1. Tentative Agenda
   Documents:
   
   TENTATIVE-05-14-19.PDF

2. Final Agenda
   Documents:
   
   FINAL-05-14-19.PDF

3. Action Agenda
   Documents:
   
   ACTION AGENDA 05-14-19.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

May 14, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. 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 4/2/19 meeting)
   (Seated: Alban, Levy, Fox, Macri, and Hardman)

2. 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 and the COZ zones. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension available to 7/27/2019)

3. 10 North Water LLC, 14 North Water LLC, & 13 N Water St, LLC; application PLPZ 2019 00142 for a final coastal site plan to provide covered seasonal outdoor dining for 20 seats, create five (5) additional parking spaces, and provide valet parking on a 9,933 sq. ft. property located at 10, 13, and 14 North Water Street in the LBR-2 Zone. (Staff: JP) (Must decide by 6/20/2019) (Maximum extension available to 8/24/2019)

4. Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station; application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at 1800 East Putnam Avenue in the GB Zone. (Staff: MA) (Must decide by 6/20/2019) (Maximum extension available to 8/24/2019)
5. **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 R-12 Zone. *(Staff: PL) *(Must decide by 5/24/2019) *(Maximum extension available to 7/28/2019) *(Continued from the 4/16/19 meeting) *(Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))*

6. **The Field Club of Greenwich, Inc.;** request for a five-year extension of time to complete work, related to applications PLPZ 2014 00254 and PLPZ 2014 00255, for final site plan and special permit, to construct a new 13,942 sq. ft. tennis building, and an 1,855 sq. ft. addition to an existing 8,415 sq. ft. squash house on an 11-acres property located at **276 Lake Avenue** in the RA-2 zone, approved by the Commission at their 7/29/2014 meeting. *(Staff: SB)*

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**PUBLIC HEARING 7:15 PM**

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. **19 W Elm Street Holdings, LLC.;** applications PLPZ 2019 00153 and PLPZ 2019 00154, for a final site plan and special permit, to renovate and convert its existing retail food establishment to a restaurant use, increase seating to 42 seats total and seek approval for seasonal outdoor dining on a 13,765 sq. ft. property located at **19 West Elm Street** in the CGB zone. *(Staff: JP) *(Must open by 6/20/2019.) *(Maximum extension to open available to 8/24/2019)*
9. **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 5/21/2019) (Maximum extension to close available to 7/25/2019) (Continued from the 4/16/19 meeting (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

10. **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) (Must close by 5/15/2019. 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)

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

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

April 16, 2019

April 30, 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:

**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 6/4/2019) (Maximum extension to close available to 8/8/2019) (Opened at the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)*

**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 decide by 6/6/2019) (Maximum extension to decide available to 8/10/19) (Continued from the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)*

**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 7/27/2019) (Maximum extension to decide granted) (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 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))*
Office Park LLC; application PLP 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 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

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 6/1/2019. Extension to close granted to 6/1/2019) (Maximum extension to close available to 7/25/2019) (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

May 14, 2019

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. 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 4/2/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman) (page 9)

2. 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 and the COZ zones. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension available to 7/27/2019) (page 533)

3. 10 North Water LLC, 14 North Water LLC, & 13 N Water St, LLC; application PLPZ 2019 00142 for a final coastal site plan to provide covered seasonal outdoor dining for 20 seats, create five (5) additional parking spaces, and provide valet parking on a 9,933 sq. ft. property located at 10, 13, and 14 North Water Street in the LBR-2 Zone. (Staff: JP) (Must decide by 6/20/2019) (Maximum extension available to 8/24/2019) (page 613)

4. Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station; application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at 1800 East Putnam Avenue in the GB Zone. (Staff: MA) (Must decide by 6/20/2019) (Maximum extension available to 8/24/2019) (page 661)
5. **Calabrese Property Association and Mariano Lozano**: application PLPZ 2019 00102 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 R-12 Zone. *(Staff: PL) (Must decide by 5/24/2019) (Maximum extension available to 7/28/2019) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)*

**Application PLPZ 2019 00102 has been Postponed. Extension Granted.**

6. **The Field Club of Greenwich, Inc.**; request for a five-year extension of time to complete work, related to applications PLPZ 2014 00254 and PLPZ 2014 00255, for final site plan and special permit, to construct a new 13,942 sq. ft. tennis building, and an 1,855 sq. ft. addition to an existing 8,415 sq. ft. squash house on an 11-acres property located at 276 Lake Avenue in the RA-2 zone, approved by the Commission at their 7/29/2014 meeting. *(Staff: SB) (page 754)*

**PUBLIC HEARING 7:15 PM**

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) (page 788)*

8. **19 W Elm Street Holdings, LLC.**; applications PLPZ 2019 00153 and PLPZ 2019 00154, for a final site plan and special permit, to renovate and convert its existing retail food establishment to a restaurant use, increase seating to 42 seats total and seek approval for seasonal outdoor dining on a 13,765 sq. ft. property located at 19 West
Elm Street in the CGB zone. (Staff: JP) (Must open by 6/20/2019.) (Maximum extension to open available to 8/24/2019) (page 944)

9. River Road Development LLC, applications PLPZ 2019 00075 and PLPZ 2019 00076 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 5/21/2019) (Maximum extension to close available to 7/25/2019) (Continued from the 4/16/19 meeting (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox) (page 987)

10. 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) (Must Close by 5/15/2019. 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)

Applications PLPZ 2019 00043 and PLPZ 2019 00044 has been Postponed. Extension Granted.

11. 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. Extension to close granted.) (Maximum extension to close available to 5/18/2019) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman) (page 1067)

REGULAR MEETING CONTINUED

12. DISCUSSION ITEMS:

13. DECISION ITEMS:
14. APPROVAL OF MINUTES:

April 16, 2019
April 30, 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:

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 6/4/2019) (Maximum extension to close available to 8/8/2019) (Opened at the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)

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 decide by 6/6/2019) (Maximum extension to decide available to 8/10/19) (Continued from the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)

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 7/27/2019) (Maximum extension to decide granted) (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 7/27/2019) (Maximum extension to decide granted) (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 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Parker Stacy; application PLPZ 2019 00066, 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 6/1/2019. Extension to close granted to 6/1/2019) (Maximum extension to close available to 7/25/2019) (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

May 14, 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

1. 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 4/2/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)

Withdrawn

2. 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 and the COZ zones. (Staff: PL) (Must decide by 5/23/2019) (Maximum extension available to 7/27/2019) (Seated: Alban, Levy, Fox, Macri, and Hardman)

Left Open – Extension Granted

3. 10 North Water LLC, 14 North Water LLC, & 13 N Water St, LLC; application PLPZ 2019 00142 for a final coastal site plan to provide covered seasonal outdoor
dining for 20 seats, create five (5) additional parking spaces, and provide valet parking on a 9,933 sq. ft. property located at **10, 13, and 14 North Water Street** in the LBR-2 Zone. *(Staff: JP) (Must decide by 6/20/2019) (Maximum extension available to 8/24/2019) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

Left Open

4. **Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station;** application PLPZ 2019 00149, for a **final site plan** for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at **1800 East Putnam Avenue** in the GB Zone. *(Staff: MA) (Must decide by 6/20/2019) (Maximum extension available to 8/24/2019) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

Left Open

5. **Calabrese Property Association and Mariano Lozano:** application PLPZ 2019 00102 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 R-12 Zone. *(Staff: PL) (Must decide by 5/24/2019) (Maximum extension available to 7/28/2019) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)*

Postponed - Extension Granted

6. **The Field Club of Greenwich, Inc.;** request for a **five-year extension of time** to complete work, related to applications PLPZ 2014 00254 and PLPZ 2014 00255, for **final site plan and special permit**, to construct a new 13,942 sq. ft. tennis building, and an 1,855 sq. ft. addition to an existing 8,415 sq. ft. squash house on an 11-acres property located at **276 Lake Avenue** in the RA-2 zone, approved by the Commission at their 7/29/2014 meeting. *(Staff: SB) (Seated: Alban, Macri, Levy, Yeskey (for Fox who recused), and Hardman)*

Motion to grant extension
Moved by Macri, seconded by Yeskey
Voting in favor: Alban, Macri, Levy, Yeskey (for Fox), and Hardman
5-0

**PUBLIC HEARING 7:15 PM**
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)**

    Left Open – Extension Granted

8. **19 W Elm Street Holdings, LLC.** applications PLPZ 2019 00153 and PLPZ 2019 00154, for a final site plan and special permit, to renovate and convert its existing retail food establishment to a restaurant use, increase seating to 42 seats total and seek approval for seasonal outdoor dining on a 13,765 sq. ft. property located at **19 West Elm Street** in the CGB zone. **(Staff: JP) (Must open by 6/20/2019.) (Maximum extension to open available to 8/24/2019) (Seated: Alban, Levy, Fox, Macri, and Hardman)**

    Left Open

9. **River Road Development LLC**, applications PLPZ 2019 00075 and PLPZ 2019 00076 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 5/21/2019) (Maximum extension to close**
10. 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) (Must Close by 5/15/2019, 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)

Postponed - Extension Granted

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

Closed – No Action Taken

REGULAR MEETING CONTINUED

12. DISCUSSION ITEMS:

13. DECISION ITEMS:

14. APPROVAL OF MINUTES:

April 16, 2019
April 30, 2019

No Action taken on Minutes

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:

**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 6/4/2019) (Maximum extension to close available to 8/8/2019) (Opened at the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)

**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 decide by 6/6/2019) (Maximum extension to decide available to 8/10/19) (Continued from the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)

**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 7/27/2019) (Maximum extension to decide granted) (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 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

**Office Park LLC;** application PLPZ 2019 00072 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
(Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Parker Stacy; application PLPZ 2019 00066, 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 6/1/2019. Extension to close granted to 6/1/2019) (Maximum extension to close available to 7/25/2019) (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.