

## 1. Meeting Materials

### Documents:

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

**Town Hall Meeting Room**  
101 Field Point Road, Greenwich, CT  
**May 3, 2016**

## **ACTION AGENDA - WITH DECISIONS**

*Regular Members Present and Seated: Richard Maitland, Margarita Alban, Andrew Fox, and Nancy Ramer*

*Regular Member Absent: Peter Levy*

*Alternate Members Present: Nicholas Macri, and Dennis Yeskey (seated for Levy)*

*Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner*

### **REGULAR MEETING 7:00 PM**

1. **Town of Greenwich**, application PLPZ 2016 00230 for a municipal improvement request to acquire 4.27 acres of land at 1241 King Street for the purposes of constructing of a new Fire/GEMS Facility in the RA-4 zone. (Staff: KD) (Must decide by 6/22/2016) (Maximum extension available to 9/20/2016) (Page Number: 12)

Application was heard in combination with the preliminary subdivision.

2. **Town of Greenwich and Fairview Country Club**, application PLPZ 2016 00184 for a preliminary subdivision to divide an existing 198.8 acres parcel into two parcels where Parcel A would be 4.3 acres and the remaining balance of land would continue to be the Fairview Country Club's property of 194.5 acres on property located at 1241 King Street in the RA-4 Zone. (Staff: KD) (Must decide by 6/7/2016) (Maximum extension available to 8/6/2016) (Postponed at the 4/19/2016 meeting) (Page Number: 12)

Motion to move to final subdivision with modifications

Moved by Alban, seconded by Macri

Voting in favor: Maitland, Alban, Yeskey (for Levy), Macri (for Fox who recused), and Ramer

5-0

Motion to approve municipal improvement

Moved by Alban, seconded by Ramer

Voting in favor: Maitland, Alban, Yeskey (for Levy), Macri (for Fox who recused), and Ramer

5-0

3. **100 WP Property – DOF II, LLC** application PLPZ 2016 00013 for final site plan approval to replace the existing free-standing front entrance sign displaying a single tenant with a new free-standing sign to display multiple tenants on a 3.317 acres property located at 100 West Putnam Avenue in the CGB Zone. *(Staff: CT) (Must decide by 5/21/2016) (Maximum extension granted) (Page Number: 99)*

Motion to approve final site plan with modifications

Moved by Alban, seconded by Ramer

Voting in favor: Maitland, Alban, Yeskey (*for Levy*), Fox, and Ramer  
5-0

4. **Michael Gellert**; application PLPZ 2016 00146 for a final subdivision to subdivide the property in to two (2), two (2) acres parcels a fee dedicated open space area of 13,581 sq. ft. and two (2) open space easement areas of 14,608 sq. ft. when combined would equal 15% of the total lot area on 4.312 acres property located at 75 Round Hill Road in the RA-2 zone. *(Staff: PL) (Must decide by 5/15/2016) (Maximum extension available to 7/14/2016) (Page Number: 135)*

Left Open – Extension Granted

5. **Town of Greenwich Board of Education - New Lebanon School**; application PLPZ 2016 00140, for a municipal improvement request to demolish the existing New Lebanon School building and construct a new school building on a 7.6 acre property located at 25 Mead Avenue in the R-6 zone. *(Staff: PL) (Must decide by 5/3/2016) (Maximum extension available to 8/1/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox) (Page Number: 210)*

Motion to defer municipal improvement to the June 7, 2016 Meeting to afford the Commission the opportunity to hear the municipal improvement in concert with the preliminary site plan and special permit.

Moved by Alban, seconded by Fox

Voting in favor of deferment: Maitland, Alban, Yeskey (*for Levy*), Fox, and Ramer  
5-0

**PUBLIC HEARING 7:15 PM**

6. **Town of Greenwich Board of Education – New Lebanon School;** applications PLPZ 2016 00141 and PLPZ 2016 00142, for a preliminary site plan and special permit, to demolish the existing New Lebanon School building and replace it with a new 61,230 sq. ft. school building, expand onsite parking to 85 parking spaces, expand parent pick up, drop-off and bus lane capacity, emergency access to the north side of the building, two playground areas, site lighting, landscaping, stormwater management and sewer improvements on a 7.6 acres property located at 25 Mead Ave in the R-6 zone. (Staff: PL) (**Must close by 5/5/2016**) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox) (Page Number: 210)

Postponed – Extension Granted

7. **Holly Hill Owner LLC;** applications PLPZ 2015 00598 and PLPZ 2015 00599, for a final site plan and special permit, to convert 31,362 sq. ft. of general office space use to medical office space use for 22 medical professionals and add 37 surface parking spaces on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. (Staff: MK) (**Must close by 5/12/2016**) (Maximum extension Granted) (Continued from the 2/2/2016 meeting, Postponed at the 3/22/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Left Open at the 4/19/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox) (Page Number: 359)

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

8. **River Road Development LLC;** applications PLPZ 2016 00038 and PLPZ 2016 00039, for a final coastal site plan and special permit, to construct a 20,603 sq. ft. building, over 40,000 cubic feet in building volume, for a rowing club and related rowing and water dependent activities; replace the existing docks and floats with new docks conducive to launching rowing vessels, construct 66 parking spaces and 3 handicapped parking spaces and associated site and stormwater drainage improvements on a 1.36 acre property located at 89 River Road in the WB zone. (Staff: PL) (**Must close by 5/4/2016**) (Maximum extension available to 6/16/2016) (Continued from the 3/8/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox) (Page Number: 497)

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Seated: Maitland, Alban, Macri (for Levy), Fox, and Ramer

9. **Jeffrey Stempien**; applications PLPZ 2016 00155 and PLPZ 2016 00156, for a final site plan and special permit, to construct a 6'6" x 14' portico over existing steps leading to the entrance of the existing two-family dwelling that would encroach 3'6" into the 25' required yard on a 4,800(+) sq. ft. property located at 6 Dale Drive in the R-6 zone. (Staff: CT) (Must open by 5/26/2016) (Maximum extension available to 0/0/2016) (Page Number: 676)

Left Open

10. **Davis and Orchard, LLC**; applications PLPZ 2016 00158 and PLPZ 2016 00159, for a final coastal site plan and special permit, to demolish an existing single-family dwelling and construct a new 5,098.6 sq. ft. two-family dwelling with onsite parking for five vehicles, and associated site improvements on a 9,156 sq. ft. property located at 356 Davis Avenue in the R-6 zone. (Staff: MK) (Must Open by 6/4/2016) (Maximum extension available to 8/8/16) (Page Number: 699)

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

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Yeskey (for Levy), Fox, and Ramer  
5-0

11. **The Greenwich Country Club, Inc.**; applications PLPZ 2016 00153 and PLPZ 2016 00154, for a final site plan and special permit, to make improvements to the Club's existing pool complex including; reconstruction of both the existing main pool the "kiddie" pool, demolish the existing pool house/lifeguard building and snack bar, construct a new pool house/snack bar, renovations to the existing changing rooms below the pro shop, demolition and reconstruction of the club's skeet building and associated site infrastructure, drainage and landscaping improvements on a 140.17 acres property located at 19 Doubling Road in the RA-1 zone. (Staff: CT) (Must open by 5/26/2016) (Maximum extension available to 7/30/2016) (Page Number: 759)

Motion to approve final site plan and special permit with modifications

Moved by Alban, seconded by Yeskey

Voting in favor: Maitland, Alban, Yeskey (for Levy), Macri (for Fox who recused) and Ramer  
5-0

12. **169 Milbank Avenue Owners, LLC**; applications PLPZ 2016 00138 and PLPZ 2016 00139, for a final site plan and special permit, to demolish an existing single-family dwelling and construct a new 8,846 sq. ft. two-family dwelling with onsite parking, and associates site improvements on a 16,875 sq. ft. property located at 169 Milbank Avenue in the R-6 zone. (Staff: MK) (Must open by 5/26/2016) (Maximum extension available to 7/30/2016) (Page Number: 854)

Left Open

13. **Sophia S. Hartch**; applications PLPZ 2016 00162 and PLPZ 2016 00163, for a final site plan and special permit, to make additions to the existing residence, replace and construct a new larger detached garage, and associated site improvements resulting in total building volume over 150,000 cubic feet on a 4.2792 acres property located at 25 Flagler Drive in the RA-2 zone. (Staff: PL) (Must open by 6/4/2016) (Maximum extension available to 8/8/2016) (Page Number: 917)

Motion to approve final site plan and special permit with modifications  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Yeskey (*for Levy*), Fox, and Ramer  
5-0

14. **157 North Water Partners LLC**; applications PLPZ 2016 00160 and PLPZ 2016 00161, for a final coastal site plan and special permit, to make additions, totaling 220.71 sq. ft. to an existing two-family dwelling and make interior renovations to the existing building that would not add bedrooms or require additional parking on a 4,061 sq. ft. property located at 157 North Water Street in the R-6 zone. (Staff: MK) (Must open by 6/4/2016) (Maximum extension available to 8/8/2016) (Page Number: 971)

Motion to approve final coastal site plan and special permit with modifications  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Yeskey (*for Levy*), Fox, and Ramer  
5-0

15. **Old Track Properties, LLC**; applications PLPZ 2016 00137 and PLPZ 2016 00229, for final site plan and special permit, to: make changes to a building approved and under construction (PLPZ 2012 00634 and PLPZ 2013 00006) and move a wall on the lower level of the building, increasing the gross floor area by 578 sq. ft.; change 3,935 sq. ft. of existing office use space located on the lower level of the approved mixed-use building to a group fitness center/squash instruction center use; modify the sidewalk along the east side of the building from 5 feet wide to 3 feet wide; and relocate the required ADA access to the lower level to the north side of the building on a 3.7582 acre property located at 16 Old Track Road in the GB zone. (Staff: PL) (Must open by 5/26/2016) (Maximum extension available to 7/30/2016) (Page Number: 1014)

Left Open

**REGULAR MEETING CONTINUED**

16. **DISCUSSION ITEMS:**

17. **DECISION ITEMS:**

- a. **Morgan Jenkins**; application PLPZ 2016 00002, for a **special permit only**, to demolish existing structures and construct a new 16,919 sq. ft., multi-family building containing eight (8) dwelling units with underground parking and associated site and drainage improvements on a 26,435 sq. ft. property (above Mean High Water) located at 702 Steamboat Road in the R-6 zone. *(Staff: MK) (Must decide by 5/21/2016) (Maximum extension granted) (Moved to final at the 4/19/2016 meeting, no action on special permit)*

Withdrawn by Applicant

18. **APPROVAL OF MINUTES:**

April 19, 2016

Motion to approve Minutes of April 19, 2016

Moved by Fox, seconded by Ramer

Voting in favor: Maitland, Alban, Yeskey (*for Levy*), Fox, and Ramer  
5-0

19. **OTHER:**

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

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

**SoulCycle, applicant, by consent of GFC - Fawcett LLC, record property owner**; application PLPZ 2016 00037 for a **final site plan** to modify the Commission's prior approval PLPZ 2012 00243 and amend the class schedule for the current use operated by SoulCycle, on a 0.634 acre property located at 1 Fawcett Place in the CGBR zone. *(Staff: PL) (Must decide by 6/4/2016) (Maximum extension available to 6/4/2016) (Continued from the 2/23/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox)*

**David Ogilvy;** application PLPZ 2016 00040 for a final coastal site plan to construct a 652 sq. ft. , single story, two-car garage on a 2.032 acres property located at 417 Field Point Road in the R-20 zone. *(Staff: PL) (Must decide by 6/4/16) (Maximum extension granted) (Postponed at the 3/8/2016 and 3/22/2016 meetings) (Page Number: )*

**David and Judith Kelly;** application PLPZ 2016 00043, for a final re-subdivision for an equal area exchange in land between Lots A, currently and proposed to be 12,479 sq. ft., and B, currently and proposed to be 12,016 sq. ft. by modifying the common lot line between the parcels as approved under final subdivision #1868; and relocate the approved conservation easement area on properties located at 303 Overlook Drive in the R-12 zone. *(Staff: CT) (Must decide by 5/26/2016) (Maximum extension granted) (Postponed by Applicant at the 2/23/2016, 3/8/2016, and 3/22/2016 meetings)*

**117 Green LLC;** application PLPZ 2016 00093 for a re-zoning, to re-zone the premises from the CGBR zone to the CGBR-HO zone in order to establish a historic overlay on the property (as shown on a re-zoning map on file in the Town Clerk's Office), on a 2,750 sq. ft. property located at 117 Greenwich Avenue in the CGBR zone. *(Staff: CT) (Must decide by 5/17/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

**117 Green LLC;** applications PLPZ 2016 00094 and PLPZ 2016 00095, for a final site plan and special permit, to: modify the conditions of Final Site Plan #1255 and Special Permit #114 and allow for an office use on the 2<sup>nd</sup> floor not related to the retail use on the 1<sup>st</sup> floor; permit a zone change to an historic overlay per Section 6-109.1(5)(a); and divide the 2<sup>nd</sup> floor space into two distinct spaces on a 2,750 sq. ft. property located at 117 Greenwich Avenue in the CGBR zone. *(Staff: CT) (Must close by 5/17/2016) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

**24 East Elm Street LLC;** application PLPZ 2016 00074, for a re-zoning, to re-zone the property as a HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) on a 0.309 acre property located at 24 East Elm Street in the CGB zone. *(Staff: CT) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

**24 East Elm Street LLC;** applications PLPZ 2016 00072 and PLPZ 2016 00073, for a preliminary site plan and special permit, to: permit a zone change to an historic overlay per Section 6-109.1(5)(a); protect and preserve the exterior of the principal structure; construct a compatible addition to the rear of the building with the new addition to be used as office use and the existing building remaining as a retail use, on a 0.309 acre property located at 24 East Elm Street in the CGB zone.



*(Staff: CT) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00016, for a text amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations to create a new housing opportunity development zone “(HODZ)” and create new regulatory language under and new Division of the Town’s Building Zone Regulations (to be Division 22, Sections 6-210 through 6-216). *(Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Full amendment text can be found in the Planning and Zoning office)*

**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00017 for a Zoning Map Amendment, to re-zone six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2190/S, and 07-1136/S) currently in the GB and RA-1 zones to the newly proposed HODZ zone (as shown on a rezoning map on file in the Town Clerk’s Office) (pursuant to pending text amendment application PLPZ 2016 00016) per Sections 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a final site plan and special permit, to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S) , 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone (“HODZ”).

*(Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016)  
(Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and  
Ramer)*

**Marc Levy, and WenConn Corp;** application PLPZ 2016 00075 PLPZ 2016 00228 for a final site plan and special permit to remove a portion of the exiting building, make a new entry vestibule addition, new outdoor seating area, new exterior finishes, new sidewalks and ADA access ramps, restripe the parking lot and install new landscaping to the Wendy's Restaurant on property the located at 422 West Putnam Avenue in the LBR-2 zone. *(Staff: CT) (Must open by 5/22/2016) (Extension granted to open by 5/22/2016)(Maximum extension available to 7/2/2016) (Postponed at the 4/19/2016 meeting)*

**Clearwater Acquisitions, LLC** record owners, for a final site plan and special permit, PLPZ 2016 00068 and PLPZ 2016 00069, to incorporate the existing building at 315 West Putnam Avenue into the existing building at 279 West Putnam Avenue and expand the existing automobile dealership use of Miller Motor Cars into the adjacent existing building space on properties located at 273-315 West Putnam Avenue in the GB zone. *(Staff: PL) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)*

**Miller Partners 321 LLC;** applications PLPZ 2016 00070 and PLPZ 2016 00071, for a final site plan and special permit, to change the use of a building to an automobile dealership, make changes to the façade, interior, and permit vehicle access into the building from West Putnam Avenue on a 34,086 sq. ft. property located at 321 West Putnam Avenue in the GB zone. *(Staff: PL) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)*

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** Application PLPZ 2016 00123 for a final subdivision to subdivide an existing 17,680 sq. ft. property into two (2) parcels where Parcel X would be 8,977 sq. ft., Parcel Y would be 8,701 sq. ft. and a 2,652 sq. ft. conservation easement (equal to 15% of the total lot area) at property located at 67 Bible Street in the R-6 zone. *(Staff: MK) (Must decide by 7/2/2016) (Maximum extension granted) (Continued from the 4/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri [for Ramer who recused])*

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** applications PLPZ 2016 00124 and PLPZ 2016 00125, for a final site plan and special permit, to construct a new two-family dwelling with three (3) bedrooms per unit, with new driveways, five (5) parking spaces (two garage, three outdoor), walkways, and drainage improvements on property located on proposed Parcel "X", 8,977 sq. ft. in size, (pursuant to subdivision application PLPZ 2016 00123) at 67 Bible Street in the in the R-6 zone. *(Staff: MK) (Must open by 7/30/2016) (Maximum*

*extension granted) (Postponed at the 4/19/2016 meeting)*

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** applications PLPZ 2016 00126 and PLPZ 2016 00127, for a final site plan and special permit, to construct a new two-family dwelling with three (3) bedrooms per unit, with new driveways, five (5) parking spaces (two garage, three outdoor), walkways, and drainage improvements on property located on Proposed Parcel “Y”, 8,701 sq. ft. in size, (pursuant to subdivision application PLPZ 2016 00123) at 67 Bible Street in the R-6 zone. *(Staff: MK) (Must open by 7/30/2016) (Maximum extension available granted) (Postponed at the 4/19/2016 meeting)*

**5 Conyers Farm Drive LLC;** applications PLPZ 2016 00098 and PLPZ 2016 00099, for a final site plan and special permit, to modify approved site plan PLPZ 2010 00192 and PLPZ 2010 00193 and reconfigure the domestic quarters, swimming pool and tennis court and construct a new “barn” accessory structure (not for keeping horses) in excess of 1,200 gross sq. ft., an outdoor kitchenette, pool cabana changing room, and related terraces and walkways the result of which would be in excess of 150,000 cubic feet of building volume on a 12.77 acres property located at 5 Conyers Farm Drive in the RA-4 zone. *(Staff: MK) (Must close by 5/24/2016) (Maximum extension available to 7/28/2016) (Continued from the 4/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

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

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**May 3, 2016**

## FINAL AGENDA

### REGULAR MEETING 7:00 PM

1. **Town of Greenwich**, application PLPZ 2016 00230 for a municipal improvement request to acquire 4.27 acres of land at 1241 King Street for the purposes of constructing of a new Fire/GEMS Facility in the RA-4 zone. (Staff: KD) (Must decide by 6/22/2016) (Maximum extension available to 9/20/2016) (Page Number: 12)
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12. **169 Milbank Avenue Owners, LLC;** applications PLPZ 2016 00138 and PLPZ 2016 00139, for a final site plan and special permit, to demolish an existing single-family dwelling and construct a new 8,846 sq. ft. two-family dwelling with onsite parking, and associates site improvements on a 16,875 sq. ft. property located at 169 Milbank Avenue in the R-6 zone. *(Staff: MK) (Must open by 5/26/2016) (Maximum extension available to 7/30/2016) (Page Number: 854)*
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## **REGULAR MEETING CONTINUED**

16. **DISCUSSION ITEMS:**
  
17. **DECISION ITEMS:**
  - a. **Morgan Jenkins**; application PLPZ 2016 00002, for a special permit only, to demolish existing structures and construct a new 16,919 sq. ft., multi-family building containing eight (8) dwelling units with underground parking and associated site and drainage improvements on a 26,435 sq. ft. property (above Mean High Water) located at 702 Steamboat Road in the R-6 zone. *(Staff: MK) (Must decide by 5/21/2016) (Maximum extension granted) (Moved to final at the 4/19/2016 meeting, no action on special permit)*

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April 19, 2016

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**24 East Elm Street LLC**; application PLPZ 2016 00074, for a re-zoning, to re-zone the property as a HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) on a 0.309 acre property located at 24 East Elm Street in the CGB zone. (Staff: CT) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)

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**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al**; application PLPZ 2016 00016, for a text amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations to create a new housing opportunity development zone "(HODZ)" and create new regulatory language under and new Division of the Town's Building Zone Regulations (to be Division 22, Sections 6-210 through 6-216). (Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Full amendment text can be found in the Planning and Zoning office)

**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al**; application PLPZ 2016 00017 for a Zoning Map Amendment, to re-zone six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2190/S, and 07-1136/S) currently in the GB and RA-1 zones to the newly proposed HODZ zone (as shown on a re-zoning map on file in the Town Clerk's Office) (pursuant to pending text amendment application PLPZ 2016 00016) per Sections 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (Must close by 7/9/2016)

*(Maximum extension granted to 7/9/2016) (Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a final site plan and special permit, to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S) , 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone (“HODZ”). *(Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

**Marc Levy, and WenConn Corp;** application PLPZ 2016 00075 PLPZ 2016 00228 for a final site plan and special permit to remove a portion of the exiting building, make a new entry vestibule addition, new outdoor seating area, new exterior finishes, new sidewalks and ADA access ramps, restripe the parking lot and install new landscaping to the Wendy's Restaurant on property the located at 422 West Putnam Avenue in the LBR-2 zone. *(Staff: CT) (Must open by 5/22/2016) (Extension granted to open by 5/22/2016) (Maximum extension available to 7/2/2016) (Postponed at the 4/19/2016 meeting)*

**Clearwater Acquisitions, LLC** record owners, for a final site plan and special permit, PLPZ 2016 00068 and PLPZ 2016 00069, to incorporate the existing building at 315 West Putnam Avenue into the existing building at 279 West Putnam Avenue and expand the existing automobile dealership use of Miller Motor Cars into the adjacent existing building space on properties located at 273-315 West Putnam Avenue in the GB zone. *(Staff: PL) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)*

**Miller Partners 321 LLC;** applications PLPZ 2016 00070 and PLPZ 2016 00071, for a final site plan and special permit, to change the use of a building to an automobile dealership, make changes to the façade, interior, and permit vehicle access into the building from West Putnam Avenue on a 34,086 sq. ft. property

located at 321 West Putnam Avenue in the GB zone. *(Staff: PL) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)*

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** Application PLPZ 2016 00123 for a final subdivision to subdivide an existing 17,680 sq. ft. property into two (2) parcels where Parcel X would be 8,977 sq. ft., Parcel Y would be 8,701 sq. ft. and a 2,652 sq. ft. conservation easement (equal to 15% of the total lot area) at property located at 67 Bible Street in the R-6 zone. *(Staff: MK) (Must decide by 7/2/2016) (Maximum extension granted) (Continued from the 4/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri [for Ramer who recused])*

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** applications PLPZ 2016 00124 and PLPZ 2016 00125, for a final site plan and special permit, to construct a new two-family dwelling with three (3) bedrooms per unit, with new driveways, five (5) parking spaces (two garage, three outdoor), walkways, and drainage improvements on property located on proposed Parcel “X”, 8,977 sq. ft. in size, (pursuant to subdivision application PLPZ 2016 00123) at 67 Bible Street in the in the R-6 zone. *(Staff: MK) (Must open by 7/30/2016) (Maximum extension granted) (Postponed at the 4/19/2016 meeting)*

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** applications PLPZ 2016 00126 and PLPZ 2016 00127, for a final site plan and special permit, to construct a new two-family dwelling with three (3) bedrooms per unit, with new driveways, five (5) parking spaces (two garage, three outdoor), walkways, and drainage improvements on property located on Proposed Parcel “Y”, 8,701 sq. ft. in size, (pursuant to subdivision application PLPZ 2016 00123) at 67 Bible Street in the R-6 zone. *(Staff: MK) (Must open by 7/30/2016) (Maximum extension available granted) (Postponed at the 4/19/2016 meeting)*

**5 Conyers Farm Drive LLC;** applications PLPZ 2016 00098 and PLPZ 2016 00099, for a final site plan and special permit, to modify approved site plan PLPZ 2010 00192 and PLPZ 2010 00193 and reconfigure the domestic quarters, swimming pool and tennis court and construct a new “barn” accessory structure (not for keeping horses) in excess of 1,200 gross sq. ft., an outdoor kitchenette, pool cabana changing room, and related terraces and walkways the result of which would be in excess of 150,000 cubic feet of building volume on a 12.77 acres property located at 5 Conyers Farm Drive in the RA-4 zone. *(Staff: MK) (Must close by 5/24/2016) (Maximum extension available to 7/28/2016) (Continued from the 4/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

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

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**May 3, 2016**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **Town of Greenwich**, application PLPZ 2016 00230 for a municipal improvement request to acquire 4.27 acres of land at 1241 King Street for the purposes of constructing of a new Fire/GEMS Facility in the RA-4 zone. (Staff: KD) (Must decide by 6/22/2016) (Maximum extension available to 9/20/2016) (Page Number: )
2. **Town of Greenwich and Fairview Country Club**, application PLPZ 2016 00184 for a preliminary subdivision to divide an existing 198.8 acres parcel into two parcels where Parcel A would be 4.3 acres and the remaining balance of land would continue to be the Fairview Country Club's property of 194.5 acres on property located at 1241 King Street in the RA-4 Zone. (Staff: KD) (Must decide by 6/7/2016) (Maximum extension available to 8/6/2016) (Postponed at the 4/19/2016 meeting) (Page Number: )
3. **100 WP Property – DOF II, LLC** application PLPZ 2016 00013 for final site plan approval to replace the existing free-standing front entrance sign displaying a single tenant with a new free-standing sign to display multiple tenants on a 3.317 acres property located at 100 West Putnam Avenue in the CGB Zone. (Staff: xx) (Must decide by 5/21/2016) (Maximum extension granted) (Page Number: )
4. **Michael Gellert**; application PLPZ 2016 00146 for a final subdivision to subdivide the property in to two (2), two (2) acres parcels a fee dedicated open space area of 13,581 sq. ft. and two (2) open space easement areas of 14,608 sq. ft. when combined would equal 15% of the total lot area on 4.312 acres property located at 75 Round Hill Road in the RA-2 zone. (Staff: PL) (Must decide by 5/15/2016) (Maximum extension available to 7/14/2016) (Page Number: )

5. **Town of Greenwich Board of Education - New Lebanon School;** application PLPZ 2016 00140, for a municipal improvement request to demolish the existing New Lebanon School building and construct a new school building on a 7.6 acre property located at 25 Mead Avenue in the R-6 zone. (Staff: PL) (**Must decide by 5/3/2016**) (Maximum extension available to 8/1/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox) (Page Number: )

## PUBLIC HEARING 7:15 PM

6. **Town of Greenwich Board of Education – New Lebanon School;** applications PLPZ 2016 00141 and PLPZ 2016 00142, for a preliminary site plan and special permit, to demolish the existing New Lebanon School building and replace it with a new 61,230 sq. ft. school building, expand onsite parking to 85 parking spaces, expand parent pick up, drop-off and bus lane capacity, emergency access to the north side of the building, two playground areas, site lighting, landscaping, stormwater management and sewer improvements on a 7.6 acres property located at 25 Mead Ave in the R-6 zone. (Staff: PL) (**Must close by 5/5/2016**) (Maximum extension available to 7/9/2016) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox) (Page Number: )
7. **Holly Hill Owner LLC;** applications PLPZ 2015 00598 and PLPZ 2015 00599, for a final site plan and special permit, to convert 31,362 sq. ft. of general office space use to medical office space use for 22 medical professionals and add 37 surface parking spaces on a 4.47 acre property located at 75 Holly Hill Lane in the GBO zone. (Staff: MK) (**Must close by 5/12/2016**) (Maximum extension Granted) (Continued from the 2/2/2016 meeting, Postponed at the 3/22/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Left Open at the 4/19/2016 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Levy, and Fox) (Page Number: )
8. **River Road Development LLC;** applications PLPZ 2016 00038 and PLPZ 2016 00039, for a final coastal site plan and special permit, to construct a 20,603 sq. ft. building, over 40,000 cubic feet in building volume, for a rowing club and related rowing and water dependent activities; replace the existing docks and floats with new docks conducive to launching rowing vessels, construct 66 parking spaces and 3 handicapped parking spaces and associated site and stormwater drainage improvements on a 1.36 acre property located at 89 River Road in the WB zone. (Staff: PL) (**Must close by 5/4/2016**) (Maximum extension available to 6/16/2016) (Continued from the 3/8/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: )

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**24 East Elm Street LLC;** application PLPZ 2016 00074, for a re-zoning, to re-zone the property as a HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) on a 0.309 acre property located at 24 East Elm Street in the CGB zone. *(Staff: CT) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

**24 East Elm Street LLC;** applications PLPZ 2016 00072 and PLPZ 2016 00073, for a preliminary site plan and special permit, to: permit a zone change to an historic overlay per Section 6-109.1(5)(a); protect and preserve the exterior of the principal structure; construct a compatible addition to the rear of the building with the new addition to be used as office use and the existing building remaining as a retail use, on a 0.309 acre property located at 24 East Elm Street in the CGB zone. *(Staff: CT) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Levy, and Fox)*

**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00016, for a text amendment, per Section 6-22 of the Town of Greenwich Building Zone Regulations to create a new housing opportunity development zone "(HODZ)" and create new regulatory language under and new Division of the Town's Building Zone Regulations (to be Division 22, Sections 6-210 through 6-216). *(Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Full amendment text can be found in the Planning and Zoning office)*

**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** application PLPZ 2016 00017 for a Zoning Map Amendment, to re-zone six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2190/S, and 07-1136/S) currently in the GB and RA-1 zones to the newly proposed HODZ zone (as shown on a re-zoning map on file in the Town Clerk's Office) (pursuant to pending text amendment application PLPZ 2016 00016) per Sections 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

**Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a final site plan and special permit, to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S) , 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone (“HODZ”). (Staff: KD) (Must close by 7/9/2016) (Maximum extension granted to 7/9/2016) (Continued from the 4/5/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)

**Marc Levy, and WenConn Corp;** application PLPZ 2016 00075 PLPZ 2016 00228 for a final site plan and special permit to remove a portion of the exiting building, make a new entry vestibule addition, new outdoor seating area, new exterior finishes, new sidewalks and ADA access ramps, restripe the parking lot and install new landscaping to the Wendy's Restaurant on property the located at 422 West Putnam Avenue in the LBR-2 zone. (Staff: CT) (Must open by 5/22/2016) (Extension granted to open by 5/22/2016(Maximum extension available to 7/2/2016) (Postponed at the 4/19/2016 meeting)

**Clearwater Acquisitions, LLC** record owners, for a final site plan and special permit, PLPZ 2016 00068 and PLPZ 2016 00069, to incorporate the existing building at 315 West Putnam Avenue into the existing building at 279 West Putnam Avenue and expand the existing automobile dealership use of Miller Motor Cars into the adjacent existing building space on properties located at 273-315 West Putnam Avenue in the GB zone. (Staff: PL) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)

**Miller Partners 321 LLC;** applications PLPZ 2016 00070 and PLPZ 2016 00071, for a final site plan and special permit, to change the use of a building to an automobile dealership, make changes to the façade, interior, and permit vehicle access into the building from West Putnam Avenue on a 34,086 sq. ft. property located at 321 West Putnam Avenue in the GB zone. (Staff: PL) (Must close by 7/9/2016) (Maximum extension granted) (Left Open at the 3/31/2016 meeting) (Seated: Ramer (for Heller), Maitland, Macri (for Alban), Levy, and Fox)

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** Application PLPZ 2016 00123 for a final subdivision to subdivide an existing 17,680 sq. ft. property into two (2) parcels where Parcel X would be 8,977 sq. ft., Parcel Y would be 8,701 sq. ft. and a 2,652 sq. ft. conservation easement (equal to 15% of the total lot area) at property located at 67 Bible Street in the R-6 zone. (Staff: MK) (Must decide by 7/2/2016) (Maximum extension granted) (Continued from the 4/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri [for Ramer who recused])

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** applications PLPZ 2016 00124 and PLPZ 2016 00125, for a final site plan and special permit, to construct a new two-family dwelling with three (3) bedrooms per unit, with new driveways, five (5) parking spaces (two garage, three outdoor), walkways, and drainage improvements on property located on proposed Parcel “X”, 8,977 sq. ft. in size, (pursuant to subdivision application PLPZ 2016 00123) at 67 Bible Street in the in the R-6 zone. (Staff: MK) (Must open by 7/30/2016) (Maximum extension granted) (Postponed at the 4/19/2016 meeting)

**Michael R. Natale, Jeffrey M. Natale, and Patrick J. Bria;** applications PLPZ 2016 00126 and PLPZ 2016 00127, for a final site plan and special permit, to construct a new two-family dwelling with three (3) bedrooms per unit, with new driveways, five (5) parking spaces (two garage, three outdoor), walkways, and drainage improvements on property located on Proposed Parcel “Y”, 8,701 sq. ft. in size, (pursuant to subdivision application PLPZ 2016 00123) at 67 Bible Street in the R-6 zone. (Staff: MK) (Must open by 7/30/2016) (Maximum extension available granted) (Postponed at the 4/19/2016 meeting)

**5 Conyers Farm Drive LLC;** applications PLPZ 2016 00098 and PLPZ 2016 00099, for a final site plan and special permit, to modify approved site plan PLPZ 2010 00192 and PLPZ 2010 00193 and reconfigure the domestic quarters, swimming pool and tennis court and construct a new “barn” accessory structure (not for keeping horses) in excess of 1,200 gross sq. ft., an outdoor kitchenette, pool cabana changing room, and related terraces and walkways the result of which would be in excess of 150,000 cubic feet of building volume on a 12.77 acres property located at 5 Conyers Farm Drive in the RA-4 zone. (Staff: MK) (Must close by 5/24/2016) (Maximum extension available to 7/28/2016) (Continued from the 4/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)