1. Tentative Agenda
   Documents:
   TENTATIVE-04-30-19.PDF

2. Final Agenda
   Documents:
   FINAL-04-30-19.PDF

3. Action Agenda
   Documents:
   ACTION AGENDA-04-30-19.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

April 30, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Paul and Francine Tramontano;** application PLPZ 2019 00083 for a final coastal 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) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss for Levy, Yeskey for Fox)*

2. **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.)*

3. **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)*
4. **Charles Ziga**, Trustee application PLPZ 2019 00067, for a final coastal site plan to construct a new dwelling, driveway, pool, terraces, and drainage and landscaping on a 1.2794-acres property located at 122 Cedar Cliff Road in the RA-1 zone and in the X and AE-14 flood zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension available to 7/27/2019)*

5. **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) (Maximum extension to decide available to 7/1/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

**PUBLIC HEARING 7:15 PM**

6. **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)*

7. **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 an 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)*
8. **Miller Partners, LLC**, application PLPZ 2019 00100, for a Zoning Map Amendment, to re-zone the properties at 9 and 19 Livingston Place from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk’s office) on property located at 9 and 13 Livingston Place in the R-6 zone. *(Staff: BD) (Must close by 5/15/2019)*

**REGULAR MEETING CONTINUED**

9. **Miller Partners, LLC**, application PLPZ 2019 00099, for a final site plan, to remove existing residential structure on 9 Livingston and retain existing structure on 13 Livingston for continued use as a residential building, and construct a new surface parking lot, with new drainage systems, to be used in connection with the operation of the Miller Motorcars car dealerships at 342 and 348 West Putnam Avenue (see proposed zone change application PLPZ 2019 00100) *(Staff: BD) (Must close by 6/6/2019)* *(Maximum extension to 8/10/19)*

10. **DISCUSSION ITEMS:**

11. **DECISION ITEMS:**

12. **APPROVAL OF MINUTES:**

   April 16, 2019

13. **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))

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) (Extension granted to close by 5/15/2019) (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 5/15/2019) (Maximum extension to close available to 5/18/2019 (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)

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) (Last heard at the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

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 close by 6/20/2019) (Maximum extension to close available to 8/24/2019) (Continued from the 4/16/19 meeting (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)

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 close by 6/20/2019) (Maximum extension to close available to 8/24/2019) (Continued from the 4/16/19 meeting (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)

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.
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

April 30, 2019

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Paul and Francine Tramontano;** application PLPZ 2019 00083 for a final coastal 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) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss for Levy, Yeskey for Fox) (Page number:9)*

2. **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:160)*

3. **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)*

**Application PLPZ 2018 00595 has been POSTPONED**
4. **Charles Ziga**, Trustee application PLPZ 2019 00067, for a final coastal site plan to construct a new dwelling, driveway, pool, terraces, and drainage and landscaping on a 1.2794-acres property located at 122 Cedar Cliff Road in the RA-1 zone and in the X and AE-14 flood zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension available to 7/27/2019)*

**Application PLPZ 2019 00067 has been POSTPONED**

5. **Balducci’s Market**, applicant, for Cross Saw-Mill, LLC, owner; application PLPZ 2019 00039, for final site plan to request a change of use for a portion of the supermarket to be designated as retail food service and be eligible to request a seasonal outdoor dining use consisting of twelve (12) seats and three (3) tables 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) (Maximum extension to decide available to 7/1/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman) (Page number: 241)*

**PUBLIC HEARING 7:15 PM**

6. **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) (Page number: 276)*

7. **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 an 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)

Application PLPZ 2019 00025 and 00026 has been POSTPONED, Extension Granted

8. **Miller Partners, LLC**, application PLPZ 2019 00100, for a Zoning Map Amendment, to re-zone the properties at 9 and 19 Livingston Place from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk’s office) on property located at 9 and 13 Livingston Place in the R-6 zone. (Staff: BD) (Must close by 5/15/2019) (Page number:404)

REGULAR MEETING CONTINUED

9. **Miller Partners, LLC**, application PLPZ 2019 00099, for a final site plan, to remove existing residential structure on 9 Livingston and retain existing structure on 13 Livingston for continued use as a residential building, and construct a new surface parking lot, with new drainage systems, to be used in connection with the operation of the Miller Motorcars car dealerships at 342 and 348 West Putnam Avenue (see proposed zone change application PLPZ 2019 00100) (Staff: BD) (Must close by 6/6/2019) (Maximum extension to 8/10/19) (Page number:434)

10. DISCUSSION ITEMS:

11. DECISION ITEMS:

12. APPROVAL OF MINUTES:

April 16, 2019

13. 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))

**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) (Extension granted to close by 5/15/2019) (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 5/15/2019) (Maximum extension to close available to 5/18/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)

**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)*
River Road Development LLC, applications PLPZ201900075 and PLPZ201900076 for a final coastal 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 close by 6/20/2019) (Maximum extension to close available to 8/24/2019) (Continued from the 4/16/19 meeting (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

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 close by 6/20/2019) (Maximum extension to close available to 8/24/2019) (Continued from the 4/16/19 meeting (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

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.
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

April 30, 2019

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Peter Levy, Andrew Fox, Nicholas Macri, and Dave Hardman
Alternate Member 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 / Assistant Town Planner

REGULAR MEETING 7:00 PM

1. Paul and Francine Tramontano; application PLPZ 2019 00083 for a final coastal site plan and in accordance with Final Subdivision PLPZ 2017 00415 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) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss for Levy, Yeskey for Fox)

Motion to approve final coastal site plan with modifications
Moved by Macri, seconded by Yeskey
Voting in favor: Alban, Levy, Fox, Macri, and Hardman
5-0
2. **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)*

Motion to approve with conditions
Moved by Macri, seconded by Fox
Voting in favor: Alban, Levy, Fox, Macri, and Hardman
5-0

3. **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)*

**Application PLPZ 2018 00595 has been POSTPONED**

4. **Charles Ziga, Trustee** application PLPZ 2019 00067, for a final coastal site plan to construct a new dwelling, driveway, pool, terraces, and drainage and landscaping on a 1.2794-acres property located at 122 Cedar Cliff Road in the RA-1 zone and in the X and AE-14 flood zone. *(Staff: PL) (Must decide by 5/23/2019) (Maximum extension available to 7/27/2019)*

**Application PLPZ 2019 00067 has been POSTPONED**
5. **Balducci’s Market, applicant, for Cross Saw-Mill, LLC, owner;** application PLPZ 2019 00039, for **final site plan** to request a change of use for a portion of the supermarket to be designated as retail food service and be eligible to request a seasonal outdoor dining use consisting of twelve (12) seats and three (3) tables 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**) (**Maximum extension to decide available to 7/1/2019**) (**Continued from the 4/02/19 meeting**) (**Seated: Alban, Levy, Fox, Macri, and Hardman**)  

Motion to approve with modifications  
Moved by Macri, seconded by Levy  
Voting in favor: Alban, Levy, Fox, Macri, and Hardman  
5-0

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**PUBLIC HEARING 7:15 PM**

6. **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**)  

Motion to approve with modifications  
Moved by Macri, seconded by Fox  
Voting in favor: Alban, Levy, Fox, Macri, and Hardman  
5-0

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7. **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-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)

Application PLPZ 2019 00025 and 00026 has been POSTPONED, Extension Granted

8. **Miller Partners, LLC,** application PLPZ 2019 00100, for a Zoning Map Amendment, to re-zone the properties at 9 and 19 Livingston Place from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk’s office) on property located at 9 and 13 Livingston Place in the R-6 zone. (Staff: BD) (Must close by 5/15/2019)

   Left Open

**REGULAR MEETING CONTINUED**

9. **Miller Partners, LLC,** application PLPZ 2019 00099, for a final site plan, to remove existing residential structure on 9 Livingston and retain existing structure on 13 Livingston for continued use as a residential building, and construct a new surface parking lot, with new drainage systems, to be used in connection with the operation of the Miller Motorcars car dealerships at 342 and 348 West Putnam Avenue (see proposed zone change application PLPZ 2019 00100) (Staff: BD) (Must close by 6/6/2019) (Maximum extension to 8/10/19)

10. **DISCUSSION ITEMS:**

11. **DECISION ITEMS:**

    Motion to add the nomination of Leander Krueger to Architectural Review Committee (the “ARC”) as an item to the agenda.
    Moved by Macri, seconded by Fox
    Voting in favor: Alban, Macri, Levy, Fox, and Hardman
    5-0

    Motion to appoint Leander Krueger to ARC for her first four-year term,
    Moved by Macri, seconded by Fox
    Voting in favor: Alban, Macri, Levy, Fox, and Hardman
    5-0
12. APPROVAL OF MINUTES:

April 16, 2019
No action taken

13. 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))

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
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 5/15/2019) (Maximum extension to close available to 5/18/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)

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) (Last heard at the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

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 close by 6/20/2019) (Maximum extension to close available to 8/24/2019) (Continued from the 4/16/19 meeting (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

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 close by 6/20/2019) (Maximum extension to close available to 8/24/2019) (Continued from the 4/16/19 meeting (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

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.