1. Final Agenda
   Documents:
   REVISED FINAL - 04-07-2020.PDF

2. Action Agenda
   Documents:
   ACTION AGENDA - 04-07-2020.PDF

3. Action Agenda - Revised
   Documents:
   REVISED ACTION AGENDA - 04-07-2020.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via Zoom

Please click the link below to view, listen, and/or participate in this meeting:
https://zoom.us/j/578635953?pwd=bC9oV2I2TnctxOEfDRXZsaWpZZGd4QT09
Password: 779974

Or you may listen, and/or participate in this meeting by calling the following:
By iPhone one-tap: US: +16465189805,,578635953#
By Telephone: US: +1 646 518 9805
Webinar ID: 578 635 953
Password: 779974

April 7, 2020

REVISED FINAL AGENDA

PUBLIC HEARING 5:00 PM

1. The Greenwich Academy, Inc.; applications PLPZ 2019 00516 and PLPZ 2019 00517, for a final site plan and special permit, for Phase II of GA's Master Plan for its Main Campus to make alterations to the existing Performing Arts Center (PAC) to provide additional educational space for the visual arts, interior renovations to the Upper School, site and landscaping improvements, including renovations to the school's "Harrison Courtyard", and revisions to the south driveway loop, on a 33.0378-acres property located at 200 North Maple Avenue in the RA-1 and R-20 Zones. (Staff: PL) (Must close by 4/8/2020.) (Extension to close granted to 4/8/2020. Maximum extension to close available to 5/9/2020) (Left open at the 2/25/2020 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.)

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REGULAR MEETING
(To commence after closing the Public Hearing)

2. The Town of Greenwich Planning and Zoning Commission; per Executive Order NO. 7M of the Governor of the State of Connecticut, the Planning and Zoning Commission proposes to extend any and all statutorily or regulatory time requirements, decision-making requirements, hearings, or other time limitations or deadlines, procedure or legal process pertaining to matters under Planning and Zoning Commission’s jurisdiction, functions or powers for a period not to exceed 90 days.

To view the Governor’s Executive Order, please click here.

3. Elizabeth M. Grant and Thomas Angell, Co-Executors of the Estate of Marie D. Schwartz, request to extend the filing period, in accordance with Section 6-279 of the Town of Greenwich Subdivision Regulations, for an additional ninety (90) days to file the approved Subdivision Plan with the Town Clerk, for application PLPZ 2019 00483, a final re-subdivision, approved at the January 7, 2020 meeting, to re-subdivide the 12.2752-acres property located at 7 Dempsey Lane, in the RA-2 zone, into two (2) building lots where Lot 1 would be 4.8060-acres and Lot 2 would be 5.2597-acres (4.9684 acres for zoning purposes and less the accessway and excluded land) and an open space parcel of 2.2095-acres (equal to 18% of the total acreage to be subdivided). (Staff: JP)

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No additional visuals to be presented.

4. John P. Christensen Trustee of the Mary K. Babcock Qualified Personal Residence Trust and the Mary K. Babcock, 2012 Real Estate Trust; request to extend the filing period, in accordance with Section 6-279 of the Town of Greenwich Subdivision Regulations, for an additional ninety (90) days to file the approved Subdivision Plan with the Town Clerk, for application PLPZ 2019 00415, a final coastal subdivision, approved at the January 7, 2020 meeting, to subdivide an existing 25,033 sq. ft. parcel into two distinct Zoning lots, a 12,320 sq. ft. parcel located at 0 Nawthorne Road, tax parcel ID 06-1462/S, and a 12,713 sq. ft. parcel located at 11 Wahneta Road, tax parcel ID 06-1463/S, both in the R-12 zone. (Staff: MA) (Seated: Alban, Macri, Levy, Goss (for Fox), Hardman.)

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5. DISCUSSION ITEMS:

a. Greenwich Board of Education: Pre-application review, for proposed improvements to Greenwich High School Cardinal Stadium Bleacher Project pursuant to Connecticut General Statutes 7-159(b), to discuss possible future Municipal Improvement, Site Plan, Special Permit, and Re-Zoning applications. The subject property is located at **10 Hillside Avenue** in the RA-1 and R-20 zones.

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6. DECISION ITEMS:

7. APPROVAL OF MINUTES:

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

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

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

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

Greenwich Country Day School, Inc.; applications PLPZ 2019 00503 and PLPZ 2019 00504, for a final site plan and special permit to permit building and site plan improvements to accommodate renovations to Greenwich Country Day School's athletic fields, including: upgrading existing grass athletic fields to synthetic turf; construction of a field house with spectator seating; installation of a new storage building; site improvements including driveway, parking, and landscape modifications and improvements to Cardinal Road, as authorized by The Greenwich Skating Club, Incorporated, which, along with GCDS, owns said road pursuant to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-94(a)(S), 6-101(a), 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations, on a 41.5-acres property located at 23 and 47 Fairfield Road in the RA-1 zone. (Staff: JP) (Must close by 4/7/2020) (Extension to close granted to 4/7/2020. Maximum extension to close available to 5/7/2020.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)).
Dunwoodie, LLC.; application PLPZ 2019 00468, for a zoning map amendment, to re-zone 102 through 118 Sheephill Road from the R-12 to the R-12-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman)

Dunwoodie, LLC.; application PLPZ 2020 00071, for a preliminary re-subdivision, to merge the subject parcels into one, 96,780 sq. ft. parcel. The subject properties are located at 102 through 118 Sheephill Road in the R-12 zone. (Staff: PL) (Must decide by 5/12/2020) (Maximum extension to decide available to 7/11/2020.) (Seated: Alban, Macri, Levy, Fox, Hardman)

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

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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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April 7, 2020

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated:
Margarita Alban, Nicholas Macri, Peter Levy, Andy Fox, and Dave Hardman.

Alternate Member Present:
Dennis Yeskey, Victoria Goss, and Peter Lowe.

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 5:00 PM

1. The Greenwich Academy, Inc.; applications PLPZ 2019 00516 and PLPZ 2019 00517, for a final site plan and special permit, for Phase II of GA's Master Plan for its Main Campus to make alterations to the existing Performing Arts Center (PAC) to provide additional educational space for the visual arts, interior renovations to the Upper School, site and landscaping improvements, including renovations to the school's "Harrison Courtyard", and revisions to the south driveway loop, on a 33.0378-acres property located at 200 North Maple Avenue in the RA-1 and R-20 Zones. (Staff: PL) (Must close by 4/8/2020.) (Extension to close granted to 4/8/2020. Maximum extension to close available to 5/9/2020) (Left open at the 2/25/2020 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.)

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To view letters received on 4/7/2020, please click here.
Motion to approve Final Site Plan and Special Permit with modifications  
Moved by Macri, Seconded by Hardman  
Voting in Favor: Alban, Macri, Levy, Yeskey (for Fox), and Hardman  
5-0

REGULAR MEETING  
(Commenced after closing the Public Hearing)

2. The Town of Greenwich Planning and Zoning Commission; per Executive Order No. 7I of the Governor of the State of Connecticut, the Planning and Zoning Commission proposes to extend any and all deadlines contained in the Covered Laws that establish procedural requirements for municipal decisions. (Covered Laws include all state and municipal laws, special acts, charter provisions, ordinances, or regulations) for a period not to exceed 90-days.  
To view the Governor’s Executive Orders, please click here.

Motion, pursuant to the Governor’s Executive Order No. 7I, SECTION 19a, that the Planning and Zoning Commission of the Town of Greenwich hereby allocates a 90-day extension of time on all deadlines contained in the Covered Laws that establish procedural requirements for municipal decisions. (Covered Laws include all state and municipal laws, special acts, charter provisions, ordinances, or regulations).  
Moved by Macri, Second by Levy  
Voting in Favor: Alban, Macri, Levy, Yeskey (for Fox) and Hardman.  
5-0

3. Elizabeth M. Grant and Thomas Angell, Co-Executors of the Estate of Marie D. Schwartz, request to extend the filing period, in accordance with Section 6-279 of the Town of Greenwich Subdivision Regulations, for an additional ninety (90) days to file the approved Subdivision Plan with the Town Clerk, for application PLPZ 2019 00483, a final re-subdivision, approved at the January 7, 2020 meeting, to re-subdivide the 12.2752-acres property located at 7 Dempsey Lane, in the RA-2 zone, into two (2) building lots where Lot 1 would be 4.8060-acres and Lot 2 would be 5.2597-acres (4.9684 acres for zoning purposes and less the accessway and excluded land) and an open space parcel of 2.2095-acres (equal to 18% of the total acreage to be subdivided). (Staff: JP)  
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No additional visuals presented.

Motion to approve a 90-day extension of the filing period.  
Moved by Macri, Seconded by Fox  
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5-0
4. John P. Christensen Trustee of the Mary K. Babcock Qualified Personal Residence Trust and the Mary K. Babcock, 2012 Real Estate Trust; request to extend the filing period, in accordance with Section 6-279 of the Town of Greenwich Subdivision Regulations, for an additional ninety (90) days to file the approved Subdivision Plan with the Town Clerk, for application PLPZ 2019 00415, a final coastal subdivision, approved at the January 7, 2020 meeting, to subdivide an existing 25,033 sq. ft. parcel into two distinct Zoning lots, a 12,320 sq. ft. parcel located at 0 Nawthorne Road, tax parcel ID 06-1462/S, and a 12,713 sq. ft. parcel located at 11 Wahneta Road, tax parcel ID 06-1463/S, both in the R-12 zone. (Staff: MA) (Seated: Alban, Macri, Levy, Goss (for Fox), Hardman.)

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5. DISCUSSION ITEMS:

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“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”

6. DECISION ITEMS:

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

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   Moved by Macri, Seconded by Fox
   Voting in Favor: Alban, Macri, Levy, Fox, and Hardman.
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To view materials submitted on the date of the Meeting, please click here.
To view letters received on this pre-application on the day of the Meeting, please click here.

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”

6. DECISION ITEMS:

7. APPROVAL OF MINUTES:

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:

500 WPA, LLC, and Putnam 600 Acquisition LLC; applications PLPZ 2019 00445 and PLPZ 2019 00446, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain. The applications are subject, but not limited, to Sections 6-13 through 6-15, 6-17, 6-101, 6-105, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 4/11/2020) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)

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

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

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

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

**Dunwoodie, LLC.;** application PLPZ 2019 00468, for a zoning map amendment, to re-zone **102 through 118 Sheephill Road** from the R-12 to the R-12-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) *(Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman)*

**Dunwoodie, LLC.;** application PLPZ 2020 00071, for a preliminary re-subdivision, to merge the subject parcels into one, 96,780 sq. ft. parcel. The subject properties are located at **102 through 118 Sheephill Road** in the R-12 zone. *(Staff: PL) (Must decide by 5/12/2020) (Maximum extension to decide available to 7/11/2020.) (Seated: Alban, Macri, Levy, Fox, Hardman)*

**Dunwoodie, LLC.;** applications PLPZ 2019 00466 and PLPZ 2019 00467, for a preliminary site plan and special permit, to create a campus and rezone property from R-12 to R-12-HO. The combined lot area of the subject action would equal 96,780 sq. ft. of property and located at **102 through 118 Sheephill Road** in the R-12 zone. *(Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman)*

**Greenwich Hospital;** Pre-application review, PLPZ 2020 00012, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital’s Smilow Cancer Center, to be located at 16-38 Lake Avenue and 54-64 Lafayette Place. *(Discussed at the 2/25/2020 meeting. Will be discussed at a future meeting.)*
The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.