1. Meeting Materials

Documents:

MAY 19, 2015 ACTION AGENDA.PDF
MAY 19, 2015 FINAL AGENDA.PDF
MAY 19, 2015 TENTATIVE AGENDA.PDF
Regular Members Present and Seated: Richard Maitland, Margarita Alban, Frederick Brooks, and Peter Levy
Regular Member Absent: Donald Heller
Alternate Members Present: Nancy Ramer (seated for Heller), Andrew Fox, and Nicholas Macri
Staff Members Present: Robert Seale, Deputy Director Planning and Zoning/Assistant Town Planner, and Patrick LaRow, Senior Planner

REGULAR MEETING 7:00 PM

1. **John and Margaret Muhnicki, Trustee;** request for a 90-day extension to file the mylar on the Land Records (from 5/25/15 to 8/23/15) of a final subdivision PLPZ 2015 00012 subdividing a 4.795 acre property into two lots containing 2.324 acres and 2.253 acres, respectively, with a conservation easement area and an open space parcel on property located at 155 Cat Rock Road in the RA-2 zone. *(Staff: MK) (Must decide by 5/25/2015) (Page Number: 8)*

   Motion to approve 90-day extension to file the mylar
   Moved by Alban, seconded by Brooks
   Voting in favor: Ramer (for Heller), Maitland, Alban, Brooks, and Levy
   5-0

2. **Gregory and Elise Green;** application PLPZ 2015 00133 for a **final subdivision** to subdivide a 7.611 acre lot into two lots of 3.997 acres and 2.470 acres, with 1.144 acres open space area on property located at 564 North Street in the RA-2 zone. *(Staff: MK) (Must decide by 6/3/2015) (Maximum extension available to 7/31/2015)*

   Postponed - Extension Granted to June 3, 2015
3. **Belle Haven Club, Parcel B, Pool Renovation**; application PLPZ 2015 00067, for a final coastal site plan to re-construct an existing pool, concrete patio and internal renovations to the pool house, construct a handicap ramp on a 1.1 acre property located at 100 Harbor Drive and 99 Glenwood Drive in the RA-1 zone. *(Staff: PL) (Must decide by 5/21/2015) (Maximum extension granted) (Continued from the 4/21/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 24)*

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

4. **Hawthorne Weaver Investors, LLC**; application PLPZ 2015 00160, for a final subdivision, to subdivide a 29,253 sq. ft. lot into three lots of 7,745 sq. ft., 7,505 sq. ft., and 7,505 sq. ft., with a 2,556 sq. ft. proposed open space area on a 0.6715 acre property located at 64 Hawthorne Street North in the R-12 zone. *(Staff: CT) (Must decide by 6/14/2015) (Maximum extension available to 8/13/2015) (Page Number: 77)*

   Left Open

**PUBLIC HEARING 7:15 PM**

5. **Frank J. Gilbride II, Esq., Trustee of the 701 West Putnam Avenue Trust**; applications PLPZ 2015 00048 and PLPZ 2015 00049, for a final site plan and special permit, to change the use of a 2,959 sq. ft. of office space to a yoga studio on a .7 acre property located at 701 West Putnam Avenue in the R-6 zone. *(Staff: CT) (Must close by 7/30/2015) (Maximum extension available to 7/30/2015) (Continued from the 4/21/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)*

   Postponed by the Applicant - Maximum Extension Granted
6. **11 Hollow Wood Lane, LLC;** applications PLPZ 2015 00073 and PLPZ 2015 00074, for a final site plan and special permit, to demolish the existing single family residence and construct two (2) dwelling condominium units on a 6,245 sq. ft. property located at 11 Hollow Wood Lane in the R-6 zone. *(Staff: MK) (Must close by 6/9/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 150)*

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

7. **Chester Woodfield LLC;** application PLPZ 2015 00099, for a final re-subdivision, to subdivide the existing 11.482 acre lot into two (2) lots of 4.637 acres and 5.122 acres with a proposed 1.723 acre Open Space Area on property located at 17 Fort Hills Lane in the RA-2 zone. *(Staff: PL) (Must decide by 6/17/2015) (Maximum extension available to 7/16/2015)*

   Postponed - Extension Granted to June 17, 2015

8. **Havemeyer Investments, LLC;** applications PLPZ 2015 00100 and PLPZ 2015 00101, for a final site plan and special permit, for a change of use of 1,926 sq. ft. located on the first floor of the building to restaurant use on a 2,730 sq. ft. property located at 12 Havemeyer Place in the CGB zone. *(Staff: RS) (Must decide by 6/09/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 211)*

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

9. **Harbor House Inn LLC;** applications PLPZ 2015 00023 and PLPZ 2015 00024, for a final coastal site plan and special permit, to retain the existing building and convert the existing 23 room hotel into a multi-family dwelling containing six (6) single family three-bedroom units, with 16 parking spaces, and an increase of green area on a 0.5 acre property located at 165 Shore Road in the R-12 zone. *(Staff: RS) (Must close by 5/20/2015) (Maximum extension available to 7/16/2015) (Continued from the 4/7/2015 meeting) (Seated: Heller, Maitland, Alban, Fox *(for Brooks)*, and Levy) (Page Number: 268)*

   Left Open – Extension Granted
REGULAR MEETING CONTINUED

10. To Act upon Proposed Stipulation of Settlement concerning the matter of Sarah Darer Littman et al. vs. the Planning and Zoning Commission of the Town of Greenwich and the Greenwich Reform Synagogue Docket #HHD CV 15 6057251S; this matter is in pending litigation concerning settlement of additional site plan conditions for the Synagogue property located at 92 Orchard Street in the Town of Greenwich. (Postponed at the 4/21/2015 meeting)

Please take notice that if the Commission votes to approve the Stipulation of Settlement then the Stipulation will be presented for final approval to Judge Marshall K. Berger for a hearing to approve such Stipulation and for the Plaintiffs to receive permission to withdraw their pending appeals in accordance there with. Such hearing shall be held pursuant to Section 8-8(n) of the Connecticut General Statutes on June 8, 2015, at 9:15 a.m., in Room 202 B of the Hartford Superior Court House at 95 Washington Street, Hartford, Connecticut. Anyone objecting to the approval of the Stipulation of Settlement should appear and be heard.

Motion to approve settlement
Moved by Alban, seconded by Fox
Voting in favor: Ramer (for Heller), Maitland, Alban, Fox (for Brooks who recused), and Levy
5-0

11. DISCUSSION ITEMS:

12. DECISION ITEMS:

13. APPROVAL OF MINUTES:

May 5, 2015

Motion to approve minutes of May 5, 2015
Moved by Alban, seconded by Brooks
Voting in favor: Ramer (for Heller), Maitland, Alban, Brooks, and Levy
5-0
14. 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:

Leo Biagini; application PLPZ 2015 00031, for a final re-subdivision to subdivide a 23,951 sq. ft. property into two lots containing 12,012 sq. ft. and 11,939 sq. ft. with no designated open space area on a property located at 38 Hidden Brook Road in the R-12 zone. (Staff: MK) (Must decide by 6/3/2015) (Maximum extension granted) (Continued from the 3/24/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Brooks, and Ramer [for Levy])

Community Development Partnership Planning Committee; application PLPZ 2014 00712, for a text amendment, to delete the existing Section 6-110 and replace with proposed Section 6-110 as follows: TEXT IN BOLD TO BE ADDED (Staff: KD) (Must close by 6/20/2015) (Maximum extension granted) (Continued from the 4/7/2015 and 4/21/2015 meetings) (Seated: Heller, Maitland, Alban, Fox [for Brooks], and Levy) (Text can be found in its entirety in the office of Planning and Zoning and on the Town of Greenwich website)

259 Milbank Avenue LLC, 261 Milbank Avenue LLC, and 263 Milbank Properties LLC; applications PLPZ 2015 00068 and PLPZ 2015 00069, for a final site plan and special permit, to demolish the existing 11,000 sq. ft. four (4) family dwelling and two (2) single family dwellings and construct two (2) new buildings totaling 20,006 sq. ft. in housing for a total of four (4) dwelling units over a common parking garage on a 36,414 sq. ft. property located at 259, 261, and 263 Milbank Avenue in the R-6 zone. (Staff: MK) (Must close by 6/09/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)

Alpha Realty and Development LLC; applications PLPZ 2015 00078 and PLPZ 2015 00079, for a preliminary site plan and special permit, to construct a second floor to a former restaurant, creating three (3) dwelling units with retail component of the first floor on a 17,647 sq. ft. property located at 1191 East Putnam Avenue, Riverside in the LB zone. (Staff: CT) (Must close by 6/09/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

May 19, 2015
FINAL AGENDA

REGULAR MEETING 7:00 PM

1. John and Margaret Muhnicki, Trustee; A request for a 90-day extension to file the mylar on the Land Records (from 5/25/15 to 8/23/15) of a final subdivision PLPZ 2015 00012 subdividing a 4.795 acre property into two lots containing 2.324 acres and 2.253 acres, respectively, with a conservation easement area and an open space parcel on property located at 155 Cat Rock Road in the RA-2 zone. (Staff: MK) (Must decide by 5/25/15) (Page Number: 8)

2. Gregory and Elise Green; application PLPZ 2015 00133 for a final subdivision to subdivide a 7.611 acre lot into two lots of 3.997 acres and 2.470 acres, with 1.144 acres open space area on property located at 564 North Street in the RA-2 zone. (Staff: MK) (Must decide by 6/1/2015) (Maximum extension available to 7/31/2015)

Application PLPZ 2015 00133 has been postponed.
Extension granted to 6/3/2015.

3. Belle Haven Club, Parcel B, Pool Renovation; application PLPZ 2015 00067, for a final coastal site plan to re-construct an existing pool, concrete patio and internal renovations to the pool house, construct a handicap ramp on a 1.1 acre property located at 100 Harbor Drive and 99 Glenwood Drive in the RA-1 zone. (Staff: PL) (Must decide by 5/21/2015) (Maximum extension granted) (Continued from the 4/21/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 24)

4. Hawthorne Weaver Investors, LLC; application PLPZ 2015 00160, for a final subdivision, to subdivide a 29,253 sq. ft. lot into three lots of 7,745 sq. ft., 7,505 sq. ft., and 7,505 sq. ft., with a 2,556 sq. ft. proposed open space area on a 0.6715 acre property located at 64 Hawthorne Street North in the R-12 zone. (Staff: CT)
PUBLIC HEARING 7:15 PM

5. Frank J. Gilbride II, Esq., Trustee of the 701 West Putnam Avenue Trust; applications PLPZ 2015 00048 and PLPZ 2015 00049, for a final site plan and special permit, to change the use of a 2,959 sq. ft. of office space to a yoga studio on a .7 acre property located at 701 West Putman Avenue in the R-6 zone. (Staff: CT) (Must close by 5/26/2015) (Maximum extension available to 7/30/2015) (Continued from the 4/21/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)

Applications PLPZ 2015 00048 and PLPZ 2015 00049 have been postponed by the applicant. Maximum extension granted.

6. 11 Hollow Wood Lane, LLC; applications PLPZ 2015 00073 and PLPZ 2015 00074, for a final site plan and special permit, to demolish the existing single family residence and construct two (2) dwelling condominium units on a 6,245 sq. ft. property located at 11 Hollow Wood Lane in the R-6 zone. (Staff: MK) (Must close by 6/9/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 150)

Application PLPZ 2015 00099 has been postponed. Extension granted to 6/17/15

7. Chester Woodfield LLC; application PLPZ 2015 00099, for a final re-subdivision, to subdivide the existing 11.482 acre lot into two (2) lots of 4.637 acres and 5.122 acres with a proposed 1.723 acre Open Space Area on property located at 17 Fort Hills Lane in the RA-2 zone. (Staff: PL) (Must decide by 5/20/2015) (Maximum extension available to 7/16/2015)

8. Havemeyer Investments, LLC; applications PLPZ 2015 00100 and PLPZ 2015 00101, for a final site plan and special permit, for a change of use of 1,926 sq. ft. located on the first floor of the building to restaurant use on a 2,730 sq. ft. property located at 12 Havemeyer Place in the CGB zone. (Staff: RS) (Must decide by 6/09/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 211)

9. Harbor House Inn LLC; applications PLPZ 2015 00023 and PLPZ 2015 00024, for a final coastal site plan and special permit, to retain the existing building and convert the existing 23 room hotel into a multi-family dwelling containing six (6) single family three-bedroom units, with 16 parking spaces, and an increase of
green area on a 0.5 acre property located at 165 Shore Road in the R-12 zone.  
(Staff: RS) (Must close by 5/20/2015) (Maximum extension available to 
7/16/2015) (Continued from the 4/7/2015 meeting) (Seated: Heller, Maitland, 
Alban, Fox [for Brooks], and Levy) (Page Number:268 )

REGULAR MEETING CONTINUED

10. To Act upon Proposed Stipulation of Settlement concerning the matter of Sarah 
Darer Littman et al. vs. the Planning and Zoning Commission of the Town of 
Greenwich and the Greenwich Reform Synagogue Docket #HHD CV 15 
6057251S; this matter is in pending litigation concerning settlement of additional 
site plan conditions for the Synagogue property located at 92 Orchard Street in the 
Town of Greenwich. (Postponed at the 4/21/2015 meeting)

Please take notice that if the Commission votes to approve the Stipulation of 
Settlement then the Stipulation will be presented for final approval to Judge 
Marshall K. Berger for a hearing to approve such Stipulation and for the Plaintiffs 
to receive permission to withdraw their pending appeals in accordance there with. 
Such hearing shall be held pursuant to Section 8-8(n) of the Connecticut General 
Statutes on June 8, 2015, at 9:15 a.m., in Room 202 B of the Hartford Superior 
Court House at 95 Washington Street, Hartford, Connecticut. Anyone objecting 
to the approval of the Stipulation of Settlement should appear and be heard.

11. DISCUSSION ITEMS:

12. DECISION ITEMS:

13. APPROVAL OF MINUTES:

    May 5, 2015

14. OTHER:

    a. Executive Session on pending litigation or personnel matters.
    b. Other items as may properly come before the Commission.
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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

May 19, 2015
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

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**REGULAR MEETING CONTINUED**

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11. **DECISION ITEMS:**

12. **APPROVAL OF MINUTES:**

   May 5, 2015

13. **OTHER:**

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