

1. Meeting Materials

Documents:

[APRIL 03, 2018 ACTION AGENDA.PDF](#)
[APRIL 03, 2018 FINAL AGENDA.PDF](#)
[APRIL 03, 2018 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
April 3, 2018**

**ACTION AGENDA
WITH DECISIONS**

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

Alternate Members Present: Dennis Yeskey, Victoria Goss

Alternate Member Absent: Dave Hardman

Staff Members Present: Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00092, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and Cingular Wireless PCS (AT&T), at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. *(Staff: KD) (Must act by 6/7/2018) (Postponed at the 3/20/2018 meeting) (Page Number: 11)*

Motion to approve municipal improvement

Moved by Alban, seconded by Fox

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

5-0

2. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00093, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and to approve a lease agreement between the Town of Greenwich and Cellco Partnership d/b/a Verizon Wireless, at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. *(Staff: KD) (Must act by 6/7/2018) (Postponed at the 3/20/2018 meeting) (Page Number: 80)*

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

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3. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). *(Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting) (Page Number: 129)*

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4. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) *(Staff: KD) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting) (Page Number: 130)*

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5. **Greenwich Academy, Inc.;** application PLPZ 2018 00078 for a final site plan to demolish the existing 741 sq. ft. modular “Pre-Connection” annex building and reconstruct it with a new 4,015 sq. ft. building to house the same pre-school program on the first floor and a three-bedroom staff apartment on the second floor on a 6.5561-acres property located at 16 Ridgeview Avenue in the RA-1 zone. *(Staff: PL) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Page Number: 158)*

Left Open – Extension granted to May 1, 2018

6. **Barry D. and Helena S. Parkin;** application PLPZ 2018 00064 for a final coastal site plan to demolish the existing dwelling and construct a new 5,101.95 sq. ft. single-family home and related site and stormwater improvements on a 44,869 sq. ft. property located at 33 Twin Lakes Lane in the RA-1 and COZ zones. *(Staff: MA) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban Goss [for Levy], Fox, and Macri) (Page Number: 244)*

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

7. **Musante Residence;** application PLPZ 2018 00032 for a final coastal site plan to demolish the existing structure and construct a new residence on property located at 30 Sunset Road in the R-12 zone. (Staff: PL) (Must decide by 6/9/2018) (Maximum extension granted)

Postponed – Extension Granted

8. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC;** application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD) (Must decide by 4/21/2018) (Maximum extension to decide granted) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri]) (Postponed at the 3/20/2018 meeting)

Postponed by the Applicant

PUBLIC HEARING 7:15 PM

9. **Winnetka Partners LLC, and Robert L. and Elizabeth O. Berner, III;** application PLPZ 2018 00073, for a final re-subdivision, for an equal area exchange of 8,340 sq. ft. of property between the properties located at 52 and 68 John Street in the RA-4 zone. (Staff: SB) (Must decide by 4/17/2018) (Extension to decide granted to 4/17/2018) (Maximum extension available to 5/23/2018) (Postponed at the 3/20/2018 meeting) (Page Number: 255)

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10. **The Greenwich Country Club, Inc.;** applications PLPZ 2018 00035 and PLPZ 2018 00036, for a final site plan and special permit, to replace the Club's existing irrigation system and associated pump house, replace 19 of the Clubs 20 greens, install 5 permanent poles to support seasonal fans at the 5th, 8th, 10th, and 14th holes, demolition and reconstruction of the existing Lake House (aka Half-way House) located adjacent to the 10th hole tee box, demolish and reconstruct the existing front nine restroom (aka the "comfort station") and associated site infrastructure and drainage improvements on a 140+/- acres property located at 19 Doubling Road in the RA-1 zone. (Staff: SB) (Must open by 4/5/2018) (Maximum extension to open available to 6/9/2018) (Page Number: 308)

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11. **Walter R. and Anne M. Lorenz**; application PLPZ 2018 00089, for a final re-subdivision, to merge the two parcels (35 and 0 Hidden Brook, Tax ID 05-1630/S and 05-2934/S) and two open space parcels (Tax ID 05-9030 and 05-9031) approved as part of final subdivision PLPZ 2014 00356 into one 31,269 sq. ft. parcel for properties located at 0 and 35 Hidden Brook Road in the R-12 zone. *(Staff: PL) (Must decide by 5/4/2018) (Maximum extension available to 7/3/2018) (Page Number: 472)*

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

12. **24 East Elm Street, LLC**; application PLPZ 2018 00069, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a zoning map on file in the Town Clerk's office). *(Staff: PL) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018) (Page Number: 533)*

Motion to approve amendment
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Yeskey *(for Levy who recused)*, Fox, and Macri
5-0

13. **24 East Elm Street, LLC**; applications PLPZ 2018 00067 and PLPZ 2018 00068, for final site plan and special permit, to add two new residential units to the existing building and add four additional parking spaces on a 13,458 sq. ft. property located at 24 East Elm Street in the CGB zone. *(Staff: PL) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018) (Page Number: 562)*

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

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

- a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)*

No Action

16. **APPROVAL OF MINUTES:**

March 20, 2018

Motion to approve minutes of March 20, 2018

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Yeskey (*for Levy*), Fox, and Macri
5-0

17. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
b. Other items as may properly come before the Commission. – None

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

500 WPA, LLC and Putnam 600 Acquisition, LLC; applications PLPZ 2017 00543 and PLPZ 2017 00544, for a final site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 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 a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 4/21/2018) (Maximum extension to close granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

257 Bruce Park Avenue, LLC; application PLPZ 2018 00024, for a final subdivision, to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone into two parcels where Lot 1 would equal 7,500 sq. ft., Lot 2 would equal 7,500 sq. ft. (less the 2,245 sq. ft. access way), an open space parcel of 2,788 sq. ft. and an open space easement of 278 sq. ft. which together would equal 15% of the total lot area. (Staff: MA) (Must decide by 5/11/2018) (Maximum extension granted) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

257 Bruce Park Avenue, LLC; applications PLPZ 2018 00025 and PLPZ 2018 00026, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance of the minimum required front yard setback on Lot 1, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. (Staff: MA) (Must open by 6/9/2018) (Maximum extension to open available granted) (Postponed at the 3/20/2018 meeting)

257 Bruce Park Avenue, LLC; applications PLPZ 2018 00027 and PLPZ 2018 00028, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance to locate required driveway outside of the access way as required by Sec. 6-131(a)(3) on Lot 2, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. (Staff: MA) (Must open by 6/9/2018) (Maximum extension to open available granted) (Postponed at the 3/20/2018 meeting)

140 Greenwich Avenue – Annex, Willgreen Holdings, LLC; applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2nd floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. (Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)

Greenwich Reform Synagogue - Pre-School & Playground; application PLPZ 2017 00581 for a final site plan, Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed pre-school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. (Staff: PL) (Must decide by 4/21/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Chestnut Street Realty Co. Limited Partnership; application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 4/17/2018) (Extension to open granted to 4/17/18. Maximum extension to open available to 6/9/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

CRK, LLC; application PLPZ 2018 00072, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 50 River Road from R-7 to R-7-HO (as shown on a zoning map on file in the Town Clerk's office). (Staff: PL) (Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

CRK, LLC; applications PLPZ 2018 00070 and PLPZ 2018 00071, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of a basement apartment for employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. (Staff: PL) (Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

Palmer Island LLC; application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 5/11/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)

Palmer Island LLC (Proposed Lot 2); application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)*

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

April 3, 2018
FINAL AGENDA

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Application PLPZ 2018 00032 has been POSTPONED – Extension Granted

8. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC;** application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. *(Staff: KD) (Must decide by 4/21/2018) (Maximum extension to decide granted) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri]) (Postponed at the 3/20/2018 meeting)*

Application PLPZ 2017 00583 has been POSTPONED by the Applicant

PUBLIC HEARING 7:15 PM

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REGULAR MEETING CONTINUED

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- a. Executive Session on pending litigation or personnel matters.
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CRK, LLC; application PLPZ 2018 00072, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 50 River Road from R-7 to R-7-HO (as shown on a zoning map on file in the Town Clerk's office). (Staff: PL) (Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

CRK, LLC; applications PLPZ 2018 00070 and PLPZ 2018 00071, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of a basement apartment for employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. (Staff: PL) Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

Palmer Island LLC; application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 5/11/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)

Palmer Island LLC (Proposed Lot 2); application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)*

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

April 3, 2018
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00092, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and Cingular Wireless PCS (AT&T), at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. *(Staff: KD) (Must act by 6/7/2018) (Postponed at the 3/20/2018 meeting)*
2. **Town of Greenwich Parks and Recreation;** application PLPZ 2018 00093, for a Municipal Improvement to approve a lease agreement between the Town of Greenwich and to approve a lease agreement between the Town of Greenwich and Cellco Partnership d/b/a Verizon Wireless, at the Griffith E. Harris Golf Course located at 1323 King Street in the RA-4 zone. *(Staff: KD) (Must act by 6/7/2018) (Postponed at the 3/20/2018 meeting)*
3. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Final Site Plan PLPZ 2018 00082). *(Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting)*
4. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) *(Staff: KD) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting)*

5. **Greenwich Academy, Inc.;** application PLPZ 2018 00078 for a final site plan to demolish the existing 741 sq. ft. modular “Pre-Connection” annex building and reconstruct it with a new 4,015 sq. ft. building to house the same pre-school program on the first floor and a three-bedroom staff apartment on the second floor on a 6.5561-acres property located at 16 Ridgeview Avenue in the RA-1 zone. *(Staff: PL) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018)*
6. **Barry D. and Helena S. Parkin;** application PLPZ 2018 00064 for a final coastal site plan to demolish the existing dwelling and construct a new 5,101.95 sq. ft. single-family home and related site and stormwater improvements on a 44,869 sq. ft. property located at 33 Twin Lakes Lane in the RA-1 and COZ zones. *(Staff: MA) (Must decide by 4/28/2018) (Maximum extension available to 7/2/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban Goss [for Levy], Fox, and Macri)*
7. **Musante Residence;** application PLPZ 2018 00032 for a final coastal site plan to demolish the existing structure and construct a new residence on property located at 30 Sunset Road in the R-12 zone. *(Staff: PL) (Must decide by 4/05/2018) (Maximum extension available to 6/9/2018)*
8. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC;** application PLPZ 2017 00583 for a final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. *(Staff: KD) (Must decide by 4/21/2018) Maximum extension to decide granted) (Continued from the 2/22/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Goss [for Macri]) (Postponed at the 3/20/2018 meeting)*

PUBLIC HEARING 7:15 PM

9. **Winnetka Partners LLC, and Robert L. and Elizabeth O. Berner, III;** application PLPZ 2018 00073, for a final re-subdivision, for an equal area exchange of 8,340 sq. ft. of property between the properties located at 52 and 68 John Street in the RA-4 zone. *(Staff: SB) (Must decide by 4/17/2018) (Extension to decide granted to 4/17/2018) Maximum extension available to 5/23/2018) (Postponed at the 3/20/2018 meeting)*

10. **The Greenwich Country Club, Inc.;** applications PLPZ 2018 00035 and PLPZ 2018 00036, for a final site plan and special permit, to replace the Club's existing irrigation system and associated pump house, replace 19 of the Clubs 20 greens, install 5 permanent poles to support seasonal fans at the 5th, 8th, 10th, and 14th holes, demolition and reconstruction of the existing Lake House (aka Half-way House) located adjacent to the 10th hole tee box, demolish and reconstruct the existing front nine restroom (aka the "comfort station") and associated site infrastructure and drainage improvements on a 140+/- acres property located at 19 Doubling Road in the RA-1 zone. *(Staff: SB) (Must open by 4/5/2018) (Maximum extension to open available to 6/9/2018)*
11. **Walter R. and Anne M. Lorenz;** application PLPZ 2018 00089, for a final re-subdivision, to merge the two parcels (35 and 0 Hidden Brook, Tax ID 05-1630/S and 05-2934/S) and two open space parcels (Tax ID 05-9030 and 05-9031) approved as part of final subdivision PLPZ 2014 00356 into one 31,269 sq. ft. parcel for properties located at 0 and 35 Hidden Brook Road in the R-12 zone. *(Staff: PL) (Must decide by 5/4/2018) (Maximum extension available to 7/3/2018)*
12. **24 East Elm Street, LLC;** application PLPZ 2018 00069, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a zoning map on file in the Town Clerk's office). *(Staff: PL) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018)*
13. **24 East Elm Street, LLC;** applications PLPZ 2018 00067 and PLPZ 2018 00068, for final site plan and special permit, to add two new residential units to the existing building and add four additional parking spaces on a 13,458 sq. ft. property located at 24 East Elm Street in the CGB zone. *(Staff: PL) (Must open by 4/28/2018) (Maximum extension available to 7/2/2018)*

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

- a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)*

16. **APPROVAL OF MINUTES:**

March 20, 2018

17. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
- b. Other items as may properly come before the Commission.

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

500 WPA, LLC and Putnam 600 Acquisition, LLC; applications PLPZ 2017 00543 and PLPZ 2017 00544, for a final site plan and special permit, to combine the properties and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a fifty (50) unit multi-family residential building with 20% of those proposed units (equal to 10 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 a 5.78 acres property located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must close by 4/21/2018) (Maximum extension to close granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

257 Bruce Park Avenue, LLC; application PLPZ 2018 00024, for a final subdivision, to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone into two parcels where Lot 1 would equal 7,500 sq. ft., Lot 2 would equal 7,500 sq. ft. (less the 2,245 sq. ft. access way), an open space parcel of 2,788 sq. ft. and an open space easement of 278 sq. ft. which together would equal 15% of the total lot area. *(Staff: MA) (Must decide by 5/11/2018) (Maximum extension granted) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

257 Bruce Park Avenue, LLC; applications PLPZ 2018 00025 and PLPZ 2018 00026, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance of the minimum required front yard setback on Lot 1, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. *(Staff: MA) (Must open by 6/9/2018) (Maximum extension to open available granted) (Postponed at the 3/20/2018 meeting)*

257 Bruce Park Avenue, LLC; applications PLPZ 2018 00027 and PLPZ 2018 00028, for a final site plan and special permit, to construct a new two (2) family dwelling which requires a variance to locate required driveway outside of the access way as required by Sec. 6-131(a)(3) on Lot 2, a proposed 7,500 sq. ft. parcel, of pending subdivision PLPZ 2018 00024 to subdivide the 20,033 sq. ft. property located at 257 Bruce Park Avenue in the R-6 zone. (Staff: MA) (Must open by 6/9/2018) (Maximum extension to open available granted) (Postponed at the 3/20/2018 meeting)

140 Greenwich Avenue – Annex, Willgreen Holdings, LLC; applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2nd floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. (Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 meeting)

Greenwich Reform Synagogue - Pre-School & Playground; application PLPZ 2017 00581 for a final site plan, Greenwich Reform Synagogue proposes to install a playground area north of the Synagogue Building to support the proposed pre-school use on a 77,144.76 sq. ft. property located at 92 Orchard Street in the R-12 zone. (Staff: PL) (Must decide by 4/21/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Chestnut Street Realty Co. Limited Partnership; application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 4/17/2018) (Extension to open granted to 4/17/18. Maximum extension to open available to 6/9/2018) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

CRK, LLC; application PLPZ 2018 00072, for an amendment to the Building Zone Map, to change the zoning designation of the property located at 50 River Road from R-7 to R-7-HO (as shown on a zoning map on file in the Town Clerk's office). (Staff: PL) (Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

CRK, LLC; applications PLPZ 2018 00070 and PLPZ 2018 00071, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of a basement apartment for employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. *(Staff: PL) Must close by 4/24/2018) (Maximum extension to close available to 6/28/2018) (Continued from the 3/20/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

Palmer Island LLC; application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 5/11/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)*

Palmer Island LLC (Proposed Lot 2); application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 4/5/2018) (Maximum extension available to 6/9/2018) (Postponed at the 3/6/2018 meeting)*