1. Tentative Agenda
   Documents:
   TENTATIVE-04-02-19.PDF

2. Final Agenda
   Documents:
   FINAL-04-02-19.PDF

3. Action Agenda
   Documents:
   ACTION AGENDA 04-02-19.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

April 2, 2019
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. 22 Elm Place Company, LLC; application PLPZ 2019 00040, for a final site plan to renovate the lower level of the current Apple Store retail use, to make use of unused storage space and renovate the current managers’ offices and break room, make additional employee and customer restrooms, and expand the work space for the “genius team” on the property located at 356 Greenwich Avenue in the CGBR and CGIO Zones. (Staff: BD) (Must decide by 4/27/2019) (Maximum extension to decide available to 7/1/2019.)

2. Balducci’s Market, applicant, for Cross Saw-Mill, LLC, owner; application PLPZ 2019 00039, for final site plan to have seasonal outdoor dining consisting of twenty-four (24) seats and six (6) tables associated with their approved supermarket use on a 39,959 sq. ft. property, located at 1050 East Putnam Avenue in the LBR-2 Zone. (Staff: SB) (Must decide by 4/27/2019) (Maximum extension to decide available to 7/1/2019)

3. SBP Dublin Hill, LLC; application PLPZ 2019 00009, for a preliminary subdivision to subdivide the existing 19.303-acres parcel into five (5) parcels and an open space parcel of 2.9114-acres (equal to 15% of the total lot area being subdivided) and a proposed extension of Dublin Hill Drive, a private road. Lot 1 is proposed to be 3.0447-acres, Lot 2 is proposed to be 3.0819-acres, Lot 3 is proposed to be 3.1506-acres, Lot 4 is proposed to be 3.0059-acres, and Lot 5 is proposed to be 3.2709-acres (3.1273-acres less access way). All land being consider is located at 42 Dublin Hill Drive and is within the RA-2 Zone. (Staff: MA) (Must decide by 5/9/2019) (Maximum extension to decide granted.)
4. **Nicole Malladot Areson and David Cristy Areson;** application PLPZ 2018 00595 for a final coastal site plan to demolish the existing home and garage, and construct a new dwelling, new driveway, with site utility connections including sewer and drainage. A gravel access to a dock on the waterfront is also proposed to be relocated. The subject parcel is a 14,430 sq. ft. parcel located at 17 Bryon Road, Old Greenwich, in the R-12 and COZ zones. *Staff: JP*  *(Must decide by 5/18/2019)* *(Maximum extension to decide granted.)*

**PUBLIC HEARING 7:15 PM**

5. **Tiffany Properties and Management, Inc.,** applications PLPZ 2019 00001 and PLPZ 2019 00002, for a final site plan and special permit, to incorporate existing space on the third floor to expand an existing, approved (per final site plan / special permit #929), moderate income dwelling unit, increasing it from one (1) bedroom to two (2) bedrooms on an 8,393 sq. ft. property located at 195 Field Point Road in the GB and CGIO Zones. *Staff: JP* *(Must close by 4/23/2019)* *(Extension of 5 days granted to open. Maximum extension of 60 days available to close by 6/22/2019/2019) (Opened at the 3/19/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman)*

6. **The Hartford Roman Catholic Diocesan Corporation;** applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building’s north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. *Staff: MA* *(Must close by 5/2/2019)* *(Maximum extension available to close granted) (Continued from the 1/22/2019 meeting) (Seated: Hardman, Alban, Levy, Fox, and Macri)*

7. **Greenwich Reform Synagogue, Inc.;** applications PLPZ 2019 00043 and PLPZ 2019 00044, for final site plan and special permit, to amend conditions of approval granted by the Planning and Zoning Board of Appeals under Appeal No. 2017 00715 and clarification of an approval condition for the religious institution use issued by the Planning and Zoning Commission under final site plan and special permit PLPZ 2014 00608 and PLPZ 2014 00610 for the property located at 92 Orchard Street in the R-12 zone. *(Staff: BD)* *(Must open by 4/27/2019)* *(Maximum extension to open available to 7/1/2019)*
8. **Greenwich Library**: applications PLPZ 2019 00052 and PLPZ 2019 00053, for final site plan and special permit, to make interior renovations to the current main library, construct a new lower level entrance, public space, and a connection between the main library and the Cole Auditorium for the property located at 101 West Putnam Avenue in the CGB zone. *(Staff: PL) (Must open by 4/27/2019) (Maximum extension to open available to 7/1/2019.)*

9. **Sherwood Farm, LLC**: applications PLPZ 2018 00545 and PLPZ 2018 00546, for final site plan and special permit, to establish a specialized nursery for the propagation and sale of wetland plantings geared toward the installation of rain gardens on a 141,134.4 sq. ft. property located at 10 Sherwood Avenue in the RA-2 zone. *(Staff: BD) (Must open by 4/3/2019) (Extension to open granted to 4/3/2019. Maximum extension to open available to 4/13/2019)*

10. **SF 1910 A, LLC**: applications PLPZ 2019 00046 and PLPZ 2019 00047, for final site plan and special permit, to make additions to the west side on the current dwelling and construct a detached garage north of the dwelling on a site where the building volume of all buildings would further exceed 150,000 cubic feet in volume, and related site improvements on a 9.385-acres property located at 9 Sabine Farm Road in the RA-2 zone. *(Staff: SB) (Must open by 4/27/2019) (Maximum extension to open available to 7/1/2019. Maximum extension to open available to 4/13/2019)*

11. **Juan Miguel Bassalik & Shannon Bassalik**: application PLPZ 2019 00015, for a final re-subdivision to consolidate two (2) adjacent parcels of land, owned in common, at 8 Ridge (8,700 sq. ft.) and 0 Ridge Road (also 8,700 sq. ft.) into one (1) parcel (equal to 17,400 sq. ft.). The subject properties are located at 0 and 8 Ridge Road in the R-7 zone. *(Staff: BD) (Must decide by 5/14/2019.) (Maximum extension to decide granted.)*

**REGULAR MEETING CONTINUED**

12. **DISCUSSION ITEMS:**

13. **DECISION ITEMS:**

a. **The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1)**; applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy’s existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property.
located at 200 North Maple Avenue in the R-20 and RA-1 zones. (Staff: PL) (Must decide by 5/9/2019) (Maximum extension to decide available to 7/13/2019)

b. **585 West Putnam LLC and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00477 and PLPZ 2018 00478, for a preliminary site plan and special permit, to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 6/1/2019) (Heard at the 12/18/2018, 2/5/2019, 3/5/2019, and 3/19/19 meetings. Closed at the 3/19/19 meeting.) (Seated at the 3/5/19 meeting: Hardman, Alban, Levy, Fox, and Macri) (Seated at the 3/19/19 meeting: Alban, Macri, Levy, Fox, and Goss (for Hardman))

c. **500 WPA LLC, and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00483 and PLPZ 2018 00484, for a preliminary 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 on properties located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 6/1/2019) (Heard at the 12/18/2018, 2/5/2019, 3/5/2019, and 3/19/19 meetings. Closed at the 3/19/19 meeting.) (Seated at the 3/5/19 meeting: Hardman, Alban, Levy, Fox, and Macri) (Seated at the 3/19/19 meeting: Alban, Macri, Levy, Fox, and Goss (for Hardman))

14. **APPROVAL OF MINUTES:**

March 5, 2019
March 19, 2019

15. **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:

**Parker Stacy:** applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final coastal site plan and special permit, to request Special Permit approval for a Resident Medical Professional Office and operate a counseling practice which provides individual and group psychological counseling on a 25,003 sq. ft. property located at 1 Kinsman Lane in the R-12 zone. *(Staff: BD) (Must close by 4/18/2019) (Maximum extension to close granted) (Continued from the 1/8/2019 and 2/21/2018 meetings) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)*

**Stephen C. Friedheim:** applications PLPZ 2018 00559 and PLPZ 2018 00560, for a final coastal site plan and special permit, to reconstruct the existing storm damaged accessory residence, as well as construct a detached carport, demolish an existing green house, reduce the size of the existing pool house and related site, grading, and drainage improvements, the result of would exceed 150,000 cubic feet in building volume requiring a Special Permit on a 2.85-acres property located at 1 Smith Road in the RA-1 and the Coastal Overlay zones. *(Staff: JP) (Must close by 5/16/2019) (Maximum extension to close granted)*

**James Gould:** application PLPZ 2019 00019, for a final subdivision to subdivide an existing 5.86-acres parcel at 94 Pecksland Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Pecksland Road and in the RA-2 Zone. *(Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted)*

**Office Park LLC:** application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

**Office Park LLC:** application PLPZ 2019 00071 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel)
in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Office Park LLC; application PLPZ 2019 0072 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant, applications PLPZ 2019 00025 and PLPZ 2019 00026, for a Final Site Plan and Special Permit, to make building and site plan improvements to accommodate Greenwich Country Day School’s high school program an make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 –acres property located at 257 Stanwich Road in the RA-2 Zone. *(Staff: PL) (Must close by 4/23/2019) (Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

April 2, 2019
FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Temple Sholom;** application PLPZ 201900005 for an Exterior Alteration to install a new cooling tower and new concrete equipment pad, reconstruction of a stone wall with wooden gate to screen new and existing HVAC units at front loading dock area of the building and associated landscaping on a property located at 300 East Putnam Avenue in the R-7 Zone. This application is also subject to administrative site plan PLPZ 2019 00106 to modify and increase the total lot coverage on the subject property. *(Staff: MA) (Must decide by 6/6/2019) (Maximum extension to decide available to 8/10/2019) (Page Number: 10)*

2. **22 Elm Place Company, LLC;** application PLPZ 2019 00040, for a final site plan to renovate the lower level of the current Apple Store retail use, to make use of unused storage space and renovate the current managers’ offices and break room, make additional employee and customer restrooms, and expand the work space for the “genius team” on the property located at 356 Greenwich Avenue in the CGBR and CGIO Zones. *(Staff: BD) (Must decide by 4/27/2019) (Maximum extension to decide available to 7/1/2019.) (Page Number: 25)*

3. **Balducci’s Market, applicant, for Cross Saw-Mill, LLC, owner;** application PLPZ 2019 00039, for final site plan to have seasonal outdoor dining consisting of twenty-four (24) seats and six (6) tables associated with their approved supermarket use on a 39,959 sq. ft. property, located at 1050 East Putnam Avenue in the LBR-2 Zone. *(Staff: SB) (Must decide by 4/27/2019) (Maximum extension to decide available to 7/1/2019) (Page Number: 63)*
4. **SBP Dublin Hill, LLC;** application PLPZ 2019 00009, for a preliminary subdivision, to subdivide the existing 19.303-acres parcel into five (5) parcels and an open space parcel of 2.9114-acres (equal to 15% of the total lot area being subdivided) and a proposed extension of Dublin Hill Drive, a private road. Lot 1 is proposed to be 3.0447-acres, Lot 2 is proposed to be 3.0819-acres, Lot 3 is proposed to be 3.1506-acres, Lot 4 is proposed to be 3.0059-acres, and Lot 5 is proposed to be 3.2709-acres (3.1273-acres less access way). All land being consider is located at 42 Dublin Hill Drive and is within the RA-2 Zone. *(Staff: MA) (Must decide by 5/9/2019) (Maximum extension to decide granted.)* *(Page Number:88)*

5. **Nicole Malladot Areson and David Cristy Areson;** application PLPZ 2018 00595 for a final coastal site plan to demolish the existing home and garage, and construct a new dwelling, new driveway, with site utility connections including sewer and drainage. A gravel access to a dock on the waterfront is also proposed to be relocated. The subject parcel is a 14,430 sq. ft. parcel located at 17 Bryon Road, Old Greenwich, in the R-12 and COZ zones. *(Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted.)* *(Page Number:266)*

**PUBLIC HEARING 7:15 PM**

6. **Tiffany Properties and Management, Inc.,** applications PLPZ 2019 00001 and PLPZ 2019 00002, for a final site plan and special permit, to incorporate existing space on the third floor to expand an existing, approved (per final site plan / special permit #929), moderate income dwelling unit, increasing it from one (1) bedroom to two (2) bedrooms on an 8,393 sq. ft. property located at 195 Field Point Road in the GB and CGIO Zones. *(Staff: JP) (Must close by 4/23/2019) (Extension of 5 days granted to open. Maximum extension of 60 days available to close by 6/22/2019/2019) (Opened at the 3/19/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))* *(Page Number:471)*

7. **The Hartford Roman Catholic Diocesan Corporation;** applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building’s north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. *(Staff: MA) (Must close by 5/2/2019) (Maximum extension available to close granted) (Continued from the 1/22/2019 meeting) (Seated: Hardman, Alban, Levy, Fox, and Macri)* *(Page Number:519)*
8. Greenwich Reform Synagogue, Inc.; applications PLPZ 2019 00043 and PLPZ 2019 00044, for final site plan and special permit, to amend conditions of approval granted by the Planning and Zoning Board of Appeals under Appeal No. 2017 00715 and clarification of an approval condition for the religious institution use issued by the Planning and Zoning Commission under final site plan and special permit PLPZ 2014 00608 and PLPZ 2014 00610 for the property located at 92 Orchard Street in the R-12 zone. (Staff: BD) (Must open by 4/27/2019) (Maximum extension to open available to 7/1/2019) (Page Number:623)

9. Greenwich Library; applications PLPZ 2019 00052 and PLPZ 2019 00053, for final site plan and special permit, to make interior renovations to the current main library, construct a new lower level entrance, public space, and a connection between the main library and the Cole Auditorium for the property located at 101 West Putnam Avenue in the CGB zone. (Staff: PL) (Must open by 4/27/2019) (Maximum extension to open available to 7/1/2019.) (Page Number:706)

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11. SF 1910 A, LLC; applications PLPZ 2019 00046 and PLPZ 2019 00047, for final site plan and special permit, to make additions to the west side on the current dwelling and construct a detached garage north of the dwelling on a site where the building volume of all buildings would further exceed 150,000 cubic feet in volume, and related site improvements on a 9.385-acres property located at 9 Sabine Farm Road in the RA-2 zone. (Staff: SB) (Must open by 4/27/2019) (Maximum extension to open available to 7/1/2019. Maximum extension to open available to 4/13/2019 (Page Number:804))

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REGULAR MEETING CONTINUED

13. DISCUSSION ITEMS:
14. DECISION ITEMS:

a. The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1); applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy’s existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones. (Staff: PL) (Must decide by 5/9/2019) (Maximum extension to decide available to 7/13/2019)

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15. APPROVAL OF MINUTES:

March 5, 2019
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a. Executive Session on pending litigation or personnel matters.
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Applications PLPZ 2018 00559 and PLPZ 2018 00560 have been withdrawn

James Gould; application PLPZ 2019 00019, for a final subdivision to subdivide an existing 5.86-acres parcel at 94 Pecksland Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Pecksland Road and in the RA-2 Zone. (Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted)
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1. **Temple Sholom**: application PLPZ 2019 00005 for an Exterior Alteration to install a new cooling tower and new concrete equipment pad, reconstruction of a stone wall with wooden gate to screen new and existing HVAC units at front loading dock area of the building and associated landscaping on a property located at 300 East Putnam Avenue in the R-7 Zone. This application is also subject to administrative site plan PLPZ 2019 00106 to modify and increase the total lot coverage on the subject property. *(Staff: MA) *(Must decide by 6/6/2019) *(Maximum extension to decide available to 8/10/2019)*

   Motion to approve exterior alteration with modifications
   Moved by Macri, seconded by Fox
   Voting in favor: Alban, Levy, Fox, Macri, and Hardman
   5-0
   No action on administrative site plan refer to staff
2. **22 Elm Place Company, LLC;** application PLPZ 2019 00040, for a final site plan to renovate the lower level of the current Apple Store retail use, to make use of unused storage space and renovate the current managers’ offices and break room, make additional employee and customer restrooms, and expand the work space for the “genius team” on the property located at 356 Greenwich Avenue in the CGBR and CGIO Zones. *(Staff: BD) (Must decide by 4/27/2019) (Maximum extension to decide available to 7/1/2019.)*

   Postponed by Applicant

3. **Balducci’s Market, applicant, for Cross Saw-Mill, LLC, owner;** application PLPZ 2019 00039, for final site plan to have seasonal outdoor dining consisting of twenty-four (24) seats and six (6) tables associated with their approved supermarket use on a 39,959 sq. ft. property, located at 1050 East Putnam Avenue in the LBR-2 Zone. *(Staff: SB) (Must decide by 4/27/2019) (Maximum extension to decide available to 7/1/2019)*

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4. **SBP Dublin Hill, LLC;** application PLPZ 2019 00009, for a preliminary subdivision, to subdivide the existing 19.303-acres parcel into five (5) parcels and an open space parcel of 2.9114-acres (equal to 15% of the total lot area being subdivided) and a proposed extension of Dublin Hill Drive, a private road. Lot 1 is proposed to be 3.0447-acres, Lot 2 is proposed to be 3.0819-acres, Lot 3 is proposed to be 3.1506-acres, Lot 4 is proposed to be 3.0059-acres, and Lot 5 is proposed to be 3.2709-acres (3.1273-acres less access way). All land being consider is located at 42 Dublin Hill Drive and is within the RA-2 Zone. *(Staff: MA) (Must decide by 5/9/2019) (Maximum extension to decide granted)*

   Motion to move to final subdivision with modifications
   Moved by Macri, seconded by Fox
   Voting in favor: Alban, Levy, Fox, Macri, and Hardman
   5-0

5. **Nicole Malladot Areson and David Cristy Areson;** application PLPZ 2018 00595 for a final coastal site plan to demolish the existing home and garage, and construct a new dwelling, new driveway, with site utility connections including sewer and drainage. A gravel access to a dock on the waterfront is also proposed to be relocated. The subject parcel is a 14,430 sq. ft. parcel located at 17 Bryon Road, Old Greenwich, in the R-12 and COZ zones. *(Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted.)*

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PUBLIC HEARING 7:15 PM

6. **Tiffany Properties and Management, Inc.**, applications PLPZ 2019 00001 and PLPZ 2019 00002, for a final site plan and special permit, to incorporate existing space on the third floor to expand an existing, approved (per final site plan / special permit #929), moderate income dwelling unit, increasing it from one (1) bedroom to two (2) bedrooms on an 8,393 sq. ft. property located at 195 Field Point Road in the GB and CGIO Zones. *(Staff: JP) (Must close by 4/23/2019) (Extension of 5 days granted to open. Maximum extension of 60 days available to close by 6/22/2019) (Opened at the 3/19/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

    Left Open

7. **The Hartford Roman Catholic Diocesan Corporation**; applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building’s north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. *(Staff: MA) (Must close by 5/2/2019) (Maximum extension available to close granted) (Continued from the 1/22/2019 meeting) (Seated: Hardman, Alban, Levy, Fox, and Macri)

    Postponed by Applicant

8. **Greenwich Reform Synagogue, Inc.**; applications PLPZ 2019 00043 and PLPZ 2019 00044, for final site plan and special permit, to amend conditions of approval granted by the Planning and Zoning Board of Appeals under Appeal No. 2017 00715 and clarification of an approval condition for the religious institution use issued by the Planning and Zoning Commission under final site plan and special permit PLPZ 2014 00608 and PLPZ 2014 00610 for the property located at 92 Orchard Street in the R-12 zone. *(Staff: BD) (Must open by 4/27/2019) (Maximum extension to open available to 7/1/2019) (Page Number:623)

    Left Open
9. **Greenwich Library**: applications PLPZ 2019 00052 and PLPZ 2019 00053, for final site plan and special permit, to make interior renovations to the current main library, construct a new lower level entrance, public space, and a connection between the main library and the Cole Auditorium for the property located at 101 West Putnam Avenue in the CGB zone. *(Staff: PL) (Must open by 4/27/2019)* *(Maximum extension to open available to 7/1/2019.)* *(Page Number:706)*

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

10. **Sherwood Farm, LLC**: applications PLPZ 2018 00545 and PLPZ 2018 00546, for final site plan and special permit, to establish a specialized nursery for the propagation and sale of wetland plantings geared toward the installation of rain gardens on a 141,134.4 sq. ft. property located at 10 Sherwood Avenue in the RA-2 zone. *(Staff: BD) (Must open by 4/3/2019)* *(Extension to open granted to 4/3/2019. Maximum extension to open available to 4/13/2019)* *(Page Number:736)*

   Left open

11. **SF 1910 A, LLC**: applications PLPZ 2019 00046 and PLPZ 2019 00047, for final site plan and special permit, to make additions to the west side on the current dwelling and construct a detached garage north of the dwelling on a site where the building volume of all buildings would further exceed 150,000 cubic feet in volume, and related site improvements on a 9.385-acres property located at 9 Sabine Farm Road in the RA-2 zone. *(Staff: SB) (Must open by 4/27/2019)* *(Maximum extension to open available to 7/1/2019. Maximum extension to open available to 4/13/2019)* *(Page Number:804)*

   Motion to approve final site plan and special permit with modifications
   Moved by Macri seconded by Fox
   Voting in favor: Alban, Levy, Fox, Macri, and Hardman
   5-0
12. **Juan Miguel Bassalik & Shannon Bassalik;** application PLPZ 2019 00015, for a final re-subdivision to consolidate two (2) adjacent parcels of land, owned in common, at 8 Ridge (8,700 sq. ft.) and 0 Ridge Road (also 8,700 sq. ft.) into one (1) parcel (equal to 17,400 sq. ft.). The subject properties are located at 0 and 8 Ridge Road in the R-7 zone. *(Staff: BD) (Must decide by 5/14/2019.) (Maximum extension to decide granted.) (Page Number:937)*

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

**REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS:**

   a. **The Greenwich Academy, Inc., (project known as Main Campus – Master Plan Phase 1);** applications PLPZ 2018 00562 and PLPZ 2018 00563, for a final site plan and special permit, to demolish and reconstruct Greenwich Academy’s existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones. *(Staff: PL) (Must decide by 5/9/2019) (Maximum extension to decide available to 7/13/2019)*

   Motion to approve final site plan and special permit with modifications
   Moved by Macri seconded by Yeskey
   Voting in favor: Alban, Yeskey *(for Fox)*, Macri, and Hardman
   Voting against: Levy
   4-1
b. **585 West Putnam LLC and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00477 and PLPZ 2018 00478, for a preliminary site plan and special permit, to demolish all existing buildings and construct two (2) mixed use (Retail/Fitness and Supermarket) buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 6/1/2019) (Heard at the 12/18/2018, 2/5/2019, 3/5/2019, and 3/19/19 meetings. Closed at the 3/19/19 meeting.) (Seated at the 3/5/19 meeting: Hardman, Alban, Levy, Fox, and Macri) (Seated at the 3/19/19 meeting: Alban, Macri, Levy, Fox, and Goss (for Hardman))

   Motion to move to final site plan with modifications
   Moved by Macri seconded by Fox
   Voting in favor: Alban, Levy, Fox, Macri, and Hardman
   5-0
   No action on special permit

c. **500 WPA LLC, and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00483 and PLPZ 2018 00484, for a preliminary 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 on properties located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 6/1/2019) (Heard at the 12/18/2018, 2/5/2019, 3/5/2019, and 3/19/19 meetings. Closed at the 3/19/19 meeting.) (Seated at the 3/5/19 meeting: Hardman, Alban, Levy, Fox, and Macri) (Seated at the 3/19/19 meeting: Alban, Macri, Levy, Fox, and Goss (for Hardman))

   Motion to move to final site plan with modifications
   Moved by Macri seconded by Fox
   Voting in favor: Alban, Levy, Fox, Macri, and Hardman
   5-0
   No action on special permit
15. **APPROVAL OF MINUTES:**

March 5, 2019

Motion to approve minutes of March 5th
Moved by Fox seconded by Levy
Voting in favor: Alban, Levy, Fox, Macri, and Hardman
5-0

March 19, 2019

Motion to approve minutes of March 19th
Moved by Fox seconded by Levy
Voting in favor: Alban, Levy, Fox, Macri, and Hardman
5-0

16. **OTHER:**

a. Executive Session on pending litigation or personnel matters - none

b. Other items as may properly come before the Commission –

Motion to appoint Louis Contadino to the ARC for a new term
Moved by Macri seconded by Fox
Voting in favor: Alban, Levy, Fox, Macri, and Hardman
5-0

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

**Parker Stacy:** applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final coastal site plan and special permit, to request Special Permit approval for a Resident Medical Professional Office and operate a counseling practice which provides individual and group psychological counseling on a 25,003 sq. ft. property located at 1 Kinsman Lane in the R-12 zone. *(Staff: BD) (Must close by 4/18/2019) (Maximum extension to close granted) (Continued from the 1/8/2019 and 2/21/2018 meetings) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)*

**Stephen C. Friedheim:** applications PLPZ 2018 00559 and PLPZ 2018 00560, for a final coastal site plan and special permit, to reconstruct the existing storm damaged accessory residence, as well as construct a detached carport, demolish an existing green house, reduce the size of the existing pool house and related site,
grading, and drainage improvements, the result of which would exceed 150,000 cubic feet in building volume requiring a Special Permit on a 2.85-acres property located at 1 Smith Road in the RA-1 and the Coastal Overlay zones. (Staff: JP) (Must close by 5/16/2019) (Maximum extension to close granted)

Applications PLPZ 2018 00559 and PLPZ 2018 00560 have been withdrawn

James Gould; application PLPZ 2019 00019, for a final subdivision to subdivide an existing 5.86-acres parcel at 94 Pecksland Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Pecksland Road and in the RA-2 Zone. (Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted)

Office Park LLC; application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Office Park LLC; application PLPZ 2019 00071 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Office Park LLC; application PLPZ 2019 0072 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))
Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant, applications PLPZ 2019 00025 and PLPZ 2019 00026, for a Final Site Plan and Special Permit, to make building and site plan improvements to accommodate Greenwich Country Day School's high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 acres property located at 257 Stanwich Road in the RA-2 Zone. (Staff: PL) (Must close by 4/23/2019) (Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)