

## 1. Meeting Materials

### Documents:

[MAY 01, 2018 FINAL AGENDA.PDF](#)  
[MAY 01, 2018 TENTATIVE AGENDA.PDF](#)  
[MAY 01, 2018 ACTION AGENDA.PDF](#)

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END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**May 1, 2018**  
**FINAL AGENDA**

## REGULAR MEETING 7:00 PM

1. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Preliminary Site Plan PLPZ 2018 00082). *(Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting) (Page Number: 9)*
2. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00082 for preliminary site plan to replace the Sound Beach Avenue Bridge over Cider Mill Brook, construct a new roundabout at Sound Beach Avenue/Laddins Rock Road/Harding Road, raising the elevation of Sound Beach Avenue, and roadway and safety improvements at Sound Beach Avenue and Forest Avenue (see also Municipal Improvement PLPZ 2018 00065) *(Staff: KD) (Must decide by 7/2/2018) (Maximum extension available granted) (Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 9)*
3. **Locust 57 LLC & Locust 59 LLC;** application PLPZ 2018 00094 for a final subdivision to revise a lot line by transferring 289 sq. ft. from the parcel at 57 Locust Street to 59 Locust Street where both properties are located in the R-6 zone. *(Staff: BD) (Must decide by 5/7/2018) (Maximum extension available to 7/6/2018) (Page Number: 17)*
4. **Layne D. and Stacy D. Grindal and estate of Hartley J. and Lois Chazen;** application PLPZ 2018 00110, for a final subdivision, to convey 3,511 sq. from 75 Perkins Road to 71 Perkins Road where both properties are in the RA-2 zone. *(Staff: JP) (Must decide by 5/21/2018) (Maximum extension available to 7/20/2018) (Page Number: 67)*

5. **Palmer Island LLC**; application PLPZ 2018 00012 for a final coastal subdivision to divide a 63,879.3 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 19,694.6 sq. ft., and Lot 2 would equal 19,872.9 sq. ft., and an open space area of 24,311.91 sq. ft. (equal to 38% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 5/11/2018) (Maximum extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 145)*
6. **Palmer Island, LLC, (Proposed Lot 1)**; application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)*

**Application PLPZ 2018 00011 has been POSTPONED**

7. **Palmer Island LLC (Proposed Lot 2)**; application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)*

**Application PLPZ 2018 00009 has been POSTPONED**

**PUBLIC HEARING 7:15 PM**

8. **Michael J. Banks**; applications PLPZ 2018 00136 and PLPZ 2018 00137, for a final coastal site plan and special permit, to construct a new mixed-use building with a moderate income housing unit with general site improvements to the site which include four (4) surface parking spaces, two (2) spaces interior to the building and one ADA compliant surface parking space. The proposed building would house retail space and a job establishment on the first floor, and four (4) one-bedroom units on the second floor, one (1) of which would be deed restricted as a moderate income unit per Section 6-110 of the Town's Building Zone Regulations on a 4,984 sq. ft. property located at 4 Armonk Street in the LBR-2 zone. *(Staff: PL) (Must open by 6/21/2018) (Maximum extension to open available to 7/20/2018) (Page Number: 187)*

9. **Tiger Venture LLC**; applications PLPZ 2018 00108 and PLPZ 2018 00112, for a final site plan and special permit, to construct a new residence, pool, pool patio, tennis court, driveway and related site and stormwater improvements the result of which would exceed the 150,000 cubic feet in volume threshold on a 4.299-acres property located at 24 Meeting House Road in the RA-4 zone. (Staff: JP) (Must open by 6/7/2018) (Maximum extension to open available to 8/11/2018)

**Applications PLPZ 2018 00108 and PLPZ 2018 00112 have been POSTPONED**

10. **116 Oneida Drive I, LLC**; applications PLPZ 2018 00074 and PLPZ 2018 00075, for a final coastal site plan and special permit, to construct a residential addition and renovations on an existing dwelling the result of which would exceed the 150,000 cubic feet threshold on a 92,000 sq. ft. property located at 116 Oneida Drive in the R-20 zone. (Staff: PL) (Must open by 5/2/2018) (Extension to open granted to 5/2/2018. Maximum extension available to open 7/2/2018) (Page Number: 244)
11. **Dev and Larissa Sahai, and Dmitri Shklovsky and Lisa Guadagno Shklovsky**; application PLPZ 2018 00130, for a final re-subdivision, to consolidate and merge the 2.04-acres property at 15 Steeple Chase and the 2.81-acres property at 7 Steeple Chase the result of which would create one (1) parcel of 4.1255-acres located at 7 and 15 Steeple Chase in the RA-C4 zone. (Staff: SB) (Must decide by 5/28/2018) (Maximum extension available to 7/27/2018) (Page Number: 343)
12. **Dev and Larissa Sahai, Dmitri and Lisa Guadagno Shklovsky, and Peter I. and Andrea K. Resnick**; application PLPZ 2018 00131, for a final re-subdivision, to transfer 0.7213-acres of land from the parcel of land at 7 and 15 Steeple Chase (pursuant to application PLPZ 2018 00130 to consolidate 7 and 15 Steeple Chase) to the parcel at 229 Steeple Chase as shown as Parcel X on the provided proposed subdivision map, on properties located at 7, 15, and 229 Steeple Chase in the RA-C4 and RA-4 zones. (Staff: SB) (Must decide by 5/28/2018) (Maximum extension available to 7/27/2018) (Page Number: 455)

**REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS TO BE VOTED ON 5/1/2018:**

- a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: PL) (Must decide by 5/10/2018) (Maximum extension to decide available to 5/14/2018) (Continued from the 11/30/2017 and 2/22/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 3/6/2018 meeting, no action taken)*

15. **APPROVAL OF MINUTES:**

April 3, 2018  
April 17, 2018

16. **OTHER:**

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

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

**Chestnut Street Realty Co. Limited Partnership;** application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. *(Staff: PL) (Must decide by 6/9/2018) (Extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** application PLPZ 2018 00152, for an amendment to the Building Zone Map, to change the zoning designation of the fronting building at property located at 140 Greenwich Avenue from CGBR to CGBR-HO (as shown on a zoning map on file in the Town Clerk's office) to match the CGBR-HO designation already in existence for the rear/annex building the result of which would place the whole site within the CGBR-HO zone. *(Staff: SB) (Must open by 6/21/2018) (Maximum extension available to 8/25/2018) (Postponed at the 4/17/2018 Meeting)*

**140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2<sup>nd</sup> floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. *(Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 and 4/17/2018 meetings)*

**Greenwich Academy, Inc.;** application PLPZ 2018 00078 for a final site plan to demolish the existing 741 sq. ft. modular “Pre-Connection” annex building and reconstruct it with a new 4,015 sq. ft. building to house the same pre-school program on the first floor and a three-bedroom staff apartment on the second floor on a 6.5561-acres property located at 16 Ridgeview Avenue in the RA-1 zone. *(Staff: PL) (Must decide by 5/1/2018) (Extension to decide granted to 5/15/2018. Maximum extension available to 7/2/2018) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**L. Slavin Trustee for Heidi B. Smith;** applications PLPZ 2018 00062 and PLPZ 2018 00063, for a final coastal site plan and special permit, to repair an existing screen porch and construct a glass greenhouse on a 3.5-acres property located at 15 Field Point Circle in the RA-2 zone. *(Staff: JP) (Must open by 7/2/2018) (Maximum extension to open granted) (Postponed at the 4/7/2018 meeting)*

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## **REGULAR MEETING CONTINUED**

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TENTATIVE AGENDA

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# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**May 1, 2018**

## **ACTION AGENDA WITH DECISIONS**

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

*Alternate Members Present: Dennis Yeskey, Victoria Goss, and Dave Hardman*

*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*

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1. **Town of Greenwich Department of Public Works;** application PLPZ 2018 00065 for Municipal Improvement for a major redesign of a street(s) and reconfiguration of Town land in the area in and around the Sound Beach Avenue/Laddins Rock Road/Harding Road traffic circle in Old Greenwich (see also Preliminary Site Plan PLPZ 2018 00082). (Staff: KD) (Must act by 5/16/2018) (Continued from the 3/6/2018 and 4/3/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 3/20/2018 meeting) (Page Number: 9)

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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

4. **Layne D. and Stacy D. Grindal and estate of Hartley J. and Lois Chazen;** application PLPZ 2018 00110, for a final subdivision, to convey 3,511 sq. from 75 Perkins Road to 71 Perkins Road where both properties are in the RA-2 zone. (Staff: JP) (Must decide by 5/21/2018) (Maximum extension available to 7/20/2018) (Page Number: 67)

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Withdrawn by Applicant

6. **Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)

Postponed

7. **Palmer Island LLC (Proposed Lot 2)**; application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 meeting)*

Postponed

### **PUBLIC HEARING 7:15 PM**

8. **Michael J. Banks**; applications PLPZ 2018 00136 and PLPZ 2018 00137, for a final coastal site plan and special permit, to construct a new mixed-use building with a moderate income housing unit with general site improvements to the site which include four (4) surface parking spaces, two (2) spaces interior to the building and one ADA compliant surface parking space. The proposed building would house retail space and a job establishment on the first floor, and four (4) one-bedroom units on the second floor, one (1) of which would be deed restricted as a moderate income unit per Section 6-110 of the Town's Building Zone Regulations on a 4,984 sq. ft. property located at 4 Armonk Street in the LBR-2 zone. *(Staff: PL) (Must open by 6/21/2018) (Maximum extension to open available to 7/20/2018) (Page Number: 187)*

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Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

11. **Dev and Larissa Sahai, and Dmitri Shklovsky and Lisa Guadagno Shklovsky**; application PLPZ 2018 00130, for a final re-subdivision, to consolidate and merge the 2.04-acres property at 15 Steeple Chase and the 2.81-acres property at 7 Steeple Chase the result of which would create one (1) parcel of 4.1255-acres located at 7 and 15 Steeple Chase in the RA-C4 zone. (Staff: SB) (Must decide by 5/28/2018) (Maximum extension available to 7/27/2018) (Page Number: 343)

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**REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS TO BE VOTED ON 5/1/2018:**

- a. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. (*Staff: PL*) (*Must decide by 5/10/2018*) (*Maximum extension to decide available to 5/14/2018*) (*Continued from the 11/30/2017 and 2/22/2018 meetings*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*) (*Closed at the 3/6/2018 meeting, no action taken*)

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

15. **APPROVAL OF MINUTES:**

April 3, 2018  
April 17, 2018

Motion to approve minutes of April 3, 2018 and April 17, 2018  
Moved by Fox, seconded by Maitland  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

16. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None  
b. Other items as may properly come before the Commission. - None

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

**Chestnut Street Realty Co. Limited Partnership;** application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking



spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 6/9/2018) (Extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** application PLPZ 2018 00152, for an amendment to the Building Zone Map, to change the zoning designation of the fronting building at property located at 140 Greenwich Avenue from CGBR to CGBR-HO (as shown on a zoning map on file in the Town Clerk's office) to match the CGBR-HO designation already in existence for the rear/annex building the result of which would place the whole site within the CGBR-HO zone. (Staff: SB) (Must open by 6/21/2018) (Maximum extension available to 8/25/2018) (Postponed at the 4/17/2018 Meeting)

**140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2<sup>nd</sup> floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. (Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 and 4/17/2018 meetings)

**Greenwich Academy, Inc.;** application PLPZ 2018 00078 for a final site plan to demolish the existing 741 sq. ft. modular "Pre-Connection" annex building and reconstruct it with a new 4,015 sq. ft. building to house the same pre-school program on the first floor and a three-bedroom staff apartment on the second floor on a 6.5561-acres property located at 16 Ridgeview Avenue in the RA-1 zone. (Staff: PL) (Must decide by 5/1/2018) (Extension to decide granted to 5/15/2018. Maximum extension available to 7/2/2018) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**L. Slavin Trustee for Heidi B. Smith;** applications PLPZ 2018 00062 and PLPZ 2018 00063, for a final coastal site plan and special permit, to repair an existing screen porch and construct a glass greenhouse on a 3.5-acres property located at 15 Field Point Circle in the RA-2 zone. (Staff: JP) (Must open by 7/2/2018) (Maximum extension to open granted) (Postponed at the 4/7/2018 meeting)