

1. Meeting Materials

Documents:

[APRIL 18, 2017 FINAL AGENDA.PDF](#)
[APRIL 18, 2017 TENTATIVE AGENDA.PDF](#)
[APRIL 18, 2017 ACTION AGENDA.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 18, 2017
FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Meadow Place Pump Station;** application PLPZ 2017 00082 for a final coastal site plan to replace the existing municipal wastewater pumping station and construct a new municipal wastewater pumping station, replace underground piping, manhole structures, fencing and related site work and site improvements on a 0.05-acres property located at 3 Meadow Place in the R-12 zone. *(Staff: KD) (Must decide by 5/11/2017) (Maximum extension available to 7/15/2017) (Page Number: 9)*
2. **Pickwick Plaza LLC;** application PLPZ 2017 00051 for a final site plan to reconfigure the landscaping and lighting of the Pickwick Plaza campus, including the installation of a new water feature, on property located at 1-3 Greenwich Avenue in the CGBR/CGIO zone. *(Staff: CT) (Must decide by 4/27/2017) (Maximum extension available to 7/1/2017) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 36)*
3. **PAG Greenwich B 1, LLC;** application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acres property located at 359 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 4/27/2017) (Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Application PLPZ 2017 00066 has been POSTPONED – Extension Granted to May 3, 2017

4. **Greenwich Hospital Association & The Perryridge Corporation;** request for an extension of time to complete work pursuant to Section 6-14.1(e) of the Greenwich Building Zone Regulations for an additional five (5) years for application PLPZ 2012 00020 and PLPZ 2012 00021, a final site plan and special permit, approved at the May 15, 2012 meeting, to demolish an existing two-family dwelling, associated garage and stone masonry wall and construct a parking area for Greenwich Hospital Staff and a common driveway between the two parcels located at 16 and 22 Lake Avenue in the R-MF zone. (Staff: PL) (Page Number: 66)

PUBLIC HEARING 7:15 PM

5. **Justin P. August and Sophie Labrecque;** application PLPZ 2017 00058, for a final re-subdivision to revise the common boundary between Lot 7F and Lot 15 created as part of Subdivision approval #186 and convey 3,997.6 sq. ft. of lot area from Lot 15 to Lot 7F for a 20,503 sq. ft. and a 14,984 sq. ft. properties located at 202 Weaver Street in the R-12 zone. (Staff: CT) (**Must decide by 4/18/2017**) (Maximum extension available to 6/10/2017) (Page Number: 72)
6. **Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and 125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. (Staff: PL) (**Must open by 4/27/2017**) (Maximum extension available to 7/1/2017) (Page Number: 157)
7. **Fisk Management LLC,** applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. (Staff: MK) (**Must open by 5/11/2017**) (Maximum extension available to 7/15/2017) (Page Number: 237)
8. **North Broadway Development LLC;** applications PLPZ 2017 00052 and PLPZ 2017 00053, for a final coastal site plan and special permit, to demolish the current existing dwelling and construct two (2) new two-family residence, parking for 12 vehicles, driveway, site and drainage improvements on a 23,663 sq. ft. property located at 10 Sound Beach Avenue Extension in the R-6 zone. (Staff: MA) (**Must open by 4/27/2017**) (Maximum extension available to 7/1/2017) (Page Number: 300)

9. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must open by 6/3/2017) (Maximum to open granted) (Postponed at the 3/21/2017 meeting) (Page Number: 355)
10. **Orchard Place Associates LLC**; applications PLPZ 2016 00612 and PLPZ 2016 00613, for a final site plan and special permit, to make changes to an existing automotive sales and service use and: demolish a portion of the building at 289 Mason Street and renovate the interior; construct and addition to the building at 275 Mason Street and renovate the structure; construct a new parking deck; and make improvements to associated parking areas, on properties located at 275, 289, 309, 315, and 321 Mason Street in the CGB and CGIO zones. (Staff: PL) (**Must close by 4/19/2017**) (Extension to close granted to 4/19/17. Maximum extension available to 5/22/2017) (Continued from the 1/24/2017 and 3/21/17 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 396)
11. **Orchard Place Associates LLC and Bruce Park Associates LLC**; applications PLPZ 2016 00614 and PLPZ 2016 00615, for a final site plan and special permit, to renovate an existing motor vehicle sales and service buildings, and construct a new 101 sq. ft. entry tower on properties located at 290 and 294 Mason Street in the CGB and CGIO zones. (Staff: PL) (**Must close by 4/19/2017**) (Extension to close granted to 4/19/17. Maximum extension available to 5/22/2017) (Continued from the 1/24/2017 and 3/21/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 412)
12. **Lexus of Greenwich and 40 Old Field Point Road, LLC**; applications PLPZ 2016 00617 and PLPZ 2016 00618, for a final site plan and special permit, to demolish the existing buildings and construct a new 13,911 sq. ft. motor vehicle sales and service building with 13 service bays that would exceed the 40,000 cubic feet in volume threshold of Section 6-101, 79 parking spaces, site lighting, landscaping, and stormwater management improvements on a 34,507 sq. ft. property located at 40 Old Field Point Road in the GB and the GGIO zones. (Staff: PL) (**Must close by 4/19/2017**) (maximum extension available to 5/4/17) (Continued from the 1/24/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

Applications PLPZ 2016 00617 and PLPZ 2016 00618 have been POSTPONED – Extension Granted

REGULAR MEETING CONTINUED

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS:**

- a. **Fareri Associates, LP**; applications PLPZ201700049 and PLPZ 2017 00119 for a final site plan and special permit to amend the Planning and Zoning Commission's prior approvals and change the use of the existing residence on the northwest corner of the property from maintenance headquarters to single family residential on a 0.4519-acres property located at 1139 King Street in the RA-CC4-HO zone. *(Staff: MK) (Must decide by 6/8/2017) (Maximum extension available to 8/12/2017) (Closed at the 4/4/2017 Meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

- b. **24 East Elm Street LLC**; application PLPZ 2017 00031, for a 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 a new addition to include two (2) new residential units, renovate two (2) existing residential units and keep the balance of the existing building 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 6/8/2017) (Maximum extension available to 8/12/2017) (Closed at the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

15. **APPROVAL OF MINUTES:**

April 4, 2017

16. **OTHER:**

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

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

Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR); applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. *(Staff: MK) (Must close by 5/3/2017) (Extension to close granted to 5/3/17. Maximum extension available to 6/15/2017) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Binney Point LLC; application PLPZ 2016 00646 for a final coastal site plan to demolish the existing residence, and construct a new single family dwelling at 68 Binney Lane with associated site improvements on 63 and 66 Binney Lane located in the R-12 zone. (Staff: MA) (Must decide by 5/16/2017) (Maximum extension available to 5/20/2017)

19 South End Court LLC; application PLPZ 2016 00623 for a final coastal site plan to construct a new single family residence on a 11,700 sq. ft. property located at 19 South End Court in the R-12 zone. (Staff: PL) (Must decide by 5/20/2017) (Maximum extension granted)

500 Lake Avenue, LLC and Foster Lake, LLC; applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot “1” of proposed subdivision PLPZ 2016 00596 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (Must close by 6/15/2017) (Maximum extension granted) (Continued from the 3/7/2017 and 3/21/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

330 Railroad Avenue, LLC; application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

143 Sound Beach Avenue Associates, LP; applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (Must close by 5/2/2017) (Maximum extension available to 6/23/2017) (Postponed at the 3/7/2017 meeting)

(Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Morris and Arlene Goldfarb; applications PLPZ 2017 00035 and PLPZ 2017 00036, for a final site plan and special permit, to remove the existing pool, pool house and garage spaces in the existing residence and renovate and make additions to the existing residence, modify the existing driveway, and remove and replace a tennis court, the result of which would be in excess of the 150,000 cubic feet building volume threshold on an 8.032-acre property located at 566 Round Hill Road in the RA-4 zone. *(Staff: MA) (Must close by 5/9/2017) (Maximum extension available to 7/13/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

24 East Elm Street LLC; application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). *(Staff: CT) (Must close by 5/9/2017) (Maximum extension available to 7/13/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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REGULAR MEETING CONTINUED

13. **ELECTION OF COMMISSION OFFICERS**; to elect Planning and Zoning Commission Chairman, and Planning and Zoning Commission Secretary
14. **DISCUSSION ITEMS:**

15. DECISION ITEMS:

- a. **Fareri Associates, LP;** applications PLPZ201700049 and PLPZ 2017 00119 for a final site plan and special permit to amend the Planning and Zoning Commission's prior approvals and change the use of the existing residence on the northwest corner of the property from maintenance headquarters to single family residential on a 0.4519-acres property located at 1139 King Street in the RA-CC4-HO zone. *(Staff: MK) (Must decide by 6/8/2017) (Maximum extension available to 8/12/2017) (Closed at the 4/4/2017 Meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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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 18, 2017

ACTION AGENDA WITH DECISIONS

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

Alternate Members Present: Dennis Yeskey, and Victoria Goss

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

REGULAR MEETING 7:00 PM

1. **Meadow Place Pump Station**; application PLPZ 2017 00082 for a final coastal site plan to replace the existing municipal wastewater pumping station and construct a new municipal wastewater pumping station, replace underground piping, manhole structures, fencing and related site work and site improvements on a 0.05-acres property located at 3 Meadow Place in the R-12 zone. (Staff: KD) (Must decide by 5/11/2017) (Maximum extension available to 7/15/2017) (Page Number: 9)

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

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

5-0

2. **Pickwick Plaza LLC**; application PLPZ 2017 00051 for a final site plan to reconfigure the landscaping and lighting of the Pickwick Plaza campus, including the installation of a new water feature, on property located at 1-3 Greenwich Avenue in the CGBR/CGIO zone. (Staff: CT) (Must decide by 4/27/2017) (Maximum extension available to 7/1/2017) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 36)

Left Open. Extension Granted to 5/17/17

3. **PAG Greenwich B 1, LLC**; application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. (Staff: PL) (**Must decide by 4/27/2017**) (Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Postponed – Extension Granted to 5/3/17

4. **Greenwich Hospital Association & The Perryridge Corporation**; request for an extension of time to complete work pursuant to Section 6-14.1(e) of the Greenwich Building Zone Regulations for an additional five (5) years for application PLPZ 2012 00020 and PLPZ 2012 00021, a final site plan and special permit, approved at the May 15, 2012 meeting, to demolish an existing two-family dwelling, associated garage and stone masonry wall and construct a parking area for Greenwich Hospital Staff and a common driveway between the two parcels located at 16 and 22 Lake Avenue in the R-MF zone. (Staff: PL) (Page Number: 66)

Motion to approve extension of time to complete work to 5/15/2022
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

PUBLIC HEARING 7:15 PM

5. **Justin P. August and Sophie Labrecque**; application PLPZ 2017 00058, for a final re-subdivision to revise the common boundary between Lot 7F and Lot 15 created as part of Subdivision approval #186 and convey 3,997.6 sq. ft. of lot area from Lot 15 to Lot 7F for a 20,503 sq. ft. and a 14,984 sq. ft. properties located at 202 Weaver Street in the R-12 zone. (Staff: CT) (**Must decide by 4/18/2017**) (Maximum extension available to 6/10/2017) (Page Number: 72)

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

6. **Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and 125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. *(Staff: PL) (Must open by 4/27/2017) (Maximum extension available to 7/1/2017) (Page Number: 157)*

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7. **Fisk Management LLC,** applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. *(Staff: MK) (Must open by 5/11/2017) (Maximum extension available to 7/15/2017) (Page Number: 237)*

Left Open

8. **North Broadway Development LLC;** applications PLPZ 2017 00052 and PLPZ 2017 00053, for a final site plan and special permit, to demolish the current existing dwelling and construct two (2) new two-family residence, parking for 12 vehicles, driveway, site and drainage improvements on a 23,663 sq. ft. property located at 10 Sound Beach Avenue Extension in the R-6 zone. *(Staff: MA) (Must open by 4/27/2017) (Maximum extension available to 7/1/2017) (Page Number: 300)*

Left Open

9. **20 Idar Court, LLC;** applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. *(Staff: CT) (Must open by 6/3/2017) (Maximum to open granted) (Postponed at the 3/21/2017 meeting) (Page Number: 355)*

Postponed by the Applicant

10. **Orchard Place Associates LLC**; applications PLPZ 2016 00612 and PLPZ 2016 00613, for a final site plan and special permit, to make changes to an existing automotive sales and service use and: demolish a portion of the building at 289 Mason Street and renovate the interior; construct and addition to the building at 275 Mason Street and renovate the structure; construct a new parking deck; and make improvements to associated parking areas, on properties located at 275, 289, 309, 315, and 321 Mason Street in the CGB and CGIO zones. (Staff: PL) (**Must close by 4/19/2017**) (Extension to close granted to 4/19/17. Maximum extension available to 5/22/2017) (Continued from the 1/24/2017 and 3/21/17 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 396)

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

11. **Orchard Place Associates LLC and Bruce Park Associates LLC**; applications PLPZ 2016 00614 and PLPZ 2016 00615, for a final site plan and special permit, to renovate an existing motor vehicle sales and service buildings, and construct a new 101 sq. ft. entry tower on properties located at 290 and 294 Mason Street in the CGB and CGIO zones. (Staff: PL) (**Must close by 4/19/2017**) (Extension to close granted to 4/19/17. Maximum extension available to 5/22/2017) (Continued from the 1/24/2017 and 3/21/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 412)

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

12. **Lexus of Greenwich and 40 Old Field Point Road, LLC**; applications PLPZ 2016 00617 and PLPZ 2016 00618, for a final site plan and special permit, to demolish the existing buildings and construct a new 13,911 sq. ft. motor vehicle sales and service building with 13 service bays that would exceed the 40,000 cubic feet in volume threshold of Section 6-101, 79 parking spaces, site lighting, landscaping, and stormwater management improvements on a 34,507 sq. ft. property located at 40 Old Field Point Road in the GB and the GGIO zones. (Staff: PL) (**Must close by 4/19/2017**) (maximum extension available to 5/4/17) (Continued from the 1/24/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

Postponed – Maximum Extension Granted

REGULAR MEETING CONTINUED

13. OTHER BUSINESS: 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 Macri, seconded by Yeskey
Voting in favor: Maitland, Alban, Yeskey (for Levy), Fox, and Macri
5-0

Motion to elect Margarita Alban as Secretary
Moved by Macri, seconded by Maitland
Voting in favor: Maitland, Alban, Yeskey (for Levy), Fox, and Macri
5-0

14. DECISION ITEMS:

- a. **Fareri Associates, LP**; applications PLPZ201700049 and PLPZ 2017 00119 for a final site plan and special permit to amend the Planning and Zoning Commission's prior approvals and change the use of the existing residence on the northwest corner of the property from maintenance headquarters to single family residential on a 0.4519-acres property located at 1139 King Street in the RA-CC4-HO zone. *(Staff: MK) (Must decide by 6/8/2017) (Maximum extension available to 8/12/2017) (Closed at the 4/4/2017 Meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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

- b. **24 East Elm Street LLC**; application PLPZ 2017 00031, for a 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 a new addition to include two (2) new residential units, renovate two (2) existing residential units and keep the balance of the existing building 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 6/8/2017) (Maximum extension available to 8/12/2017) (Closed at the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

No Action

15. **APPROVAL OF MINUTES:**

April 4, 2017

Motion to approve minutes of April 4, 2017

Moved by Fox, seconded by Macri

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

5-0

16. **OTHER:**

Executive Session on pending litigation or personnel matters. - None

Other items as may properly come before the Commission. - None

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

Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR); applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (Must close by 5/3/2017) (Extension to close granted to 5/3/17. Maximum extension available to 6/15/2017) (Continued from the 3/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Binney Point LLC; application PLPZ 2016 00646 for a final coastal site plan to demolish the existing residence, and construct a new single family dwelling at 68 Binney Lane with associated site improvements on 63 and 66 Binney Lane located in the R-12 zone. (Staff: MA) (Must decide by 5/16/2017) (Maximum extension available to 5/20/2017)

19 South End Court LLC; application PLPZ 2016 00623 for a final coastal site plan to construct a new single family residence on a 11,700 sq. ft. property located at 19 South End Court in the R-12 zone. (Staff: PL) (Must decide by 5/20/2017) (Maximum extension granted)

500 Lake Avenue, LLC and Foster Lake, LLC; applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot "1" of proposed subdivision PLPZ 2016 00596 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (Must close by 6/15/2017) (Maximum extension granted) (Continued from the 3/7/2017 and 3/21/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

330 Railroad Avenue, LLC; application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (*Staff: CT*) (*Must close by 6/15/2017*) (*Maximum extension to close granted*) (*Continued from the 3/7/2017 and 4/4/2017 meetings*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

143 Sound Beach Avenue Associates, LP; applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (*Staff: KD*) (*Must close by 5/2/2017*) (*Maximum extension available to 6/23/2017*) (*Postponed at the 3/7/2017 meeting*) (*Continued from the 3/21/2017 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

Morris and Arlene Goldfarb; applications PLPZ 2017 00035 and PLPZ 2017 00036, for a final site plan and special permit, to remove the existing pool, pool house and garage spaces in the existing residence and renovate and make additions to the existing residence, modify the existing driveway, and remove and replace a tennis court, the result of which would be in excess of the 150,000 cubic feet building volume threshold on an 8.032-acre property located at 566 Round Hill Road in the RA-4 zone. (*Staff: MA*) (*Must close by 5/9/2017*) (*Maximum extension available to 7/13/2017*) (*Continued from the 4/4/2017 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

24 East Elm Street LLC; application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). (*Staff: CT*) (*Must close by 5/9/2017*) (*Maximum extension available to 7/13/2017*) (*Continued from the 4/4/2017 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)