4/2016) (Maximum extension granted) (Postponed at the 3/8/2016 and 3/22/2016 meetings)

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 3/23/2016)(Extension provided to 3/23/16) (Maximum extension available to 4/2/2016) (Postponed at the 1/26/2016 meeting)

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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 4/20/2016)(Extension granted to 4/20/16) (Maximum extension available to 5/12/2016) (Continued from the 2/2/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Postponed at the 3/22/2016 meeting)

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8. **Francisco J. and Kristen T. Rodriguez and 21 Shorehame Club Road, LLC**; applications PLPZ 2016 00046 and PLPZ 2016 00047, for a final coastal site plan and special permit, to demolish the two (2) existing dwellings on two (2) separate parcels and construct one (1) 19,345.35 sq. ft. single family dwelling with pool and cabana, new driveway, stormwater management and related site improvements in excess of 150,000 cubic feet in building volume across both properties containing a total of 1.444 acres located at 20 and 21 Shorehame Club Road in the R-12 zone. (Staff: MK) (Must open by 4/7/2016) (Maximum extension available to 6/11/2016) (Page Number:)

9. **Clearwater Acquisitions, LLC** record owners, for a final site plan and special permit, PLPZ 2016 00068 and PLPZ 2016 00069, to incorporate the existing building at 315 West Putnam Avenue into the existing building at 279 West Putnam Avenue and expand the existing automobile dealership use of Miller Motor Cars into the adjacent existing building space on properties located at 273-315 West Putnam Avenue in the GB zone. *(Staff: PL) (Must open by 4/7/2016) (Maximum extension available to 6/11/2016) (Page Number:)*
10. **Miller Partners 321 LLC**; applications PLPZ 2016 00070 and PLPZ 2016 00071, for a final site plan and special permit, to change the use of a building to an automobile dealership, make changes to the façade, interior, and permit vehicle access into the building from West Putnam Avenue on a 34,086 sq. ft. property located at 321 West Putnam Avenue in the GB zone. *(Staff: PL) (Must open by 4/7/2016) (Maximum extension available to 6/11/2016) (Page Number:)*

REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

12. **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)*

13. **APPROVAL OF MINUTES:**

14. **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)

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)

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 3/23/2016)(Extension provided to 3/23/16) (Maximum extension available to 4/2/2016) (Postponed at the 1/26/2016 meeting)

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)

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)

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)

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])*

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)*

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)*

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)*

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)*

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)

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)*