1. Final Agenda
   Documents:
   
   FINAL - 05-05-2020.PDF

2. Action Agenda
   Documents:
   
   ACTION AGENDA - 05-05-2020.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via Zoom

Please click the link below to view, listen, and/or participate in this meeting:
https://greenwichct.zoom.us/j/92420506143?pwd=N29lR0FxTTdWWjJGdXR2hseEZRdz09
Password: 0518864

Or you may listen, and/or participate in this meeting by calling the following:
By Telephone: +1 (646) 518-9805
Webinar ID: 924 2050 6143
Password: 0518864

MAY 5, 2020

FINAL AGENDA

REGULAR MEETING 5:00 PM

1. Adam Gray and Kerri Miller; application PLPZ 2019 00502, for a final coastal site plan, to demolish an existing dwelling and construct a new single family residence, in ground swimming pool and related site improvements on a 28,150 sq. ft. property located at 198 Shore Road in the R-20 and COZ zones. (Staff: JP) (Must decide by 7/17/2020.) (Maximum extension to decide has been applied per the Governor’s Executive Order)

   To view Staff Reports, and application materials provided, please click [here].

   PUBLIC HEARING
   (To commence after item #1 is heard)

2. Edgard Salazar; application PLPZ 2020 00070, for a final coastal site plan and special permit to convert the existing single-family dwelling to a two-family dwelling, construct a new driveway and associated improvements on a 3,679 sq. ft. property located at 22 Mead Avenue in the R-6 and COZ zones. (Staff: MA) (Must open by 5/28/2020.) (Maximum extension to open available to 8/1/2020 per the Governor’s Executive Order)

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3. **Fried and Taylor LLC.**; applications PLPZ 2019 00450 and PLPZ 2019 00451, for a preliminary site plan and special permit, for a mixed use, Moderate Income Housing Development of three (3) stories with twenty-two (22) units where five (5) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Town of Greenwich Building Zone Regulations; 4,434 sq. ft. of commercial space, for two tenants on the first floor, and parking for 52 vehicles and 3 ADA parking spaces on a 33,077 sq. ft. property located at **100 East Putnam Avenue** in the LBR-2 and PRIOZ zones. *(Staff: PL) (Left open at the 1/7/2020, 3/10/2020 and 4/21/2020 meetings) (Must close by 7/15/2020) (Maximum extension to close applied per the Governor’s Executive Order.) (Seated: Alban, Macri, Levy, Fox, Hardman)*

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4. **DISCUSSION ITEMS:**

5. **DECISION ITEMS:**

6. **APPROVAL OF MINUTES:**

7. **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:**

500 WPA, LLC, and Putnam 600 Acquisition LLC; applications , PLPZ 2019 00445 and PLPZ 2019 00446, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain. The applications are subject, but not limited, to Sections 6-13 through 6-15, 6-17, 6-101, 6-105, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at **500 and 600 West Putnam Avenue** in the GBO zone. *(Staff: PL) (Must close by 4/11/2020) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman).)*
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585 West Putnam, LLC and Putnam 600 Acquisition, LLC; applications PLPZ 2019 00452 and PLPZ 2019 00453, for a final site plan and special permit, to merge the parcel at 581 and 585 West Putnam Avenue, demolish all buildings and site improvements on the 581 Parcel and construct a new 67,074 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town’s Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time per Sections 6-13 through 6-15, 6-17, 6-106, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 4/11/2020) (Maximum extension to close granted) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))

21 Calhoun Drive, LLC.; application PLPZ 2019 00474, for a zoning map amendment, to re-zone 21 Calhoun Drive from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the property located at 21 Calhoun Drive in the RA-1 zone. (Staff: PL) (Left open at the 1/7/2020 and 3/10/2020 meetings.) (Must close by 4/16/2020.) (Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman).

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Greenwich Country Day School, Inc.; applications PLPZ 2019 00503 and PLPZ 2019 00504, for a final site plan and special permit to permit building and site plan improvements to accommodate renovations to Greenwich Country Day School's athletic fields, including: upgrading existing grass athletic fields to synthetic turf; construction of a field house with spectator seating; installation of a new storage building; site improvements including driveway, parking, and landscape modifications' and improvements to Cardinal Road, as authorized by The Greenwich Skating Club, Incorporated, which, along with GCDS, owns said road pursuant to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-94(a)(S), 6-101(a), 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations, on a 41.5-acres property located at 23 and 47 Fairfield Road in the RA-1 zone. (Staff: JP) (Must close by 4/7/2020) (Extension to close granted to 4/7/2020. Maximum extension to close available to 5/7/2020.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.).)
Dunwoodie, LLC.; application PLPZ 2019 00468, for a zoning map amendment, to re-zone 102 through 118 Sheephill Road from the R-12 to the R-12-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) (Staff: PL) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman)

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Greenwich Hospital: Pre-application review, PLPZ 2020 00012, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital’s Smilow Cancer Center, to be located at 16-38 Lake Avenue and 54-64 Lafayette Place. (Discussed at the 2/25/2020 meeting. Will be discussed at a future meeting.)

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MAY 5, 2020

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated:
Margarita Alban, Nicholas Macri, Peter Levy, and Dave Hardman.

Regular Members Absent:
Andy Fox.

Alternate Members Present:
Dennis Yeskey, Victoria Goss, and Peter Lowe.

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

REGULAR MEETING 5:00 PM

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Motion to approve Final Coastal Site Plan with modifications
Moved by Macri, Seconded by Levy
Voting in Favor: Alban, Macri, Levy, Lowe (for Fox), and Hardman
5-0
PUBLIC HEARING
(Commenced after item #1 was voted on.)

2. **Edgard Salazar;** application PLPZ 2020 00070, for a final coastal site plan and special permit to convert the existing single-family dwelling to a two-family dwelling, construct a new driveway and associated improvements on a 3,679 sq. ft. property located at 22 Mead Avenue in the R-6 and COZ zones. *(Staff: MA) (Must open by 5/28/2020.) (Maximum extension to open available to 8/1/2020 per the Governor’s Executive Order)*

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   To view photos of 22 Mead Ave. taken by the Chair of the Commission, , please click [here](#).

   **Motion to deny Final Coastal Site Plan and Special Permit**
   Moved by Macri, Seconded by Hardman
   Voting in Favor of Denial: Alban, Macri, Levy, Lowe (for Fox), and Hardman
   5-0

3. **Fried and Taylor LLC.;** applications PLPZ 2019 00450 and PLPZ 2019 00451, for a preliminary site plan and special permit, for a mixed used, Moderate Income Housing Development of three (3) stories with twenty-two (22) units where five (5) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Town of Greenwich Building Zone Regulations; 4,434 sq. ft. of commercial space, for two tenants on the first floor, and parking for 52 vehicles and 3 ADA parking spaces on a 33,077 sq. ft. property located at **100 East Putnam Avenue** in the LBR-2 and PRIOZ zones. *(Staff: PL) (Left open at the 1/7/2020, 3/10/2020 and 4/21/2020 meetings) (Must close by 7/15/2020) (Maximum extension to close applied per the Governor’s Executive Order.) (Seated: Alban, Macri, Levy, Fox, Hardman)*

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   To view the revised presentation materials submitted on 5/4/2020, please click [here](#).

   **Motion to move Preliminary Site Plan to final with modifications**
   Moved by Macri, Seconded by Lowe
   Voting in Favor: Alban, Macri, Levy, Lowe (for Fox), and Hardman
   5-0
   No action taken on the special permit.

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