

1. Public Notice - 4/28/21

Documents:

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1.1. Decisions 4/28/21

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1.1.i. Minutes 4/28/21

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Attention: - Greenwich Times

Advertise 1 time **4/16/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich.

Advertise 1 time **4/21/21** "Greenwich Time" for Planning & Zoning Board of Appeals - Greenwich (622-7753).

PUBLIC NOTICE

Notice is hereby given that on Wednesday, April 28, 2021 at 7 P.M. a Virtual Public Hearing will be held by the Planning and Zoning Board of Appeals of the Town of Greenwich to hear appeals from decisions of the Zoning Enforcement Officer, applications to approve special exceptions, and applications to vary the Building Zone Regulations as amended in the following matters:

- No. 1 PLZE202000052 **1 MEADOW WOOD DRIVE, GREENWICH.** Appeal of Sherry L. Delany for a variances of required lot shape and frontage to permit a two lot subdivision located in the R-20 zone.
- No. 2 PLZE202100018 **50 ALPINE ROAD , GREENWICH.** Appeal of Talking to the Trees, LLC. alleging error in the Zoning Enforcement Officer's determination regarding a proposed water fountain on a vacant lot located in the RA-2 zone.
- No. 3 PLZE202100018 **50 ALPINE ROAD , GREENWICH.** Appeal of Talking to the Trees, LLC. Requesting a variance of allowable use to permit an accessory structure on a lot without a primary structure located in the RA-2 zone.

Dated: April 16, 2021

Patricia Kirkpatrick, Chairman

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate , please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.

**TOWN OF GREENWICH
PLANNING & ZONING BOARD OF APPEALS
PUBLIC NOTICE: DECISIONS 4/28/21**

Pursuant to the provisions of Public Act 362 effective October 1, 1953, notice is hereby given that the decisions of the Planning Zoning Board of Appeals of the Town of Greenwich on Appeals No. PLZE20200052 through Appeal No. PLZE202100018 described below heard April 28, 2021 have been filed in the Office of the Town Clerk, and that the effective date of said decisions is May 10, 2021.

- No. 1 PLZE202000052 **1 MEADOW WOOD DRIVE, GREENWICH.** Appeal of Sherry L. Delany for a variances of required lot shape and frontage to permit a two lot subdivision located in the R-20 zone was withdrawn.
- No. 2 PLZE202100018 **50 ALPINE ROAD, GREENWICH.** Appeal of Talking to the Trees, LLC. alleging error in the Zoning Enforcement Officer's determination regarding a proposed water fountain on a vacant lot located in the RA-2 zone was denied.
- No. 3 PLZE202100018 **50 ALPINE ROAD, GREENWICH.** Appeal of Talking to the Trees, LLC. Requesting a variance of allowable use to permit an accessory structure on a lot without a primary structure located in the RA-2 zone was granted with conditions.

Dated: May 10, 2021

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, April 28, 2021 at 7:00 P. M. on the Zoom Website, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
Arthur Delmhorst, Secretary
Ken Rogozinski
Wayne Sullivan
John Vecchiolla
Frank Baratta

EXCUSED: Robert Nalewajek & James Ivester

The following appeals were heard:

APPEAL No. PLZE2020 00052

Appeal of Sherry L. Delany, 1 Meadow Wood Drive, Greenwich for a variances of required lot shape and frontage to permit a two lot subdivision located in the R-20 zone.

This appeal was withdrawn by the applicant.

APPEAL No. PLZE2020 00018

Appeal of Talking to the Trees, LLC, 50 Alpine Road, Greenwich alleging error in the Zoning Enforcement Officer's determination regarding a proposed water fountain on a vacant lot located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be denied on the following grounds:

After due consideration, the Board finds no error in the Zoning Enforcement Officer's decision in considering the proposed water fountain is considered an accessory structure. Therefore, the requested appeal is denied.

APPEAL No. PLZE2 02000018

Appeal of Talking to the Trees, LLC, 50 Alpine Road, Greenwich, requesting a variance of allowable use to permit an accessory structure on a lot without a primary structure located in the RA-2 zone.

It was unanimously RESOLVED that said appeal be granted, with conditions, on the following grounds:

After due consideration, the board finds there is hardship due to the practical difficulty of being required to construct a primary structure on a vacant lot in order to be permitted to construct an accessory structure. Therefore, the requested variance for allowable accessory structure without a primary structure is granted from section 6-147 (b) with the condition that a primary structure be constructed within 2 years if the lot is transferred to a non-participant in the LLC in any of the 4 lots.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

The date of these minutes and rendition date of said decisions is May 10, 2021 .

The next regular meeting is scheduled to be heard on May 12, 2021.

Arthur Delmhorst, Secretary