

1. Meeting Materials

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

April 5, 2016

ACTION AGENDA WITH DECISIONS

REVISED

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

Alternate Members Present: Nicholas Macri

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

PUBLIC HEARING 7:15 PM

1. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00016, for a text amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations to create a new housing opportunity development zone “(HODZ)” and create new regulatory language under and new Division of the Town’s Building Zone Regulations (to be Division 22, Sections 6-210 through 6-216). (*Staff: KD*) (*Must close by 7/9/2016*) (*Maximum extension granted to 7/9/2016*) (*Page Number: 25*)

TEXT IN BOLD TO BE ADDED as follows:

DIVISION 22 HOUSING OPPORTUNITY DEVELOPMENT ZONE

- 6-210 Purpose:** The Housing Opportunity Development Zone (“HODZ”) is a zone established to meet the housing needs of the community by increasing the

availability of affordable housing and providing an alternative to single family home ownership.

6-211 Definitions: The following definitions shall apply to development in the HODZ.

- A. “Affordable Housing Law” means the provisions of (i) Connecticut General Statutes §8-30g through §8-30i, inclusive, and (ii) Regulations of Connecticut Agencies, §8-30g-1 through 8-30g-11, inclusive, in effect on the date any affordable housing application, as defined in C.G.S. §8-30g(a)(2), is delivered to the Greenwich Planning and Zoning Department.
- B. “Floor Area, Gross” for a building in the HODZ shall include all the floor space contained within the exterior walls of the building with no deduction for any interior walls but shall not include (i) any area within a building devoted to off-street parking or loading and (ii) the area of any inner courts.
- C. “Housing Opportunity Development” (“HOD”) means a proposed multifamily affordable housing development on property zoned HODZ which is either “assisted housing” or a “set aside development” as those terms are defined in C.G.S. § 8-30g(a) (3) and (6) respectively.
- D. “Housing Opportunity Unit” means a housing unit for which the maximum rent or maximum sale price is calculated and maintained for the requisite period so that qualified persons and families pay thirty percent (30%) or less of their annual income in accordance with the provisions of Affordable Housing Law.
- E. “Lot Area” shall mean the gross horizontal area contained within the perimeter property lines of a lot, or an assemblage of lots, without diminution or deduction.

6-212 Permitted Uses in the HODZ: Subject to approval of a site plan by the Planning and Zoning Commission, the following principal and accessory uses shall be permitted in the HODZ:

- A. A HOD. The housing units in a HOD may either be sold or rented.
- B. Accessory buildings, structures and uses customarily associated with multifamily residential development including, without limitation, tennis courts, swimming pools, recreation facilities and buildings, community and meeting rooms, model units, management/leasing office, maintenance, storage and utility buildings, parking garages.

- C. Accessory signs, including, but not limited to, directional and informational signs necessary for the public safety or convenience, one or more wall signs and a free-standing sign at each entrance to a HOD for the identification of the residential community.**
- D. Off-street parking facilities for residents and visitors.**
- E. Home occupation or home office for residents subject to, and in accordance with, the provisions of Section 6-95(b) of the Greenwich Building Zone Regulations.**

6-213 General Provisions:

- A. Property shall be rezoned to HODZ if the applicant demonstrates: (i) a need for affordable housing opportunities in Greenwich, (ii) that the property which is the subject of a zone change application consists of no less than three (3) acres, no more than ten (10) acres and is presently located in a residential zone, a business or commercial zone, or an industrial zone that does not prohibit all residential uses, (iii) that the property which is the subject of a zone change application has access to a public water supply and is served by a public sanitary sewer system and (iv) that the property which is the subject of a zone change application has access to a public street.**
- B. A change of zone to HODZ shall not require a change to the town's Plan of Conservation and Development.**
- C. Notwithstanding any provision of the Greenwich Building Zone Regulations to the contrary, a HOD shall not require approval of a special permit or special exception.**
- D. If there is an inconsistency or conflict between any provision, standard, requirement or procedure in any other section of the Greenwich Building Zone Regulations and the provisions, standards, requirements and procedures of this Division 22, the provisions, standards, requirements and procedures of this Division 22 shall control and apply to the proposed (i) change of zone to HODZ and (ii) development of a HOD.**
- E. Inner courts shall be allowed in the HODZ for all multifamily residential buildings, regardless of the height or the number of stories of such building, in accordance with, but not more stringent than, the applicable provisions of the State of Connecticut Building Code.**

- F. Except as otherwise provided in this Division 22, all development in the HODZ shall comply with the Area and Building Requirements set forth in Section 6-216 of this Division 22.**
- G. The definition of “Lot Frontage” in Section 6-5 of the Greenwich Building Zone Regulations shall not apply to property in the HODZ zone.**
- H. The Planning and Zoning Commission shall review and approve the site plan for a HOD in accordance with the standards set forth in Connecticut General Statutes §8-30g provided the standards of this Division 22 are satisfied.**

6-214 Site Plan Application:

- A. No application for preliminary site plan approval shall be required for a HOD.**
- B. Each application for final site plan approval of a HOD shall include the materials required under §6-14(a)(1), §6-14(a)(2)(A-H), inclusive, §6-14(a)(3)(A-J,) inclusive, and §6-14(a)(4) of the Greenwich Building Zone Regulations.**
- C. In addition to the requirements of Section 6-214(B), an application for final site plan approval of a HOD should include, as applicable: (i) a soil and erosion control plan and narrative, (ii) a storm water management report, (iii) coastal area management report, and (iv) a traffic study.**
- D. Each application for final site plan approval of a HOD shall include a proposed Affordability Plan which demonstrates, among other things, compliance with applicable Affordable Housing Law, including, without limitation, the following:**
 - i. that Housing Opportunity Units shall be of a construction quality and size that is comparable to market-rate units within the HOD, shall be dispersed throughout the HOD and allocated pro-rata among the various unit types; i.e. studio, one, two and three bedroom housing units.**
 - ii. if the HOD is to be built in phases, the Housing Opportunity Units will be built on a pro rata basis as construction proceeds.**
 - iii. that Housing Opportunity Units shall be occupied only as the primary residence of the purchaser or tenant, as applicable.**

Subletting shall be prohibited by any lease for a Housing Opportunity Unit.

- iv. **that the applicant or its successor may change the designation of which housing units within a HOD shall be set aside as Housing Opportunity Units, provided that the minimum thirty percent (30%) set aside shall be maintained for a forty (40) year period as provided by Section 8-30g(a)(1)(B) of the Connecticut General Statutes, and provided further that the HOD as a whole shall continue to comply with the provisions of this Section 6-214(D).**
 - v. **that the forty (40) year affordability period shall be calculated separately for each Housing Opportunity Unit and shall begin on the date a Housing Opportunity Unit is first leased or sold to a qualified household, as applicable.**
 - vi. **that at the same time that the market-rate units in a HOD are first advertised to the general public, notice of availability of Housing Opportunity Units shall be provided by advertising such availability in the real estate section of a newspaper of general circulation in the Town of Greenwich, and by providing written notice to the Town of Greenwich Town Clerk, Mayor, and the Greenwich Planning and Zoning Commission.**
 - vii. **that the Planning and Zoning Commission may, as a condition of final site plan approval, require an annual report from the applicant or its successors verifying unit occupant income and HOD compliance with the applicable requirements of this Section 6-214(D).**
 - viii. **that the Planning and Zoning Commission may require the applicant to provide a draft of a proposed deed, restrictive covenant, apartment lease, declaration of common interest community or other legal document reasonably requested by the Commission, as applicable, to demonstrate compliance of the HOD with the requirements of this Division 22. Such proposed documents may be incorporated by the Commission as a condition of approval of a HOD.**
- E. All principal residential buildings in a HOD shall be equipped with internal fire suppression (sprinkler) systems, in accordance with, but not more stringent than, the applicable provisions of the State of Connecticut Building Code.**

- F. When possible, site improvements and storm water management systems for a HOD shall incorporate low impact design features and best management practices.**
- G. No application for final site plan approval of a HOD shall be referred to, or require the approval of, the Architectural Review Committee.**

6-215 General Standards for Site Plan Approval:

- A. A HOD may not be located on less than three (3) or on more than ten (10) acres of land in the HODZ and must have access to an improved public street.**
- B. A minimum of thirty percent (30%) of the housing units in a HOD shall be designated as Housing Opportunity Units.**
- C. Except as provided in Section 6-215(S), all principal residential buildings shall be setback a minimum of twenty (20) feet from a perimeter property line and a minimum of fifty (50) feet from a public street.**
- D. Except as provided in Section 6-215(E), all accessory structures shall be setback a minimum of fifteen (15) feet from either (i) a perimeter property line or (ii) a public street.**
- E. There shall be no minimum setback from either a perimeter property line or a public street for the following: pedestrian sidewalks, parking spaces, internal roadways or driveways, fences and retaining walls, gates, transformers and switching gear, storm water facilities and structures, underground galleys, vaults and pipes.**
- F. The height of retaining walls independent of a building, including any fencing or guard rails along the top of a retaining wall, shall not exceed twenty (20) feet.**
- G. A HOD shall be supplied with adequate water from a public water supply and connected to a public sanitary sewerage system.**
- H. All utilities (except for transformers, switch gear and meters) within a HOD shall be placed underground.**
- I. 1.5 off-street parking spaces shall be required for each housing unit in a HOD, which number of parking spaces shall include visitor parking. The number, size, designation, location and markings of parking spaces for the handicapped shall be as per the State of Connecticut Building**

Code. Handicapped parking spaces shall be included in the total number of required parking spaces and shall not be in addition thereto.

- J. Sidewalks shall be provided within a HOD in order to provide a safe and convenient pedestrian network. Sidewalks shall be a minimum of four feet wide and constructed of cement concrete unless an alternative surface is approved by the Planning and Zoning Commission.**
- K. All internal driveways or roadways (other than for gated emergency access, which shall be a minimum of twenty feet (20 feet) in width) shall be a minimum of twenty-two feet (22') in width and designed to accommodate two-way traffic.**
- L. Internal driveways or roadways shall be designed to facilitate traffic circulation and emergency vehicle movement. There shall be at least two means of access from a public street into a HOD.**
- M. Any reports and recommendations concerning an application for final site plan approval for a HOD from Town of Greenwich Engineering, Sewer, Health, Traffic, Building, Public Works, Fire, Planning or other town agency or official shall be advisory only.**
- N. The maximum number of housing units in a HOD shall be determined as follows:
(i) for property with direct access to West Putnam Avenue or other urban principal arterial street designated by the CT Department of Transportation, 75 housing units per acre of lot area; and (ii) for all other property, 35 housing units per acre of lot area.**
- O. Filling with, and removal of, rock and other earthen materials, and the onsite processing of same, shall be permitted in connection with the development of a lot pursuant to, and in accordance with, an approved final site plan in the HODZ.**
- P. Rooftop mechanical equipment other than solar panels or wind turbines shall be screened from view.**
- Q. The building height limitations for a HOD shall not apply to chimneys; flues; flag poles; parapet walls extending not more than five (5) feet above the limiting height of the building on which they rest; ventilators; skylights; air conditioning equipment; necessary mechanical equipment or appurtenances not used for human occupancy and usually extending above the roof level, including, without limitation, elevator enclosures and stair towers; and satellite earth stations.**

- R. The use of any basement area for accessory residential services including, without limitation, resident storage, trash rooms, parking and loading areas, mechanical equipment and elevator and stair lobbies, shall not cause the basement to be defined as a “story.”
- S. Architectural projections, including, but not limited to bays, overhangs, balconies, accent trims, cornices and eaves may project or extend up to five (5) feet into any required yard or court.
- T. Free standing fences used for landscaping purposes shall not exceed six feet (6 feet) without the approval of the Planning and Zoning Commission.
- U. Landscaping for a HOD shall be designed to provide an aesthetically pleasing environment for residents and abutting properties and not to act as a building screen.

6-216 Area and Building Requirements: The following area and building requirements apply to the HODZ:

- A. Minimum/Maximum Lot Area: 3.0 acres/10.0 acres
- B. Maximum Floor Area Ratio (excluding all parking structures):
 - i for a HOD with direct access to West Putnam Avenue or other urban principal arterial street designated by the CT Dept. of Transportation: 2.0
 - ii for all other HOD’s: 1.0
- C. Minimum Yard Requirements:

(1) Principal Buildings:

- i front yard 20 feet
- ii side yard 20 feet
- iii rear yard 20 feet
- iv street side yard (corner lots only) 20 feet

(2) Accessory Buildings:

- i front yard 15 feet
- ii side yard 15 feet
- iii rear yard 15 feet

- D. Maximum Building Height: 80 feet and 7 stories (subject to the provisions of Sections 6-215(Q and R))

- E. Maximum Lot Coverage: 80%**
- F. Maximum Building Coverage: 50%**
- G. Minimum Street Frontage: 50 feet**
- H. Minimum Lot Shape, exclusive of access ways: 150 feet diameter circle**
- I. Allowed signs in the HODZ shall comply with the following standards:**
 - i. Free standing signs may be either ground signs or pole signs; the area of each sign face shall not exceed 50 sq. ft. and the maximum height shall not exceed 15 ft. above the surface of the ground;**
 - ii. Each face of a directional or informational sign shall not exceed 10 sq. ft;**
 - iii. Wall signs shall not exceed 50 sq. ft. each;**
 - iv. All signs on a lot, excluding directional, window and door signs, shall not exceed 2 sq. ft. for each foot of building frontage;**
 - v. Signs permitted by, and in accordance with, Sections 6-164(a)(F) and 6-164(a)(G) of the Greenwich Building Zone Regulations shall be allowed in the HODZ;**
 - vi. The provisions of Sections 6-166 and 6-168 of the Greenwich Building Zone Regulations shall be applicable to all signs in a HOD.**

Left Open Extension Granted to July 9, 2016

2. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00017 for a Zoning Map Amendment, to re-zone six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2190/S, and 07-1136/S) currently in the GB and RA-1 zones to the newly proposed HODZ zone (as shown on a rezoning map on file in the Town Clerk's Office) (pursuant to pending text amendment application PLPZ 2016 00016) per Sections 6-22 of the Town of

Greenwich Building Zone Regulations. (Staff: KD) (Must close by 7/9/2016)
(Maximum extension granted to 7/9/2016) (Page Number: 25)

Left Open Extension Granted to July 9, 2016

3. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a final site plan and special permit, to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S) , 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone (“HODZ”). (Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Page Number: 58)

Left Open Extension Granted to July 9, 2016

REGULAR MEETING CONTINUED

4. **DISCUSSION ITEMS:**
5. **DECISION ITEMS:**
6. **APPROVAL OF MINUTES:**

March 22, 2016

Motion to approve Minutes of March 22, 2016

Moved by Alban, seconded by Fox

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

5-0

7. **ELECTION OF COMMISSION OFFICERS**

As noted on the Briefing Minutes the election results are as follows:

Motion to elect Richard Maitland as Chairman
Moved by Ramer, seconded by Alban
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0

Motion to elect Margarita Alban as Secretary
Moved by Maitland, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0

8. **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 4/20/2016) (Maximum extension available to 6/4/2016) (Postponed at the 3/8/2016 and 3/22/2016 meetings)*

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 4/19/2016) (Extension to open provided to 4/19/16) (Maximum extension available to 5/21/2016) (Postponed by Applicant at the 3/8/2016 and 3/22/2016 meetings)*

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 4/20/2016) (Continued from the 2/2/2016 meeting, Postponed at the 3/22/2016 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 5/26/2016) (Maximum extension granted) (Postponed by Applicant at the 2/23/2016, 3/8/2016, and 3/22/2016 meetings)*

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) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016)*

*(Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting)
(Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)*

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

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

April 5, 2016

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REVISED II

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Alternate Members Present: Nicholas Macri

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

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- C. Accessory signs, including, but not limited to, directional and informational signs necessary for the public safety or convenience, one or more wall signs and a free-standing sign at each entrance to a HOD for the identification of the residential community.**
- D. Off-street parking facilities for residents and visitors.**
- E. Home occupation or home office for residents subject to, and in accordance with, the provisions of Section 6-95(b) of the Greenwich Building Zone Regulations.**

6-213 General Provisions:

- A. Property shall be rezoned to HODZ if the applicant demonstrates: (i) a need for affordable housing opportunities in Greenwich, (ii) that the property which is the subject of a zone change application consists of no less than three (3) acres, no more than ten (10) acres and is presently located in a residential zone, a business or commercial zone, or an industrial zone that does not prohibit all residential uses, (iii) that the property which is the subject of a zone change application has access to a public water supply and is served by a public sanitary sewer system and (iv) that the property which is the subject of a zone change application has access to a public street.**
- B. A change of zone to HODZ shall not require a change to the town's Plan of Conservation and Development.**
- C. Notwithstanding any provision of the Greenwich Building Zone Regulations to the contrary, a HOD shall not require approval of a special permit or special exception.**
- D. If there is an inconsistency or conflict between any provision, standard, requirement or procedure in any other section of the Greenwich Building Zone Regulations and the provisions, standards, requirements and procedures of this Division 22, the provisions, standards, requirements and procedures of this Division 22 shall control and apply to the proposed (i) change of zone to HODZ and (ii) development of a HOD.**
- E. Inner courts shall be allowed in the HODZ for all multifamily residential buildings, regardless of the height or the number of stories of such building, in accordance with, but not more stringent than, the applicable provisions of the State of Connecticut Building Code.**

- F. Except as otherwise provided in this Division 22, all development in the HODZ shall comply with the Area and Building Requirements set forth in Section 6-216 of this Division 22.**
- G. The definition of “Lot Frontage” in Section 6-5 of the Greenwich Building Zone Regulations shall not apply to property in the HODZ zone.**
- H. The Planning and Zoning Commission shall review and approve the site plan for a HOD in accordance with the standards set forth in Connecticut General Statutes §8-30g provided the standards of this Division 22 are satisfied.**

6-214 Site Plan Application:

- A. No application for preliminary site plan approval shall be required for a HOD.**
- B. Each application for final site plan approval of a HOD shall include the materials required under §6-14(a)(1), §6-14(a)(2)(A-H), inclusive, §6-14(a)(3)(A-J,) inclusive, and §6-14(a)(4) of the Greenwich Building Zone Regulations.**
- C. In addition to the requirements of Section 6-214(B), an application for final site plan approval of a HOD should include, as applicable: (i) a soil and erosion control plan and narrative, (ii) a storm water management report, (iii) coastal area management report, and (iv) a traffic study.**
- D. Each application for final site plan approval of a HOD shall include a proposed Affordability Plan which demonstrates, among other things, compliance with applicable Affordable Housing Law, including, without limitation, the following:**
 - i. that Housing Opportunity Units shall be of a construction quality and size that is comparable to market-rate units within the HOD, shall be dispersed throughout the HOD and allocated pro-rata among the various unit types; i.e. studio, one, two and three bedroom housing units.**
 - ii. if the HOD is to be built in phases, the Housing Opportunity Units will be built on a pro rata basis as construction proceeds.**
 - iii. that Housing Opportunity Units shall be occupied only as the primary residence of the purchaser or tenant, as applicable.**

Subletting shall be prohibited by any lease for a Housing Opportunity Unit.

- iv. **that the applicant or its successor may change the designation of which housing units within a HOD shall be set aside as Housing Opportunity Units, provided that the minimum thirty percent (30%) set aside shall be maintained for a forty (40) year period as provided by Section 8-30g(a)(1)(B) of the Connecticut General Statutes, and provided further that the HOD as a whole shall continue to comply with the provisions of this Section 6-214(D).**
 - v. **that the forty (40) year affordability period shall be calculated separately for each Housing Opportunity Unit and shall begin on the date a Housing Opportunity Unit is first leased or sold to a qualified household, as applicable.**
 - vi. **that at the same time that the market-rate units in a HOD are first advertised to the general public, notice of availability of Housing Opportunity Units shall be provided by advertising such availability in the real estate section of a newspaper of general circulation in the Town of Greenwich, and by providing written notice to the Town of Greenwich Town Clerk, Mayor, and the Greenwich Planning and Zoning Commission.**
 - vii. **that the Planning and Zoning Commission may, as a condition of final site plan approval, require an annual report from the applicant or its successors verifying unit occupant income and HOD compliance with the applicable requirements of this Section 6-214(D).**
 - viii. **that the Planning and Zoning Commission may require the applicant to provide a draft of a proposed deed, restrictive covenant, apartment lease, declaration of common interest community or other legal document reasonably requested by the Commission, as applicable, to demonstrate compliance of the HOD with the requirements of this Division 22. Such proposed documents may be incorporated by the Commission as a condition of approval of a HOD.**
- E. **All principal residential buildings in a HOD shall be equipped with internal fire suppression (sprinkler) systems, in accordance with, but not more stringent than, the applicable provisions of the State of Connecticut Building Code.**

- F. When possible, site improvements and storm water management systems for a HOD shall incorporate low impact design features and best management practices.**
- G. No application for final site plan approval of a HOD shall be referred to, or require the approval of, the Architectural Review Committee.**

6-215 General Standards for Site Plan Approval:

- A. A HOD may not be located on less than three (3) or on more than ten (10) acres of land in the HODZ and must have access to an improved public street.**
- B. A minimum of thirty percent (30%) of the housing units in a HOD shall be designated as Housing Opportunity Units.**
- C. Except as provided in Section 6-215(S), all principal residential buildings shall be setback a minimum of twenty (20) feet from a perimeter property line and a minimum of fifty (50) feet from a public street.**
- D. Except as provided in Section 6-215(E), all accessory structures shall be setback a minimum of fifteen (15) feet from either (i) a perimeter property line or (ii) a public street.**
- E. There shall be no minimum setback from either a perimeter property line or a public street for the following: pedestrian sidewalks, parking spaces, internal roadways or driveways, fences and retaining walls, gates, transformers and switching gear, storm water facilities and structures, underground galleys, vaults and pipes.**
- F. The height of retaining walls independent of a building, including any fencing or guard rails along the top of a retaining wall, shall not exceed twenty (20) feet.**
- G. A HOD shall be supplied with adequate water from a public water supply and connected to a public sanitary sewerage system.**
- H. All utilities (except for transformers, switch gear and meters) within a HOD shall be placed underground.**
- I. 1.5 off-street parking spaces shall be required for each housing unit in a HOD, which number of parking spaces shall include visitor parking. The number, size, designation, location and markings of parking spaces for the handicapped shall be as per the State of Connecticut Building**

Code. Handicapped parking spaces shall be included in the total number of required parking spaces and shall not be in addition thereto.

- J. Sidewalks shall be provided within a HOD in order to provide a safe and convenient pedestrian network. Sidewalks shall be a minimum of four feet wide and constructed of cement concrete unless an alternative surface is approved by the Planning and Zoning Commission.**
- K. All internal driveways or roadways (other than for gated emergency access, which shall be a minimum of twenty feet (20 feet) in width) shall be a minimum of twenty-two feet (22') in width and designed to accommodate two-way traffic.**
- L. Internal driveways or roadways shall be designed to facilitate traffic circulation and emergency vehicle movement. There shall be at least two means of access from a public street into a HOD.**
- M. Any reports and recommendations concerning an application for final site plan approval for a HOD from Town of Greenwich Engineering, Sewer, Health, Traffic, Building, Public Works, Fire, Planning or other town agency or official shall be advisory only.**
- N. The maximum number of housing units in a HOD shall be determined as follows:
(i) for property with direct access to West Putnam Avenue or other urban principal arterial street designated by the CT Department of Transportation, 75 housing units per acre of lot area; and (ii) for all other property, 35 housing units per acre of lot area.**
- O. Filling with, and removal of, rock and other earthen materials, and the onsite processing of same, shall be permitted in connection with the development of a lot pursuant to, and in accordance with, an approved final site plan in the HODZ.**
- P. Rooftop mechanical equipment other than solar panels or wind turbines shall be screened from view.**
- Q. The building height limitations for a HOD shall not apply to chimneys; flues; flag poles; parapet walls extending not more than five (5) feet above the limiting height of the building on which they rest; ventilators; skylights; air conditioning equipment; necessary mechanical equipment or appurtenances not used for human occupancy and usually extending above the roof level, including, without limitation, elevator enclosures and stair towers; and satellite earth stations.**

- R. The use of any basement area for accessory residential services including, without limitation, resident storage, trash rooms, parking and loading areas, mechanical equipment and elevator and stair lobbies, shall not cause the basement to be defined as a “story.”
- S. Architectural projections, including, but not limited to bays, overhangs, balconies, accent trims, cornices and eaves may project or extend up to five (5) feet into any required yard or court.
- T. Free standing fences used for landscaping purposes shall not exceed six feet (6 feet) without the approval of the Planning and Zoning Commission.
- U. Landscaping for a HOD shall be designed to provide an aesthetically pleasing environment for residents and abutting properties and not to act as a building screen.

6-216 Area and Building Requirements: The following area and building requirements apply to the HODZ:

- A. Minimum/Maximum Lot Area: 3.0 acres/10.0 acres
- B. Maximum Floor Area Ratio (excluding all parking structures):
 - i for a HOD with direct access to West Putnam Avenue or other urban principal arterial street designated by the CT Dept. of Transportation: 2.0
 - ii for all other HOD’s: 1.0
- C. Minimum Yard Requirements:
 - (1) Principal Buildings:
 - i front yard 20 feet
 - ii side yard 20 feet
 - iii rear yard 20 feet
 - iv street side yard (corner lots only) 20 feet
 - (2) Accessory Buildings:
 - i front yard 15 feet
 - ii side yard 15 feet
 - iii rear yard 15 feet
- D. Maximum Building Height: 80 feet and 7 stories (subject to the provisions of Sections 6-215(Q and R))

- E. Maximum Lot Coverage: 80%**
- F. Maximum Building Coverage: 50%**
- G. Minimum Street Frontage: 50 feet**
- H. Minimum Lot Shape, exclusive of access ways: 150 feet diameter circle**
- I. Allowed signs in the HODZ shall comply with the following standards:**
 - i. Free standing signs may be either ground signs or pole signs; the area of each sign face shall not exceed 50 sq. ft. and the maximum height shall not exceed 15 ft. above the surface of the ground;**
 - ii. Each face of a directional or informational sign shall not exceed 10 sq. ft;**
 - iii. Wall signs shall not exceed 50 sq. ft. each;**
 - iv. All signs on a lot, excluding directional, window and door signs, shall not exceed 2 sq. ft. for each foot of building frontage;**
 - v. Signs permitted by, and in accordance with, Sections 6-164(a)(F) and 6-164(a)(G) of the Greenwich Building Zone Regulations shall be allowed in the HODZ;**
 - vi. The provisions of Sections 6-166 and 6-168 of the Greenwich Building Zone Regulations shall be applicable to all signs in a HOD.**

Left Open Extension Granted to July 9, 2016

2. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00017 for a Zoning Map Amendment, to re-zone six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2190/S, and 07-1136/S) currently in the GB and RA-1 zones to the newly proposed HODZ zone (as shown on a rezoning map on file in the Town Clerk's Office) (pursuant to pending text amendment application PLPZ 2016 00016) per Sections 6-22 of the Town of

Greenwich Building Zone Regulations. (Staff: KD) (Must close by 7/9/2016)
(Maximum extension granted to 7/9/2016) (Page Number: 25)

Left Open Extension Granted to July 9, 2016

3. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a final site plan and special permit, to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S) , 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone (“HODZ”). (Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Page Number: 58)

Left Open Extension Granted to July 9, 2016

REGULAR MEETING CONTINUED

4. **DISCUSSION ITEMS:**
5. **DECISION ITEMS:**
6. **APPROVAL OF MINUTES:**

March 22, 2016

Motion to approve Minutes of March 22, 2016

Moved by Alban, seconded by Fox

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

5-0

7. **ELECTION OF COMMISSION OFFICERS**

As noted on the Briefing Minutes the election results are as follows:

Motion to elect Richard Maitland as Chairman
Moved by Alban, seconded by Ramer
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0

Motion to elect Margarita Alban as Secretary
Moved by Maitland, seconded by Ramer
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0

8. **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 4/20/2016) (Maximum extension available to 6/4/2016) (Postponed at the 3/8/2016 and 3/22/2016 meetings)

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 4/19/2016) (Extension to open provided to 4/19/16) (Maximum extension available to 5/21/2016) (Postponed by Applicant at the 3/8/2016 and 3/22/2016 meetings)

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 4/20/2016) (Continued from the 2/2/2016 meeting, Postponed at the 3/22/2016 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 5/26/2016) (Maximum extension granted) (Postponed by Applicant at the 2/23/2016, 3/8/2016, and 3/22/2016 meetings)

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) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016)*

*(Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting)
(Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)*

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

April 5, 2016

FINAL AGENDA

PUBLIC HEARING 7:15 PM

1. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00016, for a text amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations to create a new housing opportunity development zone “(HODZ)” and create new regulatory language under and new Division of the Town’s Building Zone Regulations (to be Division 22, Sections 6-210 through 6-216). (*Staff: KD*) (*Must open by 4/6/2016*) (*Extension to open provided to 4/6/2016*)(*Maximum extension available to 6/4/2016*) (*Page Number: 25*)

TEXT IN BOLD TO BE ADDED as follows:

DIVISION 22. HOUSING OPPORTUNITY DEVELOPMENT ZONE

6-210. Purpose: The Housing Opportunity Development Zone (“HODZ”) is a zone established to meet the housing needs of the community by increasing the availability of affordable housing and providing an alternative to single family home ownership.

6-211. Definitions: The following definitions shall apply to development in the HODZ.

- (a) “Affordable Housing Law” means the provisions of (i) Connecticut General Statutes §8-30g through §8-30i, inclusive, and (ii) Regulations of Connecticut Agencies, §8-30g-1 through 8-30g-11, inclusive, in effect on the date any affordable housing application, as defined in C.G.S. §8-30g(a)(2), is delivered to the Greenwich Planning and Zoning Department.

- (b) **“Floor Area, Gross” for a building in the HODZ shall include all the floor space contained within the exterior walls of the building with no deduction for any interior walls but shall not include (i) any area within a building devoted to off-street parking or loading and (ii) the area of any inner courts.**
- (c) **“Housing Opportunity Development” (“HOD”) means a proposed multifamily affordable housing development on property zoned HODZ which is either “assisted housing” or a “set aside development” as those terms are defined in C.G.S. § 8-30g(a) (3) and (6) respectively.**
- (d) **“Housing Opportunity Unit” means a housing unit for which the maximum rent or maximum sale price is calculated and maintained for the requisite period so that qualified persons and families pay thirty percent (30%) or less of their annual income in accordance with the provisions of Affordable Housing Law.**
- (e) **“Lot Area” shall mean the gross horizontal area contained within the perimeter property lines of a lot, or an assemblage of lots, without diminution or deduction.**

6-212. Permitted Uses in the HODZ: Subject to approval of a site plan by the Planning and Zoning Commission, the following principal and accessory uses shall be permitted in the HODZ:

- (a) **A HOD. The housing units in a HOD may either be sold or rented.**
- (b) **Accessory buildings, structures and uses customarily associated with multifamily residential development including, without limitation, tennis courts, swimming pools, recreation facilities and buildings, community and meeting rooms, model units, management/leasing office, maintenance, storage and utility buildings, parking garages.**
- (c) **Accessory signs, including, but not limited to, directional and informational signs necessary for the public safety or convenience, one or more wall signs and a free-standing sign at each entrance to a HOD for the identification of the residential community.**
- (d) **Off-street parking facilities for residents and visitors.**
- (e) **Home occupation or home office for residents subject to, and in accordance with, the provisions of Section 6-95(b) of the Greenwich Building Zone Regulations.**

6-213. General Provisions:

- (a) Property shall be rezoned to HODZ if the applicant demonstrates: (i) a need for affordable housing opportunities in Greenwich, (ii) that the property which is the subject of a zone change application consists of no less than three (3) acres, no more than ten (10) acres and is presently located in a residential zone, a business or commercial zone, or an industrial zone that does not prohibit all residential uses, (iii) that the property which is the subject of a zone change application has access to a public water supply and is served by a public sanitary sewer system and (iv) that the property which is the subject of a zone change application has access to a public street.
- (b) A change of zone to HODZ shall not require a change to the town's Plan of Conservation and Development.
- (c) Notwithstanding any provision of the Greenwich Building Zone Regulations to the contrary, a HOD shall not require approval of a special permit or special exception.
- (d) If there is an inconsistency or conflict between any provision, standard, requirement or procedure in any other section of the Greenwich Building Zone Regulations and the provisions, standards, requirements and procedures of this Division 22, the provisions, standards, requirements and procedures of this Division 22 shall control and apply to the proposed (i) change of zone to HODZ and (ii) development of a HOD.
- (e) Inner courts shall be allowed in the HODZ for all multifamily residential buildings, regardless of the height or the number of stories of such building, in accordance with, but not more stringent than, the applicable provisions of the State of Connecticut Building Code.
- (f) Except as otherwise provided in this Division 22, all development in the HODZ shall comply with the Area and Building Requirements set forth in Section 6-216 of this Division 22.
- (g) The definition of "Lot Frontage" in Section 6-5 of the Greenwich Building Zone Regulations shall not apply to property in the HODZ zone.
- (h) The Planning and Zoning Commission shall review and approve the site plan for a HOD in accordance with the standards set forth in Connecticut General Statutes §8-30g provided the standards of this Division 22 are satisfied.

6-214. Site Plan Application:

- (a) No application for preliminary site plan approval shall be required for a HOD.

- (b) Each application for final site plan approval of a HOD shall include the materials required under §6-14(a)(1), §6-14(a)(2)(A-H), inclusive, §6-14(a)(3)(A-J), inclusive, and §6-14(a)(4) of the Greenwich Building Zone Regulations.**
- (c) In addition to the requirements of Section 6-214(B), an application for final site plan approval of a HOD should include, as applicable: (i) a soil and erosion control plan and narrative, (ii) a storm water management report, (iii) coastal area management report, and (iv) a traffic study.**
- (d) Each application for final site plan approval of a HOD shall include a proposed Affordability Plan which demonstrates, among other things, compliance with applicable Affordable Housing Law, including, without limitation, the following:**
 - (i.) that Housing Opportunity Units shall be of a construction quality and size that is comparable to market-rate units within the HOD, shall be dispersed throughout the HOD and allocated pro-rata among the various unit types; i.e. studio, one, two and three bedroom housing units.**
 - (ii.) if the HOD is to be built in phases, the Housing Opportunity Units will be built on a pro rata basis as construction proceeds.**
 - (iii.) that Housing Opportunity Units shall be occupied only as the primary residence of the purchaser or tenant, as applicable. Subletting shall be prohibited by any lease for a Housing Opportunity Unit.**
 - (iv.) that the applicant or its successor may change the designation of which housing units within a HOD shall be set aside as Housing Opportunity Units, provided that the minimum thirty percent (30%) set aside shall be maintained for a forty (40) year period as provided by Section 8-30g(a)(1)(B) of the Connecticut General Statutes, and provided further that the HOD as a whole shall continue to comply with the provisions of this Section 6-214(D).**
 - (v.) that the forty (40) year affordability period shall be calculated separately for each Housing Opportunity Unit and shall begin on the date a Housing Opportunity Unit is first leased or sold to a qualified household, as applicable.**
 - (vi.) that at the same time that the market-rate units in a HOD are first advertised to the general public, notice of availability of Housing Opportunity Units shall be provided by advertising such availability in the real estate section of a newspaper of general circulation in the Town of Greenwich, and by providing written notice to the Town of**

Greenwich Town Clerk, Mayor, and the Greenwich Planning and Zoning Commission.

- (vii.) that the Planning and Zoning Commission may, as a condition of final site plan approval, require an annual report from the applicant or its successors verifying unit occupant income and HOD compliance with the applicable requirements of this Section 6-214(D).**
- (viii.) that the Planning and Zoning Commission may require the applicant to provide a draft of a proposed deed, restrictive covenant, apartment lease, declaration of common interest community or other legal document reasonably requested by the Commission, as applicable, to demonstrate compliance of the HOD with the requirements of this Division 22. Such proposed documents may be incorporated by the Commission as a condition of approval of a HOD.**
- (e) All principal residential buildings in a HOD shall be equipped with internal fire suppression (sprinkler) systems, in accordance with, but not more stringent than, the applicable provisions of the State of Connecticut Building Code.**
- (f) When possible, site improvements and storm water management systems for a HOD shall incorporate low impact design features and best management practices.**
- (g) No application for final site plan approval of a HOD shall be referred to, or require the approval of, the Architectural Review Committee.**

6-215. General Standards for Site Plan Approval:

- (a) A HOD may not be located on less than three (3) or on more than ten (10) acres of land in the HODZ and must have access to an improved public street.**
- (b) A minimum of thirty percent (30%) of the housing units in a HOD shall be designated as Housing Opportunity Units.**
- (c) Except as provided in Section 6-215(S), all principal residential buildings shall be setback a minimum of twenty (20) feet from a perimeter property line and a minimum of fifty (50) feet from a public street.**
- (d) Except as provided in Section 6-215(E), all accessory structures shall be setback a minimum of fifteen (15) feet from either (i) a perimeter property line or (ii) a public street.**

- (e) There shall be no minimum setback from either a perimeter property line or a public street for the following: pedestrian sidewalks, parking spaces, internal roadways or driveways, fences and retaining walls, gates, transformers and switching gear, storm water facilities and structures, underground galleys, vaults and pipes.**
- (f) The height of retaining walls independent of a building, including any fencing or guard rails along the top of a retaining wall, shall not exceed twenty (20) feet.**
- (g) A HOD shall be supplied with adequate water from a public water supply and connected to a public sanitary sewerage system.**
- (h) All utilities (except for transformers, switch gear and meters) within a HOD shall be placed underground.**
- (i) 1.5 off-street parking spaces shall be required for each housing unit in a HOD, which number of parking spaces shall include visitor parking. The number, size, designation, location and markings of parking spaces for the handicapped shall be as per the State of Connecticut Building Code. Handicapped parking spaces shall be included in the total number of required parking spaces and shall not be in addition thereto.**
- (j) Sidewalks shall be provided within a HOD in order to provide a safe and convenient pedestrian network. Sidewalks shall be a minimum of four feet wide and constructed of cement concrete unless an alternative surface is approved by the Planning and Zoning Commission.**
- (k) All internal driveways or roadways (other than for gated emergency access, which shall be a minimum of twenty feet (20 feet) in width) shall be a minimum of twenty-two feet (22') in width and designed to accommodate two-way traffic.**
- (l) Internal driveways or roadways shall be designed to facilitate traffic circulation and emergency vehicle movement. There shall be at least two means of access from a public street into a HOD.**
- (m) Any reports and recommendations concerning an application for final site plan approval for a HOD from Town of Greenwich Engineering, Sewer, Health, Traffic, Building, Public Works, Fire, Planning or other town agency or official shall be advisory only.**
- (n) The maximum number of housing units in a HOD shall be determined as follows:**

 - (i) for property with direct access to West Putnam Avenue or other urban principal arterial street designated by the CT Department of Transportation,**

- 75 housing units per acre of lot area; and (ii) for all other property, 35 housing units per acre of lot area.**
- (o) Filling with, and removal of, rock and other earthen materials, and the onsite processing of same, shall be permitted in connection with the development of a lot pursuant to, and in accordance with, an approved final site plan in the HODZ.**
 - (p) Rooftop mechanical equipment other than solar panels or wind turbines shall be screened from view.**
 - (q) The building height limitations for a HOD shall not apply to chimneys; flues; flag poles; parapet walls extending not more than five (5) feet above the limiting height of the building on which they rest; ventilators; skylights; air conditioning equipment; necessary mechanical equipment or appurtenances not used for human occupancy and usually extending above the roof level, including, without limitation, elevator enclosures and stair towers; and satellite earth stations.**
 - (r) The use of any basement area for accessory residential services including, without limitation, resident storage, trash rooms, parking and loading areas, mechanical equipment and elevator and stair lobbies, shall not cause the basement to be defined as a “story.”**
 - (s) Architectural projections, including, but not limited to bays, overhangs, balconies, accent trims, cornices and eaves may project or extend up to five (5) feet into any required yard or court.**
 - (t) Free standing fences used for landscaping purposes shall not exceed six feet (6 feet) without the approval of the Planning and Zoning Commission.**
 - (u) Landscaping for a HOD shall be designed to provide an aesthetically pleasing environment for residents and abutting properties and not to act as a building screen.**

6-216. Area and Building Requirements: The following area and building requirements apply to the HODZ:

- (a) Minimum/Maximum Lot Area: 3.0 acres/10.0 acres**
- (b) Maximum Floor Area Ratio (excluding all parking structures):**
 - (i) for a HOD with direct access to West Putnam Avenue or other urban principal arterial street designated by the CT Dept. of Transportation: 2.0**
 - (ii) for all other HOD’s: 1.0**

(c) Minimum Yard Requirements:

(1) Principal Buildings:

- i front yard 20 feet**
- ii side yard 20 feet**
- iii rear yard 20 feet**
- iv street side yard (corner lots only) 20 feet**

(2) Accessory Buildings:

- i front yard 15 feet**
- ii side yard 15 feet**
- iii rear yard 15 feet**

(d) Maximum Building Height: 80 feet and 7 stories (subject to the provisions of Sections 6-215(Q and R))

(e) Maximum Lot Coverage: 80%

(f) Maximum Building Coverage: 50%

(g) Minimum Street Frontage: 50 feet

(h) Minimum Lot Shape, exclusive of access ways: 150 feet diameter circle

(i) Allowed signs in the HODZ shall comply with the following standards:

- (i.) Free standing signs may be either ground signs or pole signs; the area of each sign face shall not exceed 50 sq. ft. and the maximum height shall not exceed 15 ft. above the surface of the ground;**
- (ii.) Each face of a directional or informational sign shall not exceed 10 sq. ft;**
- (iii.) Wall signs shall not exceed 50 sq. ft. each;**
- (iv.) All signs on a lot, excluding directional, window and door signs, shall not exceed 2 sq. ft. for each foot of building frontage;**
- (v.) Signs permitted by, and in accordance with, Sections 6-164(a)(F) and 6-164(a)(G) of the Greenwich Building Zone Regulations shall be allowed in the HODZ;**

(vi.) **The provisions of Sections 6-166 and 6-168 of the Greenwich Building Zone Regulations shall be applicable to all signs in a HOD.**

2. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00017 for a Zoning Map Amendment, to re-zone six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2190/S, and 07-1136/S) currently in the GB and RA-1 zones to the newly proposed HODZ zone (as shown on a rezoning map on file in the Town Clerk's Office) (pursuant to pending text amendment application PLPZ 2016 00016) per Sections 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: KD) (Must open by 4/6/2016) (Extension to open provided to 4/6/2016)(Maximum extension available to 6/4/2016) (Page Number: 25)*

3. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a final site plan and special permit, to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S) , 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone ("HODZ"). *(Staff: KD) (Must open by 4/6/2016) (Extension to open provided to 4/6/2016)(Maximum extension available to 6/4/2016) (Page Number: 58)*

REGULAR MEETING CONTINUED

4. **DISCUSSION ITEMS:**

5. **DECISION ITEMS:**

6. **APPROVAL OF MINUTES:**

March 22, 2016

7. **ELECTION OF COMMISSION OFFICERS**

8. **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 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 4/20/2016) (Maximum extension available to 6/4/2016) (Postponed at the 3/8/2016 and 3/22/2016 meetings)*

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 4/19/2016) (Extension to open provided to 4/19/16) (Maximum extension available to 5/21/2016) (Postponed by Applicant at the 3/8/2016 and 3/22/2016 meetings)*

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, Postponed at the 3/22/2016 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 4/20/2016) (Maximum extension available to 5/26/2016) (Postponed by Applicant at the 2/23/2016, 3/8/2016, and 3/22/2016 meetings)*

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) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

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 decide by 5/5/2016*) (*Maximum extension available to 7/9/2016*) (*Left Open at the 3/31/2016 meeting*) (*Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox*)

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 5, 2016

TENTATIVE AGENDA

PUBLIC HEARING 7:15 PM

1. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00016, for a text amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations to create a new housing opportunity development zone “(HODZ)” and create new regulatory language under and new Division of the Town’s Building Zone Regulations (to be Division 22, Sections 6-210 through 6-216). (*Staff: KD*) (*Must open by 4/6/2016*) (*Extension to open provided to 4/6/2016*)(*Maximum extension available to 6/4/2016*) (*Page Number:*)

TEXT IN BOLD TO BE ADDED as follows:

DIVISION 22. HOUSING OPPORTUNITY DEVELOPMENT ZONE

6-210. Purpose: The Housing Opportunity Development Zone (“HODZ”) is a zone established to meet the housing needs of the community by increasing the availability of affordable housing and providing an alternative to single family home ownership.

6-211. Definitions: The following definitions shall apply to development in the HODZ.

- (a) “Affordable Housing Law” means the provisions of (i) Connecticut General Statutes §8-30g through §8-30i, inclusive, and (ii) Regulations of Connecticut Agencies, §8-30g-1 through 8-30g-11, inclusive, in effect on the date any affordable housing application, as defined in C.G.S. §8-30g(a)(2), is delivered to the Greenwich Planning and Zoning Department.

- (b) **“Floor Area, Gross” for a building in the HODZ shall include all the floor space contained within the exterior walls of the building with no deduction for any interior walls but shall not include (i) any area within a building devoted to off-street parking or loading and (ii) the area of any inner courts.**
- (c) **“Housing Opportunity Development” (“HOD”) means a proposed multifamily affordable housing development on property zoned HODZ which is either “assisted housing” or a “set aside development” as those terms are defined in C.G.S. § 8-30g(a) (3) and (6) respectively.**
- (d) **“Housing Opportunity Unit” means a housing unit for which the maximum rent or maximum sale price is calculated and maintained for the requisite period so that qualified persons and families pay thirty percent (30%) or less of their annual income in accordance with the provisions of Affordable Housing Law.**
- (e) **“Lot Area” shall mean the gross horizontal area contained within the perimeter property lines of a lot, or an assemblage of lots, without diminution or deduction.**

6-212. Permitted Uses in the HODZ: Subject to approval of a site plan by the Planning and Zoning Commission, the following principal and accessory uses shall be permitted in the HODZ:

- (a) **A HOD. The housing units in a HOD may either be sold or rented.**
- (b) **Accessory buildings, structures and uses customarily associated with multifamily residential development including, without limitation, tennis courts, swimming pools, recreation facilities and buildings, community and meeting rooms, model units, management/leasing office, maintenance, storage and utility buildings, parking garages.**
- (c) **Accessory signs, including, but not limited to, directional and informational signs necessary for the public safety or convenience, one or more wall signs and a free-standing sign at each entrance to a HOD for the identification of the residential community.**
- (d) **Off-street parking facilities for residents and visitors.**
- (e) **Home occupation or home office for residents subject to, and in accordance with, the provisions of Section 6-95(b) of the Greenwich Building Zone Regulations.**

6-213. General Provisions:

- (a) Property shall be rezoned to HODZ if the applicant demonstrates: (i) a need for affordable housing opportunities in Greenwich, (ii) that the property which is the subject of a zone change application consists of no less than three (3) acres, no more than ten (10) acres and is presently located in a residential zone, a business or commercial zone, or an industrial zone that does not prohibit all residential uses, (iii) that the property which is the subject of a zone change application has access to a public water supply and is served by a public sanitary sewer system and (iv) that the property which is the subject of a zone change application has access to a public street.
- (b) A change of zone to HODZ shall not require a change to the town's Plan of Conservation and Development.
- (c) Notwithstanding any provision of the Greenwich Building Zone Regulations to the contrary, a HOD shall not require approval of a special permit or special exception.
- (d) If there is an inconsistency or conflict between any provision, standard, requirement or procedure in any other section of the Greenwich Building Zone Regulations and the provisions, standards, requirements and procedures of this Division 22, the provisions, standards, requirements and procedures of this Division 22 shall control and apply to the proposed (i) change of zone to HODZ and (ii) development of a HOD.
- (e) Inner courts shall be allowed in the HODZ for all multifamily residential buildings, regardless of the height or the number of stories of such building, in accordance with, but not more stringent than, the applicable provisions of the State of Connecticut Building Code.
- (f) Except as otherwise provided in this Division 22, all development in the HODZ shall comply with the Area and Building Requirements set forth in Section 6-216 of this Division 22.
- (g) The definition of "Lot Frontage" in Section 6-5 of the Greenwich Building Zone Regulations shall not apply to property in the HODZ zone.
- (h) The Planning and Zoning Commission shall review and approve the site plan for a HOD in accordance with the standards set forth in Connecticut General Statutes §8-30g provided the standards of this Division 22 are satisfied.

6-214. Site Plan Application:

- (a) No application for preliminary site plan approval shall be required for a HOD.

- (b) Each application for final site plan approval of a HOD shall include the materials required under §6-14(a)(1), §6-14(a)(2)(A-H), inclusive, §6-14(a)(3)(A-J), inclusive, and §6-14(a)(4) of the Greenwich Building Zone Regulations.**
- (c) In addition to the requirements of Section 6-214(B), an application for final site plan approval of a HOD should include, as applicable: (i) a soil and erosion control plan and narrative, (ii) a storm water management report, (iii) coastal area management report, and (iv) a traffic study.**
- (d) Each application for final site plan approval of a HOD shall include a proposed Affordability Plan which demonstrates, among other things, compliance with applicable Affordable Housing Law, including, without limitation, the following:**
 - (i.) that Housing Opportunity Units shall be of a construction quality and size that is comparable to market-rate units within the HOD, shall be dispersed throughout the HOD and allocated pro-rata among the various unit types; i.e. studio, one, two and three bedroom housing units.**
 - (ii.) if the HOD is to be built in phases, the Housing Opportunity Units will be built on a pro rata basis as construction proceeds.**
 - (iii.) that Housing Opportunity Units shall be occupied only as the primary residence of the purchaser or tenant, as applicable. Subletting shall be prohibited by any lease for a Housing Opportunity Unit.**
 - (iv.) that the applicant or its successor may change the designation of which housing units within a HOD shall be set aside as Housing Opportunity Units, provided that the minimum thirty percent (30%) set aside shall be maintained for a forty (40) year period as provided by Section 8-30g(a)(1)(B) of the Connecticut General Statutes, and provided further that the HOD as a whole shall continue to comply with the provisions of this Section 6-214(D).**
 - (v.) that the forty (40) year affordability period shall be calculated separately for each Housing Opportunity Unit and shall begin on the date a Housing Opportunity Unit is first leased or sold to a qualified household, as applicable.**
 - (vi.) that at the same time that the market-rate units in a HOD are first advertised to the general public, notice of availability of Housing Opportunity Units shall be provided by advertising such availability in the real estate section of a newspaper of general circulation in the Town of Greenwich, and by providing written notice to the Town of**

Greenwich Town Clerk, Mayor, and the Greenwich Planning and Zoning Commission.

- (vii.) that the Planning and Zoning Commission may, as a condition of final site plan approval, require an annual report from the applicant or its successors verifying unit occupant income and HOD compliance with the applicable requirements of this Section 6-214(D).**
- (viii.) that the Planning and Zoning Commission may require the applicant to provide a draft of a proposed deed, restrictive covenant, apartment lease, declaration of common interest community or other legal document reasonably requested by the Commission, as applicable, to demonstrate compliance of the HOD with the requirements of this Division 22. Such proposed documents may be incorporated by the Commission as a condition of approval of a HOD.**
- (e) All principal residential buildings in a HOD shall be equipped with internal fire suppression (sprinkler) systems, in accordance with, but not more stringent than, the applicable provisions of the State of Connecticut Building Code.**
- (f) When possible, site improvements and storm water management systems for a HOD shall incorporate low impact design features and best management practices.**
- (g) No application for final site plan approval of a HOD shall be referred to, or require the approval of, the Architectural Review Committee.**

6-215. General Standards for Site Plan Approval:

- (a) A HOD may not be located on less than three (3) or on more than ten (10) acres of land in the HODZ and must have access to an improved public street.**
- (b) A minimum of thirty percent (30%) of the housing units in a HOD shall be designated as Housing Opportunity Units.**
- (c) Except as provided in Section 6-215(S), all principal residential buildings shall be setback a minimum of twenty (20) feet from a perimeter property line and a minimum of fifty (50) feet from a public street.**
- (d) Except as provided in Section 6-215(E), all accessory structures shall be setback a minimum of fifteen (15) feet from either (i) a perimeter property line or (ii) a public street.**

- (e) There shall be no minimum setback from either a perimeter property line or a public street for the following: pedestrian sidewalks, parking spaces, internal roadways or driveways, fences and retaining walls, gates, transformers and switching gear, storm water facilities and structures, underground galleys, vaults and pipes.**
- (f) The height of retaining walls independent of a building, including any fencing or guard rails along the top of a retaining wall, shall not exceed twenty (20) feet.**
- (g) A HOD shall be supplied with adequate water from a public water supply and connected to a public sanitary sewerage system.**
- (h) All utilities (except for transformers, switch gear and meters) within a HOD shall be placed underground.**
- (i) 1.5 off-street parking spaces shall be required for each housing unit in a HOD, which number of parking spaces shall include visitor parking. The number, size, designation, location and markings of parking spaces for the handicapped shall be as per the State of Connecticut Building Code. Handicapped parking spaces shall be included in the total number of required parking spaces and shall not be in addition thereto.**
- (j) Sidewalks shall be provided within a HOD in order to provide a safe and convenient pedestrian network. Sidewalks shall be a minimum of four feet wide and constructed of cement concrete unless an alternative surface is approved by the Planning and Zoning Commission.**
- (k) All internal driveways or roadways (other than for gated emergency access, which shall be a minimum of twenty feet (20 feet) in width) shall be a minimum of twenty-two feet (22') in width and designed to accommodate two-way traffic.**
- (l) Internal driveways or roadways shall be designed to facilitate traffic circulation and emergency vehicle movement. There shall be at least two means of access from a public street into a HOD.**
- (m) Any reports and recommendations concerning an application for final site plan approval for a HOD from Town of Greenwich Engineering, Sewer, Health, Traffic, Building, Public Works, Fire, Planning or other town agency or official shall be advisory only.**
- (n) The maximum number of housing units in a HOD shall be determined as follows:**

 - (i) for property with direct access to West Putnam Avenue or other urban principal arterial street designated by the CT Department of Transportation,**

- 75 housing units per acre of lot area; and (ii) for all other property, 35 housing units per acre of lot area.**
- (o) Filling with, and removal of, rock and other earthen materials, and the onsite processing of same, shall be permitted in connection with the development of a lot pursuant to, and in accordance with, an approved final site plan in the HODZ.**
 - (p) Rooftop mechanical equipment other than solar panels or wind turbines shall be screened from view.**
 - (q) The building height limitations for a HOD shall not apply to chimneys; flues; flag poles; parapet walls extending not more than five (5) feet above the limiting height of the building on which they rest; ventilators; skylights; air conditioning equipment; necessary mechanical equipment or appurtenances not used for human occupancy and usually extending above the roof level, including, without limitation, elevator enclosures and stair towers; and satellite earth stations.**
 - (r) The use of any basement area for accessory residential services including, without limitation, resident storage, trash rooms, parking and loading areas, mechanical equipment and elevator and stair lobbies, shall not cause the basement to be defined as a “story.”**
 - (s) Architectural projections, including, but not limited to bays, overhangs, balconies, accent trims, cornices and eaves may project or extend up to five (5) feet into any required yard or court.**
 - (t) Free standing fences used for landscaping purposes shall not exceed six feet (6 feet) without the approval of the Planning and Zoning Commission.**
 - (u) Landscaping for a HOD shall be designed to provide an aesthetically pleasing environment for residents and abutting properties and not to act as a building screen.**

6-216. Area and Building Requirements: The following area and building requirements apply to the HODZ:

- (a) Minimum/Maximum Lot Area: 3.0 acres/10.0 acres**
- (b) Maximum Floor Area Ratio (excluding all parking structures):**
 - (i) for a HOD with direct access to West Putnam Avenue or other urban principal arterial street designated by the CT Dept. of Transportation: 2.0**
 - (ii) for all other HOD’s: 1.0**

(c) Minimum Yard Requirements:

(1) Principal Buildings:

- i front yard 20 feet**
- ii side yard 20 feet**
- iii rear yard 20 feet**
- iv street side yard (corner lots only) 20 feet**

(2) Accessory Buildings:

- i front yard 15 feet**
- ii side yard 15 feet**
- iii rear yard 15 feet**

(d) Maximum Building Height: 80 feet and 7 stories (subject to the provisions of Sections 6-215(Q and R))

(e) Maximum Lot Coverage: 80%

(f) Maximum Building Coverage: 50%

(g) Minimum Street Frontage: 50 feet

(h) Minimum Lot Shape, exclusive of access ways: 150 feet diameter circle

(i) Allowed signs in the HODZ shall comply with the following standards:

- (i.) Free standing signs may be either ground signs or pole signs; the area of each sign face shall not exceed 50 sq. ft. and the maximum height shall not exceed 15 ft. above the surface of the ground;**
- (ii.) Each face of a directional or informational sign shall not exceed 10 sq. ft;**
- (iii.) Wall signs shall not exceed 50 sq. ft. each;**
- (iv.) All signs on a lot, excluding directional, window and door signs, shall not exceed 2 sq. ft. for each foot of building frontage;**
- (v.) Signs permitted by, and in accordance with, Sections 6-164(a)(F) and 6-164(a)(G) of the Greenwich Building Zone Regulations shall be allowed in the HODZ;**

- (vi.) **The provisions of Sections 6-166 and 6-168 of the Greenwich Building Zone Regulations shall be applicable to all signs in a HOD.**
2. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00017 for a Zoning Map Amendment, to re-zone six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2190/S, and 07-1136/S) currently in the GB and RA-1 zones to the newly proposed HODZ zone (as shown on a rezoning map on file in the Town Clerk's Office) (pursuant to pending text amendment application PLPZ 2016 00016) per Sections 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: KD) (Must open by 4/6/2016) (Extension to open provided to 4/6/2016)(Maximum extension available to 6/4/2016) (Page Number:)*
3. **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a final site plan and special permit, to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S) , 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone ("HODZ"). *(Staff: KD) (Must open by 4/6/2016) (Extension to open provided to 4/6/2016)(Maximum extension available to 6/4/2016) (Page Number:)*

REGULAR MEETING CONTINUED

4. **DISCUSSION ITEMS:**

5. **DECISION ITEMS:**

- a. **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) (Closed at the 3/22/2016 meeting, no action taken)*
- b. **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)*
- c. **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)*

6. **APPROVAL OF MINUTES:**

March 22, 2016

7. **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 decide by 4/20/2016) (Maximum extension available to 6/4/2016) (Continued from the 3/8/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

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 4/20/2016) (Maximum extension available to 6/4/2016) (Postponed at the 3/8/2016 and 3/22/2016 meetings)

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 4/19/2016) (Extension to open provided to 4/19/16) (Maximum extension available to 5/21/2016) (Postponed by Applicant at the 3/8/2016 and 3/22/2016 meetings)

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, Postponed at the 3/22/2016 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 4/20/2016**) (Maximum extension available to 5/26/2016) (Postponed by Applicant at the 2/23/2016, 3/8/2016, and 3/22/2016 meetings)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)

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) (Listed on the 3/31/2016 meeting)