

1. Tentative Agenda

Documents:

[TENTATIVE-04-16-19.PDF](#)

2. Final Agenda

Documents:

[FINAL-04-16-19.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 04-16-19.PDF](#)

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 16, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **22 Elm Place Company, LLC**; application PLPZ 2019 00040, for a final site plan to renovate the lower level of the current Apple Store retail use, to make use of unused storage space and renovate the current managers' offices and break room, make additional employee and customer restrooms, and expand the work space for the "genius team" on the property located at 356 Greenwich Avenue in the CGBR and CGIO Zones. (Staff: BD) (**Must decide by 4/27/2019**) (Maximum extension to decide available to 7/1/2019.) (Postponed at the 4/02/19 meeting)
2. **Paul and Francine Tramontano**; application PLPZ 2019 00083 for a final costal site plan and in accordance with Final Subdivision PLPZ 201700415 to construct a new dwelling and related site improvements on a 1.3154-acres property located at 204 Otter Rock Drive (Lot 2 of Subdivision Map #8993) in the RA-1 and COZ Zones. (Staff: MA) (**Must decide by 5/23/2019**) (Maximum extension available to 7/27/2019)
3. **Morris & Arlene Goldfarb**; application PLPZ 2019 00090 for a final subdivision to transfer 2.314 acres of land from 576 Round Hill Road, reducing its parcel size from 6,648-acres to 4.334-acres, and transferring it to 566 Round Hill Road increasing its parcel sized from 8.032-acres to 10.346-acres. Both 566 and 576 Round Hill Road are within the RA-4 Zone. (Staff: SB) (**Must decide by 5/17/2019**) (Maximum extension available to 7/16/2019)
4. **James Gould**; application PLPZ 2019 00019, for a final subdivision to subdivide an existing 5.86-acres parcel at 94 Pecksland Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Pecksland Road and in the RA-2 Zone. (Staff: JP) (**Must decide by 5/18/2019**) (Maximum extension to decide granted)

5. **Calabrese Property Association and Mariano Lozano**; application PLPZ201900102 for a final subdivision to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at 16 Lakeview and 0 Lakeview Drive in the Zone R-12. (Staff: PL) (Must decide by 5/24/2019) (Maximum extension available to 7/28/2019)
6. **Brunswick School**; application PLPZ201900055 for a final site plan to revise a previous site plan approval and construct a new track, a series of retaining walls, and stormwater detention areas on the southern portion of the 27.122-acres property located at 1275 King Street in the RA-4 Zone. (Staff: MA) (Must decide by 4/27/2019) (Maximum extension available to 7/1/2019)

PUBLIC HEARING 7:15 PM

7. **Parker Stacy**; application PLPZ201900066, for zoning text amendment, to amend Sections 6-5(a)(27.2) “Healthcare Professionals”, 6-94(b)(4), “Resident Medical Professional Office”, 6-94(b)(4)(a), and 6-94(b)(4)(b) as follows: (*Text in **Bold** to be added. Text in [brackets] to be deleted.*) (Staff: BD) (Must open by 5/23/2019) (Maximum extension to open available to 7/27/2019)

Amend Sec. 6-5(a) as follows:

- (27.2) Healthcare Professional: A trained specialist or practitioner with an advanced degree or certification who works [one-on-one] with people to resolve health related issues. This includes psychologists, social workers, counselors, naturopaths, physical therapists, massage therapists, and nutritionists, but excludes licensed medical professionals.

Amend Sec. 6-94(b)(4) as follows:

- (4) Resident Medical **and Healthcare** Professional Office.
- (a) The purpose of this amendment is to recognize that the office of a resident medical **and Healthcare** professional is not a low impact use that can blend harmoniously into all residential neighborhoods. This use involves high traffic generation and parking demand, delivery of specialized supplies and materials, and creation of wastes requiring unique handling and disposal. It has historically been allowed as an accessory use in residential neighborhoods to bring an essential service close to where people live but significant changes in medical **and Healthcare** practice make it necessary to be selective about the location of the use to protect neighborhoods from adverse impacts that detract from their residential character. The Special Permit allows the Commission to ensure compatibility of a resident medical **and Healthcare** professional office with a neighborhood and protection of the public’s health,

safety, and welfare and the value of property.

- (b) A Resident Medical **and Healthcare** Professional Office with not more than two (2) non-resident support personnel, such as a secretary, receptionist, aide or nurse provided that:
- (1) Such use shall only be permitted on a lot in the RA-1 zone that is at least one and one-half times the minimum required lot size and on a lot in the R-20 zone or in the R-12 Zone that is at least twice the minimum required lot size and on a lot in the R-7 or R-6 zone that is at least two and one-half times the minimum required lot size;
 - (2) No such office shall occupy more than 700 square feet or 25% of the gross floor area in the premises, whichever is smaller;
 - (3) Parking shall be governed by Section 6-158 (as amended) but shall not be permitted in the front yard;
 - (4) There shall be screening in accordance with the schedule set forth in Section 6-180; and
 - (5) There shall be no other accessory use that might otherwise be permitted under any section of these Regulations,
 - (6) Any group sessions or meeting shall be limited to no more than ten (10) participants; and**
 - (7) No group session shall be permitted after 8:00 p.m.**
8. **Parker Stacy**; applications PLPZ 2018 00547 and PLPZ 2018 00548, for a final coastal site plan and special permit, to request Special Permit approval for a Resident Medical Professional Office and operate a counseling practice which provides individual and group psychological counseling on a 25,003 sq. ft. property located at 1 Kinsman Lane in the R-12 zone. (Staff: BD) (**Must close by 4/18/2019**) (Maximum extension to close granted) (Continued from the 1/8/2019 and 2/21/2018 meetings) (Seated: Goss (for vacant seat), Alban, Levy, Fox, and Macri)
9. **Tiffany Properties and Management, Inc.**, applications PLPZ 2019 00001 and PLPZ 2019 00002, for a final site plan and special permit, to incorporate existing space on the third floor to expand an existing, approved (per final site plan / special permit #929), moderate income dwelling unit, increasing it from one (1) bedroom to two (2) bedrooms on an 8,393 sq. ft. property located at 195 Field Point Road in the GB and CGIO Zones. (Staff: JP) (**Must close by 4/23/2019**) (Extension of 5 days granted to open. Maximum extension of 60 days available to close by 6/22/2019) (Continued from the 3/19/2019 and 4/02/19 meetings) (Seated: Alban, Levy, Fox, Macri, and Goss (for Hardman))

10. **River Road Development LLC**, applications PLPZ201900075 and PLPZ201900076 for a final costal site plan and special permit, to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway. Also, requested is a two-year renewal for use of a 20' x 40' tent for temporary accommodations for the rowing club on a 1.36-acres property located at 89 River Road Cos Cob in the WB and COZ Zones. *(Staff: PL) (Must open by 5/23/2019) (Maximum extension to open available to 7/27/2019)*
11. **Serenity Two, LLC**; applications PLPZ 2019 00064 and PLPZ 2019 00065, for a final site plan and special permit, to remove the current dwelling and construct a new dwelling, with pool and pool house, and related site work the result of which would exceed 150,000 cu. ft. in building volume, requiring a Special Permit per Section 6-101(a), on a 1.73-acres property located at 19 Deer Park Meadow Road in the RA-1 zone. *(Staff: JP) (Must open by 5/9/2019) (Maximum extension to open available to 7/13/2019)*

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

April 2, 2019

15. **OTHER:**

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

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Office Park LLC; application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-

585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))*

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

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

Balducci's Market, applicant, for Cross Saw-Mill, LLC, owner; application PLPZ 2019 00039, for final site plan to have seasonal outdoor dining consisting of twenty-four (24) seats and six (6) tables associated with their approved supermarket use on a 39,959 sq. ft. property, located at 1050 East Putnam Avenue in the LBR-2 Zone. *(Staff: SB) (Must decide by 5/1/2019) (Extension to decide granted to 5/1/19. Maximum extension to decide available to 7/1/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

Nicole Malladot Areson and David Cristy Areson; application PLPZ 2018 00595 for a final coastal site plan to demolish the existing home and garage, and construct a new dwelling, new driveway, with site utility connections including sewer and drainage. A gravel access to a dock on the waterfront is also proposed to be relocated. The subject parcel is a 14,430 sq. ft. parcel located at 17 Bryon Road, Old Greenwich, in the R-12 and COZ zones. *(Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted.) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

Greenwich Reform Synagogue, Inc.; applications PLPZ 2019 00043 and PLPZ 2019 00044, for final site plan and special permit, to amend conditions of approval granted by the Planning and Zoning Board of Appeals under Appeal No. 2017 00715 and clarification of an approval condition for the religious institution use issued by the Planning and Zoning Commission under final site plan and special permit PLPZ 2014

00608 and PLPZ 2014 00610 for the property located at 92 Orchard Street in the R-12 zone. (Staff: BD) (Must close by 5/7/2019) (Maximum extension to close available to 7/11/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)

Sherwood Farm, LLC; applications PLPZ 2018 00545 and PLPZ 2018 00546, for final site plan and special permit, to establish a specialized nursery for the propagation and sale of wetland plantings geared toward the installation of rain gardens on a 141,134.4 sq. ft. property located at 10 Sherwood Avenue in the RA-2 zone. (Staff: BD) (Must close by 5/7/2019) (Maximum extension to close available to 5/18/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)

Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant, applications PLPZ 2019 00025 and PLPZ 2019 00026, for a final site plan and special permit, to make building and site plan improvements to accommodate Greenwich Country Day School's high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 –acres property located at 257 Stanwich Road in the RA-2 Zone. (Staff: PL) (Must close by 5/15/2019) (Extension to close granted to 5/15/19. Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)

The Hartford Roman Catholic Diocesan Corporation; applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building's north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. (Staff: MA) (Must close by 5/2/2019) (Maximum extension available to close granted) (Continued from the 1/22/2019 meeting) (Seated: Hardman, Alban, Levy, Fox, and Macri) (Postponed at the 4/02/19 meeting)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

April 16, 2019

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **22 Elm Place Company, LLC**; application PLPZ 2019 00040, for a final site plan to renovate the lower level of the current Apple Store retail use, to make use of unused storage space and renovate the current managers' offices and break room, make additional employee and customer restrooms, and expand the work space for the "genius team" on the property located at 356 Greenwich Avenue in the CGBR and CGIO Zones. (Staff: BD) (**Must decide by 4/27/2019**) (Maximum extension to decide available to 7/1/2019.) (Postponed at the 4/02/19 meeting) (Page number:11)
2. **Paul and Francine Tramontano**; application PLPZ 2019 00083 for a final costal site plan and in accordance with Final Subdivision PLPZ 201700415 to construct a new dwelling and related site improvements on a 1.3154-acres property located at 204 Otter Rock Drive (Lot 2 of Subdivision Map #8993) in the RA-1 and COZ Zones. (Staff: MA) (**Must decide by 5/23/2019**) (Maximum extension available to 7/27/2019) (Page number:53)
3. **Morris & Arlene Goldfarb**; application PLPZ 2019 00090 for a final subdivision to transfer 2.314 acres of land from 576 Round Hill Road, reducing its parcel size from 6,648-acres to 4.334-acres, and transferring it to 566 Round Hill Road increasing its parcel sized from 8.032-acres to 10.346-acres. Both 566 and 576 Round Hill Road are within the RA-4 Zone. (Staff: SB) (**Must decide by 5/17/2019**) (Maximum extension available to 7/16/2019) (Page number:162)
4. **James Gould**; application PLPZ 2019 00019, for a final subdivision to subdivide an existing 5.86-acres parcel at 94 Pecksland Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Pecksland Road and in the RA-2 Zone. (Staff: JP) (**Must decide by 5/18/2019**) (Maximum extension to decide granted) (Page number:234)

5. **Calabrese Property Association and Mariano Lozano**; application PLPZ201900102 for a final subdivision to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at 16 Lakeview and 0 Lakeview Drive in the Zone R-12. (Staff: PL) (Must decide by 5/24/2019) (Maximum extension available to 7/28/2019) (Page number:299)
6. **Brunswick School**; application PLPZ201900055 for a final site plan to revise a previous site plan approval and construct a new track, a series of retaining walls, and stormwater detention areas on the southern portion of the 27.122-acres property located at 1275 King Street in the RA-4 Zone. (Staff: MA) (Must decide by 4/27/2019) (Maximum extension available to 7/1/2019) (Page number:344)

PUBLIC HEARING 7:15 PM

7. **Parker Stacy**; application PLPZ201900066, for zoning text amendment, to amend Sections 6-5(a)(27.2) “Healthcare Professionals”, 6-94(b)(4), “Resident Medical Professional Office”, 6-94(b)(4)(a), and 6-94(b)(4)(b) as follows: (Text in **Bold** to be added. Text in [brackets] to be deleted.) (Staff: BD) (Must open by 5/23/2019) (Maximum extension to open available to 7/27/2019) (Page number:434)

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 - (2) No such office shall occupy more than 700 square feet or 25% of the gross floor area in the premises, whichever is smaller;
 - (3) Parking shall be governed by Section 6-158 (as amended) but shall not be permitted in the front yard;
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 - (5) There shall be no other accessory use that might otherwise be permitted under any section of these Regulations,
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10. **River Road Development LLC**, applications PLPZ201900075 and PLPZ201900076 for a final costal site plan and special permit, to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway. Also, requested is a two-year renewal for use of a 20' x 40' tent for temporary accommodations for the rowing club on a 1.36-acres property located at 89 River Road Cos Cob in the WB and COZ Zones. *(Staff: PL) (Must open by 5/23/2019) (Maximum extension to open available to 7/27/2019) (Page number:579)*
11. **Serenity Two, LLC**; applications PLPZ 2019 00064 and PLPZ 2019 00065, for a final site plan and special permit, to remove the current dwelling and construct a new dwelling, with pool and pool house, and related site work the result of which would exceed 150,000 cu. ft. in building volume, requiring a Special Permit per Section 6-101(a), on a 1.73-acres property located at 19 Deer Park Meadow Road in the RA-1 zone. *(Staff: JP) (Must open by 5/9/2019) (Maximum extension to open available to 7/13/2019) (Page number:648)*

REGULAR MEETING CONTINUED

12. DISCUSSION ITEMS:

13. DECISION ITEMS:

14. APPROVAL OF MINUTES:

April 2, 2019

15. OTHER:

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

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Office Park LLC; application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-

585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension to decide available to 7/27/2019) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))*

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The Hartford Roman Catholic Diocesan Corporation; applications PLPZ 2018 00521 and PLPZ 2018 00522, for a final site plan and special permit, to: re-configure the church building's north access by adding an ADA ramp; extend the north covered entry; remove the portico over the south entry; re-configure the interior space to add an ADA accessible bathroom; re-grade and make improvements to the driveway and parking lot; add parking space striping; and install a drainage system, on a 1.0171-acre property located at 1034 North Street in the R-20 zone. (Staff: MA) (Must close by 5/2/2019) (Maximum extension available to close granted) (Continued from the 1/22/2019 meeting) (Seated: Hardman, Alban, Levy, Fox, and Macri) (Postponed at the 4/02/19 meeting)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

April 16, 2019

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, and Dave Hardman

Regular Members Absent: Peter Levy and Andrew Fox

Alternate Member Present: Dennis Yeskey, and Victoria Goss

Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Bianca Dygert, Planner II

REGULAR MEETING 7:00 PM

1. **22 Elm Place Company, LLC**; application PLPZ 2019 00040, for a final site plan to renovate the lower level of the current Apple Store retail use, to make use of unused storage space and renovate the current managers' offices and break room, make additional employee and customer restrooms, and expand the work space for the "genius team" on the property located at 356 Greenwich Avenue in the CGBR and CGIO Zones. (*Staff: BD*) (**Must decide by 4/27/2019**) (*Maximum extension to decide available to 7/1/2019.*) (*Postponed at the 4/02/19 meeting*)

Motion to approve final site plan with modifications

Moved by Macri, seconded by Yeskey

Voting in favor: Alban, Macri, Hardman, Yeskey (*for Fox*), and Goss (*for Levy*)

5-0

2. **Paul and Francine Tramontano;** application PLPZ 2019 00083 for a final costal site plan and in accordance with Final Subdivision PLPZ 201700415 to construct a new dwelling and related site improvements on a 1.3154-acres property located at 204 Otter Rock Drive (Lot 2 of Subdivision Map #8993) in the RA-1 and COZ Zones. (Staff: MA) (Must decide by 5/23/2019) (Maximum extension available to 7/27/2019) (Page number:53)

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3. **Morris & Arlene Goldfarb;** application PLPZ 2019 00090 for a final subdivision to transfer 2.314 acres of land from 576 Round Hill Road, reducing its parcel size from 6,648-acres to 4.334-acres, and transferring it to 566 Round Hill Road increasing its parcel sized from 8.032-acres to 10.346-acres. Both 566 and 576 Round Hill Road are within the RA-4 Zone. (Staff: SB) (Must decide by 5/17/2019) (Maximum extension available to 7/16/2019)

Motion to find not a subdivision or re-subdivision

Moved by Macri, seconded by Hardman

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

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

Postponed by Applicant

5. **Calabrese Property Association and Mariano Lozano;** application PLPZ201900102 for a final subdivision to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at 16 Lakeview and 0 Lakeview Drive in the Zone R-12. (Staff: PL) (Must decide by 5/24/2019) (Maximum extension available to 7/28/2019)

Left Open

6. **Brunswick School**; application PLPZ201900055 for a final site plan to revise a previous site plan approval and construct a new track, a series of retaining walls, and stormwater detention areas on the southern portion of the 27.122-acres property located at 1275 King Street in the RA-4 Zone. (Staff: MA) (Must decide by 4/27/2019) (Maximum extension available to 7/1/2019)

Motion to approve final site plan with modifications

Moved by Macri, seconded by Hardman

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

PUBLIC HEARING 7:15 PM

7. **Parker Stacy**; application PLPZ201900066, for zoning text amendment, to amend Sections 6-5(a)(27.2) "Healthcare Professionals", 6-94(b)(4), "Resident Medical Professional Office", 6-94(b)(4)(a), and 6-94(b)(4)(b) as follows: (Text in **Bold** to be added. Text in [brackets] to be deleted.) (Staff: BD) (Must open by 5/23/2019) (Maximum extension to open available to 7/27/2019)

Amend Sec. 6-5(a) as follows:

- (27.2) Healthcare Professional: A trained specialist or practitioner with an advanced degree or certification who works [one-on-one] with people to resolve health related issues. This includes psychologists, social workers, counselors, naturopaths, physical therapists, massage therapists, and nutritionists, but excludes licensed medical professionals.

Amend Sec. 6-94(b)(4) as follows:

(4) Resident Medical **and Healthcare** Professional Office.

- (a) The purpose of this amendment is to recognize that the office of a resident medical **and Healthcare** professional is not a low impact use that can blend harmoniously into all residential neighborhoods. This use involves high traffic generation and parking demand, delivery of specialized supplies and materials, and creation of wastes requiring unique handling and disposal. It has historically been allowed as an accessory use in residential neighborhoods to bring an essential service close to where people live but significant changes in medical **and Healthcare** practice make it necessary to be selective about the location of the use to protect neighborhoods from adverse impacts that detract from their residential character. The Special Permit allows the Commission to ensure compatibility of a resident medical **and Healthcare** professional office with a neighborhood and protection of the public's health, safety, and welfare and the value of property.
- (b) A Resident Medical **and Healthcare** Professional Office with not more than two (2) non-resident support personnel, such as a secretary, receptionist, aide

or nurse provided that:

- (1) Such use shall only be permitted on a lot in the RA-1 zone that is at least one and one-half times the minimum required lot size and on a lot in the R-20 zone or in the R-12 Zone that is at least twice the minimum required lot size and on a lot in the R-7 or R-6 zone that is at least two and one-half times the minimum required lot size;
- (2) No such office shall occupy more than 700 square feet or 25% of the gross floor area in the premises, whichever is smaller;
- (3) Parking shall be governed by Section 6-158 (as amended) but shall not be permitted in the front yard;
- (4) There shall be screening in accordance with the schedule set forth in Section 6-180; and
- (5) There shall be no other accessory use that might otherwise be permitted under any section of these Regulations,
- (6) Any group sessions or meeting shall be limited to no more than ten (10) participants; and**
- (7) No group session shall be permitted after 8:00 p.m.**

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

Motion to deny the final coastal site plan and special permit

Moved by Macri, seconded by Yeskey

Voting in favor of denial: Alban, Macri, Hardman, Yeskey (*for Levy*), and Goss (*for Fox*)

5-0

9. **Tiffany Properties and Management, Inc.**, applications PLPZ 2019 00001 and PLPZ 2019 00002, for a final site plan and special permit, to incorporate existing space on the third floor to expand an existing, approved (per final site plan / special permit #929), moderate income dwelling unit, increasing it from one (1) bedroom to two (2) bedrooms on an 8,393 sq. ft. property located at 195 Field Point Road in the GB and CGIO Zones. (Staff: JP) (**Must close by 4/23/2019**) (Extension of 5 days granted to open. Maximum extension of 60 days available to close by 6/22/2019) (Continued from the 3/19/2019 and 4/02/19 meetings) (Seated: Alban, Levy, Fox, Macri, and Goss (for Hardman))

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

10. **River Road Development LLC**, applications PLPZ201900075 and PLPZ201900076 for a final costal site plan and special permit, to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway. Also, requested is a two-year renewal for use of a 20' x 40' tent for temporary accommodations for the rowing club on a 1.36-acres property located at 89 River Road Cos Cob in the WB and COZ Zones. (Staff: PL) (Must open by 5/23/2019) (Maximum extension to open available to 7/27/2019) (Page number:579)

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Commission directed staff to handle tent renewal administratively

11. **Serenity Two, LLC**; applications PLPZ 2019 00064 and PLPZ 2019 00065, for a final site plan and special permit, to remove the current dwelling and construct a new dwelling, with pool and pool house, and related site work the result of which would exceed 150,000 cu. ft. in building volume, requiring a Special Permit per Section 6-101(a), on a 1.73-acres property located at 19 Deer Park Meadow Road in the RA-1 zone. (Staff: JP) (Must open by 5/9/2019) (Maximum extension to open available to 7/13/2019)

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

REGULAR MEETING CONTINUED

12. DISCUSSION ITEMS:

13. DECISION ITEMS:

14. APPROVAL OF MINUTES:

April 2, 2019

Motion to approve the minutes of April 2, 2019

Moved by Yeskey, seconded by Goss

Voting in favor: Alban, Macri, Hardman, Yeskey (*for Fox*), and Goss (*for Levy*)

5-0

15. OTHER:

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

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

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

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

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

Balducci's Market, applicant, for Cross Saw-Mill, LLC, owner; application PLPZ 2019 00039, for final site plan to have seasonal outdoor dining consisting of twenty-four (24) seats and six (6) tables associated with their approved supermarket use on a 39,959 sq. ft. property, located at 1050 East Putnam Avenue in the LBR-2 Zone. *(Staff: SB) (Must decide by 5/1/2019) (Extension to decide granted to 5/1/19. Maximum extension to decide available to 7/1/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

Nicole Malladot Areson and David Cristy Areson; application PLPZ 2018 00595 for a final coastal site plan to demolish the existing home and garage, and construct a new dwelling, new driveway, with site utility connections including sewer and drainage. A gravel access to a dock on the waterfront is also proposed to be relocated. The subject parcel is a 14,430 sq. ft. parcel located at 17 Bryon Road, Old Greenwich, in the R-12 and COZ zones. *(Staff: JP) (Must decide by 5/18/2019) (Maximum extension to decide granted.) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

Greenwich Reform Synagogue, Inc.; applications PLPZ 2019 00043 and PLPZ 2019 00044, for final site plan and special permit, to amend conditions of approval granted by the Planning and Zoning Board of Appeals under Appeal No. 2017 00715 and clarification of an approval condition for the religious institution use issued by the Planning and Zoning Commission under final site plan and special permit PLPZ 2014 00608 and PLPZ 2014 00610 for the property located at 92 Orchard Street in the R-12 zone. *(Staff: BD) (Must close by 5/7/2019) (Maximum extension to close available to 7/11/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

Sherwood Farm, LLC; applications PLPZ 2018 00545 and PLPZ 2018 00546, for final site plan and special permit, to establish a specialized nursery for the propagation and sale of wetland plantings geared toward the installation of rain gardens on a 141,134.4 sq. ft. property located at 10 Sherwood Avenue in the RA-2 zone. *(Staff: BD) (Must close by 5/7/2019) (Maximum extension to close available to 5/18/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

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Country Day School's high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155-acre property located at 257 Stanwich Road in the RA-2 Zone. *(Staff: PL) (Must close by 5/15/2019) (Extension to close granted to 5/15/19. Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)*

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