

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 4-27-2021.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 4-27-2021.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 4-27-2021.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM

Please use the link below to view, listen, and/or participate in this meeting:
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>

Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805

(877) 853-5257 (Toll Free)

(888) 475-4499 (Toll Free)

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(833) 548-0282 (Toll Free)

Webinar ID: 889 0152 1350

Password: 0518864

APRIL 27, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **Saint Saviour's Episcopal Church**; application PLPZ 2021 00122, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss amending restrictions from a previous approval to allow for playground equipment in the back of the church located at **350 Sound Beach Avenue and 85 Park Avenue** in the R-12 Zone.
- b. **Greenwich Woods Realty LLC**; application PLPZ 2021 00132, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss conversion of the existing skilled nursing facility into an assisted living facility located at **1165 King Street** in the RA-4 Zone.
- c. **Town of Greenwich Planning and Zoning Commission's Affordable Housing Task Force**; to discuss recommendation of the creation of a Greenwich Affordable Housing Trust Fund.

2. **The Stine Vraaisen Sides Rev. Trust;** application PLPZ 2021 00042, for a Final Coastal Site Plan, to demolish existing structures and construct a new 3,290 sq. ft. single-family dwelling with proposed deck, patio, pool, and associated site improvements on a 0.32-acre parcel located at **196 Shore Road** in the R-20 Zone. (Staff: JP) (Must decide by 5/20/2021.) (Maximum Extension to decide available to 7/24/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)
3. **Timothy K. Saunders, Jr.;** application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at 249 Valley Road in the R-12 zone and AE and X Flood Zones. (Staff: BD) (Must decide by 5/4/2021.) (Maximum extension to decide available to 6/12/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)

PUBLIC HEARING

(To commence after the above items are heard)

4. **Town of Greenwich - Planning and Zoning;** application PLPZ 2021 00041, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-110, "USE REGULATIONS AND SPECIAL REQUIREMENTS FOR DWELLING UNITS PERMITTED IN THE BUSINESS ZONES" of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at: <https://www.greenwichct.gov/DocumentCenter/View/21915/6-110-Text-Amendment-3-25-21-draft>
(Staff: KD)
5. **Jonathan & Acko Sangha Horton;** application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 5/20/2021.) (Maximum extension to open available to 7/24/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)
6. **97 E. Elm Properties, LLC.;** application PLPZ 2021 00050, for a Final Site Plan and Special Permit, to remove existing house and garage and replace it with a two-family residential building and a common driveway with 99 East Elm Street on a 0.229-acre parcel located at **97 East Elm Street** in the R-6 Zone. (Staff: MA) (Must close by 5/4/2021.) (Maximum extension to close available to 7/8/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)
7. **99 E. Elm Properties, LLC.;** application PLPZ 2021 00051, for a Final Site Plan and Special Permit, to remove existing house and garage and replace it with a two-family residential building and a common driveway with 97 East Elm Street on a 0.217-acre parcel located at **99 East Elm Street** in the R-6 Zone. (Staff: MA) (Must close by 5/4/2021.) (Maximum extension to close available to 7/8/2021.) (90 additional days of statutory time is available per the Governor's

Executive Order.) (Opened at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

8. **Xiaokui Qin & Hui Wen;** application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot “1R-1” would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot “1R-2” would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at 1 Florence Road in the R-7 zone (*Staff: MA*) (*Must decide by 5/15/2021.*) (*Maximum Extension to decide available to 7/14/2021.*) (*90 additional days of statutory time is available per the Governor’s Executive Order.*)
9. **Foundation House LLC.;** application PLPZ 2021 00026, for a Final Re-Subdivision, to transfer approximately 4-acres from Lot 1 to Lot 2 of the parcels which make up the address at **124 Old Mill Road** in the RA-4 Zone. (*Staff: PL*) (**Must decide by 4/28/2021.**) (*Maximum Extension to decide available to 6/27/2021.*) (*71 additional days of statutory time is available per the Governor’s Executive Order.*) (*Left open at the 2/17/2021, 3/16/202, and 4/13/2021 meetings.*) (*Seated: Alban, Macri, Levy, Hardman, and Yeskey.*)

10. DECISION ITEMS:

- a. **Foundation House LLC.;** application PLPZ 2020 00311, for a Final Site Plan and Special Permit, to establish a “center for learning”, retaining the existing mansion and outbuildings, the construction of a new conference center “event barn” and a designated overflow parking area on an existing field for 140 vehicles on the site on a 75.72-acres parcel located at **124 Old Mill Road** in the RA-4 Zone. (*Staff: PL*) (**Must decide by 6/17/2021.**) (*Maximum extension to decide available to 8/21/2021 applied per Executive Order.*) (*6 additional days of statutory time is still available per the Governor’s Executive Order.*) (*Left open at the 12/15/2020, 2/17/2021 and 3/16/2021 meetings. Closed at the 4/13/2021 Meeting*) (*Seated: Alban, Macri, Levy, Hardman, and Yeskey.*)

11. APPROVAL OF MINUTES:

12. OTHER:

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 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. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (*Staff: PL*) (*Must close by 4/28/2021.*) (*Maximum extension to close available to 7/2/2021.*) (*0 additional days of statutory time is still available per the Governor’s Executive Order.*) (*Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.*) (*Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.*)

Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 4/21/2021) (Extension to decide to 4/21/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021). (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 4/27/2021.) (Maximum extension to open available to 7/1/2021.) (9 additional days of statutory time is still available per the Governor's Executive Order.)

Collins 53 Forest LLC.; application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to construct a new curb cut, driveway, and front entrance stairs and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. (Staff: PL) (Must close by 4/13/2021) (Maximum extension to close available to 6/17/2021). (55 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 2/2/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

240 GA, LLC; application PLPZ 2021 00043, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.

Paradigm 44-48 West Putnam Ave LLC; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must close by 4/27/2021.) (Maximum extension to close available to 7/1/2021.) (83 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Derron & Marion Slonecker and Peter & Lorraine Kelly; application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 4/27/2021.) (Maximum extension to decide available to 6/26/2021.) (80 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Church Sherwood, LLC, owner; Townhouse Greenwich, LLC, applicant; application PLPZ 2021 00095, for a Final Site Plan, for a new seasonal outdoor dining approval for outdoor patio and alley eating area located at **35 Church Street, Greenwich**, in the CGBR and CGIO Zones. (Staff: PL) (Must decide by 6/3/2021.) (Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor's Executive Order.) (Continued at the 3/30/2021 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 demetria.nelson@greenwichct.org as soon as possible in advance of the event.

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

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Webinar ID: 889 0152 1350
Password: 0518864

APRIL 27, 2021

FINAL AGENDA

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- a. **Saint Saviour's Episcopal Church**; application PLPZ 2021 00122, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss amending restrictions from a previous approval to allow for playground equipment in the back of the church located at **350 Sound Beach Avenue and 85 Park Avenue** in the R-12 Zone.

To view the pre-application materials, please click [here](#).

- b. **Greenwich Woods Realty LLC**; application PLPZ 2021 00132, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss conversion of the existing skilled nursing facility into an assisted living facility located at **1165 King Street** in the RA-4 Zone.

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To view the presentation materials, please click [here](#).

- c. **Town of Greenwich Planning and Zoning Commission's Affordable Housing Task Force;** to discuss recommendation of the creation of a Greenwich Affordable Housing Trust Fund.

To view the draft language, please click [here](#).

2. **The Stine Vraaisen Sides Rev. Trust;** application PLPZ 2021 00042, for a Final Coastal Site Plan, to demolish existing structures and construct a new 3,290 sq. ft. single-family dwelling with proposed deck, patio, pool, and associated site improvements on a 0.32-acre parcel located at **196 Shore Road** in the R-20 Zone. (Staff: JP) (Must decide by 5/20/2021.) (Maximum Extension to decide available to 7/24/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

To view the application materials and updated staff report, please click [here](#).

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3. **Timothy K. Saunders, Jr.;** application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at **249 Valley Road** in the R-12 zone and AE and X Flood Zones. (Staff: BD) (Must decide by 5/4/2021.) (Maximum extension to decide available to 6/12/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)

Application PLPZ 2021 00075 has been postponed

PUBLIC HEARING

(To commence after the above items are heard)

4. **Town of Greenwich - Planning and Zoning;** application PLPZ 2021 00173, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-110, "USE REGULATIONS AND SPECIAL REQUIREMENTS FOR DWELLING UNITS PERMITTED IN THE BUSINESS ZONES" of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830. (Staff: KD)

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Application PLPZ 2021 00091 has been Postponed by Applicant.

9. **Foundation House LLC.**; application PLPZ 2021 00026, for a Final Re-Subdivision, to transfer approximately 4-acres from Lot 1 to Lot 2 of the parcels which make up the address at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (**Must decide by 4/28/2021.**) (Maximum Extension to decide available to 6/27/2021.) (71 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 2/17/2021, 3/16/202, and 4/13/2021 meetings.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

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10. DECISION ITEMS:

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Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acre parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 5/11/2021.) (Maximum extension to open available to 5/21/2021.) (49 additional days of statutory time is still available per the Governor's Executive Order.)

Collins 53 Forest LLC.; application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to construct a new curb cut, driveway, and front entrance stairs and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. (Staff: PL) (Must close by 5/11/2021) (Maximum extension to close available to 7/15/2021). (27 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 2/2/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

240 GA, LLC; application PLPZ 2021 00043, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.

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Derron & Marion Slonecker and Peter & Lorraine Kelly; application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 5/11/2021.) (Maximum extension to decide available to 7/15/2021.) (66 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Church Sherwood, LLC, owner; Townhouse Greenwich, LLC, applicant; application PLPZ 2021 00095, for a Final Site Plan, for a new seasonal outdoor dining approval for outdoor patio and alley eating area located at **35 Church Street, Greenwich**, in the CGBR and CGIO Zones. (Staff: PL) (Must decide by 6/3/2021.) (Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor's Executive Order.) (Continued at the 3/30/2021 Meeting.)

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via [ZOOM](#)

Please click [here](#); to link to the audio recording file (.m4a) of the entire meeting.
Please click [here](#); to link to the transcribed audio file (.txt) of the entire meeting

APRIL 27, 2021

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated:

Margarita Alban, Nicholas Macri, and Dennis Yeskey

Regular Members Absent:

Peter Levy, and Dave Hardman

Alternate Members Present:

Victoria Goss, Peter Lowe, and Bob Barolak

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 5:00 PM

1. DISCUSSION ITEMS:

- a. Saint Saviour's Episcopal Church;** application PLPZ 2021 00122, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss amending restrictions from a previous approval to allow for playground equipment in the back of the church located at **350 Sound Beach Avenue and 85 Park Avenue** in the R-12 Zone.

To view the pre-application materials, 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

- b. Greenwich Woods Realty LLC;** application PLPZ 2021 00132, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss conversion of the existing skilled nursing facility into an assisted living facility located at **1165 King Street** in the RA-4 Zone.

To view the pre-application materials, please click [here](#).

To view the presentation materials, please click [here](#).

Application PLPZ 2021 00132 has been postponed by Applicant.

- c. Town of Greenwich Planning and Zoning Commission's Affordable Housing Task Force;** to discuss recommendation of the creation of a Greenwich Affordable Housing Trust Fund.

To view the final draft language, please click [here](#).

Motion to forward draft language of the proposed Affordable Housing Trust Fund to the Board of Selectman for their consideration.

Moved by Macri. Seconded by Lowe

Voting in Favor: Alban, Macri, Goss (for Levy), Barolak (for Hardman)

And Yeskey

5-0

- 2. The Stine Vraaisen Sides Rev. Trust;** application PLPZ 2021 00042, for a Final Coastal Site Plan, to demolish existing structures and construct a new 3,290 sq. ft. single-family dwelling with proposed deck, patio, pool, and associated site improvements on a 0.32-acre parcel located at **196 Shore Road** in the R-20 Zone. (Staff: JP) (Must decide by 5/20/2021.) (Maximum Extension to decide available to 7/24/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

To view the application materials and updated staff report, please click [here](#).

To view the presentation materials, please click [here](#).

Motion to approve final coastal site plan with modifications

Moved by Macri. Seconded by Yeskey

Voting in Favor: Alban, Macri, Goss (for Levy), Barolak (for Hardman)

And Yeskey

5-0

- 3. Timothy K. Saunders, Jr.;** application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at **249 Valley Road** in the R-12 zone and AE and X Flood Zones. (Staff: BD) (Must decide by 5/4/2021.) (Maximum extension to decide available to 6/12/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)

Application PLPZ 2021 00075 has been postponed.

PUBLIC HEARING
(Commenced after the above items were heard)

4. **Town of Greenwich - Planning and Zoning;** application PLPZ 2021 00173, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-110, “USE REGULATIONS AND SPECIAL REQUIREMENTS FOR DWELLING UNITS PERMITTED IN THE BUSINESS ZONES” of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830.

(Staff: KD)

To view the staff report, please click [here](#).

To view the proposed amendment, please click [here](#).

LEFT OPEN.

5. **Jonathan & Acko Sangha Horton;** application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk’s Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must open by 5/20/2021.) (Maximum extension to open available to 7/24/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

Application PLPZ 2021 00087 has been postponed

6. **97 E. Elm Properties, LLC.;** application PLPZ 2021 00050, for a Final Site Plan and Special Permit, to remove existing house and garage and replace it with a two-family residential building and a common driveway with 99 East Elm Street on a 0.229-acre parcel located at **97 East Elm Street** in the R-6 Zone. *(Staff: MA) (Must close by 5/4/2021.) (Maximum extension to close available to 7/8/2021.) (90 additional days of statutory time is available per the Governor’s Executive Order.) (Opened at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)*

To view the application materials and updated staff report, please click [here](#).

Left Open.

7. **99 E. Elm Properties, LLC.;** application PLPZ 2021 00051, for a Final Site Plan and Special Permit, to remove existing house and garage and replace it with a two-family residential building and a common driveway with 97 East Elm Street on a 0.217-acre parcel located at **99 East Elm Street** in the R-6 Zone. *(Staff: MA) (Must close by 5/4/2021.) (Maximum extension to close available to 7/8/2021.) (90 additional days of statutory time is available per the Governor’s Executive Order.) (Opened at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)*

To view the application materials and updated staff report, please click [here](#).

Left Open.

8. **Xiaokui Qin & Hui Wen**; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot “1R-1” would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot “1R-2” would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 5/15/2021.) (Maximum Extension to decide available to 7/14/2021.) (90 additional days of statutory time is available per the Governor’s Executive Order.)

Application PLPZ 2021 00091 has been Postponed by Applicant.

9. **Foundation House LLC.**; application PLPZ 2021 00026, for a Final Re-Subdivision, to transfer approximately 4-acres from Lot 1 to Lot 2 of the parcels which make up the address at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (Must decide by 4/28/2021.) (Maximum Extension to decide available to 6/27/2021.) (71 additional days of statutory time is available per the Governor’s Executive Order.) (Left open at the 2/17/2021, 3/16/202, and 4/13/2021 meetings.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

To view the application materials and updated staff report, please click [here](#).

To view the presentation materials, please click [here](#).

Motion to approve final re-subdivision with conditions

Moved by Macri. Seconded by Levy

Voting in Favor: Alban, Macri, Lowe (for Levy), Barolak (for Hardman), and Yeskey

5-0

10. **DECISION ITEMS:**

- a. **Foundation House LLC.**; application PLPZ 2020 00311, for a Final Site Plan and Special Permit, to establish a “philanthropic or charitable institution”, retaining the existing mansion and outbuildings, construction of a new conference center “event barn” and a designated overflow parking area on an existing field for 140 vehicles on the site on a 75.72-acres parcel located at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (Must decide by 6/17/2021.) (Maximum extension to decide available to 8/21/2021 applied per Executive Order.) (6 additional days of statutory time is still available per the Governor’s Executive Order.) (Left open at the 12/15/2020, 2/17/2021 and 3/16/2021 meetings. Closed at the 4/13/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Motion to approve final site plan and special permit with conditions

Moved by Macri. Seconded by Levy

Voting in Favor: Alban, Macri, Lowe (for Levy), Barolak (for Hardman), and Yeskey

5-0

11. **APPROVAL OF MINUTES:**

12. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 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. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 6/17/2021.) (Maximum extension to close granted.) (15 additional days of statutory time available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 6/17/2021) (Extension to decide to 6/17/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021 using 8 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 5/11/2021.) (Maximum extension to open available to 5/21/2021.) (49 additional days of statutory time is still available per the Governor's Executive Order.)

Collins 53 Forest LLC; application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to construct a new curb cut, driveway, and front entrance stairs and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. (Staff: PL) (Must close by 5/11/2021) (Maximum extension to close available to 7/15/2021). (27 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 2/2/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

240 GA, LLC; application PLPZ 2021 00043, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.

Paradigm 44-48 West Putnam Ave LLC; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must close by 5/11/2021.) (Maximum extension to close available to 7/15/2021.) (69 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Derron & Marion Slonecker and Peter & Lorraine Kelly; application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 5/11/2021.) (Maximum extension to decide available to 7/15/2021.) (66 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

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