

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 5-25-2021.PDF](#)

1.1. PZ_Agenda_2021_05_25

Documents:

[TENTATIVE AGENDA 5-25-2021 - REVISED.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 5-25-2021.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 5-25-2021.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via [ZOOM](#)

Please use the link below to view, listen, and/or participate in this meeting:
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805
(877) 853-5257 (Toll Free)
(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

MAY 25, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **240 GA, LLC**; application PLPZ 2021 00043, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.

- b. **GFC Havemeyer LLC & GFC, LLC.**; application PLPZ 2021 00161, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss a zoning map amendment from the CGB to the CGB-HO zone and site plan and special permit approval to construct a six (6) unit residential building on property located at **226 Mason Street, 230 Mason Street, and 16 Havemeyer Place** in the CGB Zone.

2. **DECISION ITEMS:**

- a. **Collins 53 Forest LLC;** application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to eliminate an existing traffic circle and construct a new curb cut, driveway, demolition and replacement of the front entrance stairs, the relocation of parking spaces and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. *(Staff: PL) (Must decide by 7/15/2021) (Maximum extension to decide available to 9/18/2021). (27 additional days of statutory time is still available per the Governor's Executive Order.) (Heard at the 2/2/2021 and 5/11/2021 meeting. Closed at the 5/11/2021 meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)*

3. **Church Sherwood, LLC, owner; Townhouse Greenwich, LLC, applicant;** application PLPZ 2021 00095, for a Final Site Plan, for a new seasonal outdoor dining approval for outdoor patio and alley eating area located at **35 Church Street, Greenwich**, in the CGBR and CGIO Zones. *(Staff: PL) (Must decide by 6/3/2021.) (Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor's Executive Order.) (Continued at the 3/30/2021 Meeting.)*

4. **Timothy K. Saunders, Jr.;** application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at **249 Valley Road** in the R-12 zone and AE and X Flood Zones. *(Staff: BD) (Must decide by 5/25/2021.) (Maximum extension to decide available to 7/24/2021) (69 additional days of statutory time is available per the Governor's Executive Order.)*

5. **Clay Kaufman/The Cedar School;** application PLPZ 2021 00118, for a Final Site Plan, for a change of use from office to as school use and make interior alterations on a 5.568-acres parcel located at 200 Pemberwick Road in the GBO, LB and R-7 Zones. *(Staff: PL) (Must decide by 6/3/2021.) (Maximum extension to decide available to 8/7/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)*

6. **Eastern Savings Bank FSB;** application PLPZ 2021 00165, for a for a Final Subdivision, for a lot confirmation that a 7,676 sq. ft. piece of land located at **10 Sunshine Avenue** in the R-7 Zone is a lot for zoning purposes. *(Staff: BD) (Must decide by 6/18/2021.) (Maximum extension to decide available to 8/17/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)*

7. **The Banksville Community House Board;** application PLPZ 2021 00144, for a Final Site Plan, to establish a nursery school within the Banksville Community House on a 4.039-acres parcel located at **12 Banksville Road** in the R-20 Zone. *(Staff: MA) (Must decide by 6/17/2021.) (Maximum extension to decide available to 8/21/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)*

PUBLIC HEARING

(To commence after the above items are heard)

8. **YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. *(Staff: MA) (Must open by 6/3/2021) (Maximum extension to open available to 8/7/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)*
9. **W.R. Berkley Insurance Company;** application PLPZ 2021 00176, for a Final Site Plan and Special Permit, to amend certain conditions placed upon the site by the Commission under special permit, and convert the existing penthouse storage space into a conference room on a 2.913-acre parcel located at **475 Steamboat Road** in the GB and COZ zones. *(Staff: PL) Must open by 7/1/2021) (Maximum extension to open available to 9/4/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)*
10. **Bernardo Luciano;** application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 20218 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. *(Staff: JP) Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)*
11. **APPROVAL OF MINUTES:**
12. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 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. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. *(Staff: PL) (Must close by 6/17/2021.) (Maximum extension to close granted.) (15 additional days of statutory time available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 6/17/2021) (Extension to decide to 6/17/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021 using 8 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 7/9/2021.) (Maximum extension to open available to applied.) (0 additional days of statutory time available per the Governor's Executive Order.)

Derron & Marion Slonecker and Peter & Lorraine Kelly; application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 6/8/2021.) (Maximum extension to decide available to 8/7/2021.) (38 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 6/8/2021.) (Maximum extension to open available to 8/12/2021.) (71 additional days of statutory time is still available per the Governor's Executive Order.)

Xiaokui Qin & Hui Wen; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 6/8/2021.) (Maximum Extension to decide available to 8/7/2021.) (66 additional days of statutory time is available per the Governor's Executive Order.)

Paradigm 44-48 West Putnam Ave LLC.; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a

dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. *(Staff: PL) (Must close by 6/8/2021.) (Maximum extension to close available to 8/12/2021.) (44 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)*

Greenwich Hospital; application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. *(Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)*

Greenwich Hospital; application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)*

Greenwich Hospital; application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). *(Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)*

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM

Please use the link below to view, listen, and/or participate in this meeting:
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805
(877) 853-5257 (Toll Free)
(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

MAY 25, 2021

REVISED TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **240 GA, LLC**; application PLPZ 2021 00043, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.
- b. **GFC Havemeyer LLC & GFC, LLC.**; application PLPZ 2021 00161, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss a zoning map amendment from the CGB to the CGB-HO zone and site plan and special permit approval to construct a six (6) unit residential building on property located at **226 Mason Street, 230 Mason Street, and 16 Havemeyer Place** in the CGB Zone.

- c. **Frank Currivan, Jr. / 1143 East Putnam Avenue, LLC;** application PLPZ 2021 00183, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss construction of a four-story, 20-unit affordable housing project to be submitted under Connecticut General Statute 8-30g on property located at **1143 East Putnam Avenue** in the LB Zone.
2. **DECISION ITEMS:**
 - a. **Collins 53 Forest LLC.;** application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to eliminate an existing traffic circle and construct a new curb cut, driveway, demolition and replacement of the front entrance stairs, the relocation of parking spaces and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. (Staff: PL) (**Must decide by 7/15/2021**) (Maximum extension to decide available to 9/18/2021). (27 additional days of statutory time is still available per the Governor's Executive Order.) (Heard at the 2/2/2021 and 5/11/2021 meeting. Closed at the 5/11/2021 meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)
3. **Church Sherwood, LLC, owner; Townhouse Greenwich, LLC, applicant;** application PLPZ 2021 00095, for a Final Site Plan, for a new seasonal outdoor dining approval for outdoor patio and alley eating area located at **35 Church Street, Greenwich**, in the CGBR and CGIO Zones. (Staff: PL) (**Must decide by 6/3/2021.**) (Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor's Executive Order.) (Continued at the 3/30/2021 Meeting.)
4. **Timothy K. Saunders, Jr.;** application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at **249 Valley Road** in the R-12 zone and AE and X Flood Zones. (Staff: BD) (**Must decide by 5/25/2021.**) (Maximum extension to decide available to 7/24/2021) (69 additional days of statutory time is available per the Governor's Executive Order.)
5. **Clay Kaufman/The Cedar School;** application PLPZ 2021 00118, for a Final Site Plan, for a change of use from office to as school use and make interior alterations on a 5.568-acres parcel located at 200 Pemberwick Road in the GBO, LB and R-7 Zones. (Staff: PL) (**Must decide by 6/3/2021.**) (Maximum extension to decide available to 8/7/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)
6. **Eastern Savings Bank FSB;** application PLPZ 2021 00165, for a for a Final Subdivision, for a lot confirmation that a 7,676 sq. ft. piece of land located at **10 Sunshine Avenue** in the R-7 Zone is a lot for zoning purposes. (Staff: BD) (**Must decide by 6/18/2021.**) (Maximum extension to decide available to 8/17/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)

7. **The Banksville Community House Board;** application PLPZ 2021 00144, for a Final Site Plan, to establish a nursery school within the Banksville Community House on a 4.039-acres parcel located at **12 Banksville Road** in the R-20 Zone. (*Staff: MA*) (*Must decide by 6/17/2021.*) (*Maximum extension to decide available to 8/21/2021*) (*90 additional days of statutory time is available per the Governor's Executive Order.*)

PUBLIC HEARING

(To commence after the above items are heard)

8. **YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. (*Staff: MA*) (**Must open by 6/3/2021**) (*Maximum extension to open available to 8/7/2021*). (*90 additional days of statutory time is available per the Governor's Executive Order.*)
9. **W.R. Berkley Insurance Company;** application PLPZ 2021 00176, for a Final Site Plan and Special Permit, to amend certain conditions placed upon the site by the Commission under special permit, and convert the existing penthouse storage space into a conference room on a 2.913-acre parcel located at **475 Steamboat Road** in the GB and COZ zones. (*Staff: PL*) (*Must open by 7/1/2021*) (*Maximum extension to open available to 9/4/2021*). (*90 additional days of statutory time is available per the Governor's Executive Order.*)
10. **Bernardo Luciano;** application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. (*Staff: JP*) (*Must open by 7/15/2021*) (*Maximum extension to open available to 9/18/2021*). (*90 additional days of statutory time is available per the Governor's Executive Order.*)

11. **APPROVAL OF MINUTES:**

12. **OTHER:**

APPLICATIONS HEARD, OR POSTED, PREVIOUSLY, THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 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. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 6/17/2021.) (Maximum extension to close granted.) (15 additional days of statutory time available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Application PLPZ 2020 00282 has been withdrawn.

Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Application PLPZ 2020 00283 has been withdrawn.

Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Application PLPZ 2020 00284 has been withdrawn.

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 6/17/2021) (Extension to decide to 6/17/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021 using 8 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 7/9/2021.) (Maximum extension to open available to applied.) (0 additional days of statutory time available per the Governor's Executive Order.)

Derron & Marion Slonecker and Peter & Lorraine Kelly; application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 6/8/2021.) (Maximum extension to decide available to 8/7/2021.) (38 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the

Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 6/8/2021.) (Maximum extension to open available to 8/12/2021.) (71 additional days of statutory time is still available per the Governor's Executive Order.)

Xiaokui Qin & Hui Wen; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 6/8/2021.) (Maximum Extension to decide available to 8/7/2021.) (66 additional days of statutory time is available per the Governor's Executive Order.)

Paradigm 44-48 West Putnam Ave LLC.; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must close by 6/8/2021.) (Maximum extension to close available to 8/12/2021.) (44 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Greenwich Hospital; application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Greenwich Hospital; application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Greenwich Hospital; application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via [ZOOM](#)

Please use the link below to view, listen, and/or participate in this meeting:
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805
(877) 853-5257 (Toll Free)
(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

MAY 25, 2021

FINAL AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **240 GA, LLC**; application PLPZ 2021 00043, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.

To view pre-application materials, please click [here](#).

- b. **GFC Havemeyer LLC & GFC, LLC.**; application PLPZ 2021 00161, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss a zoning map amendment from the CGB to the CGB-HO zone and site plan and special permit approval to construct a six (6) unit residential building on property located at **226 Mason Street, 230 Mason Street, and 16 Havemeyer Place** in the CGB Zone.

To view pre-application materials, please click [here](#).

- c. **Frank Currivan, Jr. / 1143 East Putnam Avenue, LLC**; application PLPZ 2021 00183, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss construction of a four-story, 20-unit affordable housing project to be submitted under Connecticut General Statute 8-30g on property located at **1143 East Putnam Avenue** in the LB Zone.

To view pre-application materials, please click [here](#).

To view presentation material, please click [here](#).

2. DECISION ITEMS:

- a. **Collins 53 Forest LLC.**; application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to eliminate an existing traffic circle and construct a new curb cut, driveway, demolition and replacement of the front entrance stairs, the relocation of parking spaces and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. (Staff: PL) (**Must decide by 7/15/2021**) (*Maximum extension to decide available to 9/18/2021*). (*27 additional days of statutory time is still available per the Governor's Executive Order.*) (*Heard at the 2/2/2021 and 5/11/2021 meeting. Closed at the 5/11/2021 meeting*) (*Seated: Alban, Macri, Levy, Hardman, and Yeskey.*)

This application was closed at the 5/7/21 meeting.

3. **Church Sherwood, LLC, owner; Townhouse Greenwich, LLC, applicant**; application PLPZ 2021 00095, for a Final Site Plan, for a new seasonal outdoor dining approval for outdoor patio and alley eating area located at **35 Church Street, Greenwich**, in the CGBR and CGIO Zones. (Staff: PL) (**Must decide by 6/3/2021.**) (*Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor's Executive Order.*) (*Continued at the 3/30/2021 Meeting.*)

To view the application materials and staff report, please click [here](#).

4. **Timothy K. Saunders, Jr.;** application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at **249 Valley Road** in the R-12 zone and AE and X Flood Zones. (Staff: BD) (**Must decide by 5/25/2021.**) (Maximum extension to decide available to 7/24/2021) (69 additional days of statutory time is available per the Governor's Executive Order.)
To view the application materials and staff report, please click [here](#).
To view the presentation material, please click [here](#).
5. **Clay Kaufman/The Cedar School;** application PLPZ 2021 00118, for a Final Site Plan, for a change of use from office to a school use and make interior alterations on a 5.568-acres parcel located at **200 Pemberwick Road** in the GBO, LB and R-7 Zones. (Staff: PL) (**Must decide by 6/3/2021.**) (Maximum extension to decide available to 8/7/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)
To view the application materials and staff report, please click [here](#).
6. **Eastern Savings Bank FSB;** application PLPZ 2021 00165, for a for a Final Subdivision, for a lot confirmation that a 7,676 sq. ft. piece of land located at **10 Sunshine Avenue** in the R-7 Zone is a lot for zoning purposes. (Staff: BD) (**Must decide by 6/18/2021.**) (Maximum extension to decide available to 8/17/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)
To view the application materials and staff report, please click [here](#).
To view the presentation material, please click [here](#).
7. **The Banksville Community House Board;** application PLPZ 2021 00144, for a Final Site Plan, to establish a nursery school within the Banksville Community House on a 4.039-acres parcel located at **12 Banksville Road** in the R-20 Zone. (Staff: MA) (**Must decide by 6/17/2021.**) (Maximum extension to decide available to 8/21/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)
To view the application materials and staff report, please click [here](#).

PUBLIC HEARING

(To commence after the above items are heard)

8. **YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. (Staff: MA) (**Must open by 6/3/2021**) (Maximum extension to open available to 8/7/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)
To view the application materials and staff report, please click [here](#).
To view public comment on the application, please click [here](#).

9. **W.R. Berkley Insurance Company;** application PLPZ 2021 00176, for a Final Site Plan and Special Permit, to amend certain conditions placed upon the site by the Commission under special permit, and convert the existing penthouse storage space into a conference room on a 2.913-acre parcel located at **475 Steamboat Road** in the GB and COZ zones. (Staff: PL) *Must open by 7/1/2021) (Maximum extension to open available to 9/4/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)*
To view the application materials and staff report, please click [here](#).
To view the presentation material, please click [here](#).

10. **Bernardo Luciano;** application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. (Staff: JP) *Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)*

Application PLPZ 2021 00177 has been Postponed by Applicant.

11. **APPROVAL OF MINUTES:**

12. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 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. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) *(Must close by 6/17/2021.) (Maximum extension to close granted.) (15 additional days of statutory time available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. (Staff: PL) *(Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

Application PLPZ 2020 00282 has been withdrawn.

Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. (Staff: PL) *(Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the*

Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Application PLPZ 2020 00283 has been withdrawn.

Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acre parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Application PLPZ 2020 00284 has been withdrawn.

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 6/17/2021) (Extension to decide to 6/17/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021 using 8 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acre parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 7/9/2021.) (Maximum extension to open available to applied.) (0 additional days of statutory time available per the Governor's Executive Order.)

Derron & Marion Slonecker and Peter & Lorraine Kelly; application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 6/8/2021.) (Maximum extension to decide available to 8/7/2021.) (38 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 6/8/2021.) (Maximum extension to open available to 8/12/2021.) (71 additional days of statutory time is still available per the Governor's Executive Order.)

Xiaokui Qin & Hui Wen; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 6/8/2021.) (Maximum Extension to decide available to 8/7/2021.) (66 additional days of statutory time is available per the Governor's Executive Order.)

Paradigm 44-48 West Putnam Ave LLC.; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must close by 6/8/2021.) (Maximum extension to close available to 8/12/2021.) (44 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Greenwich Hospital; application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend

Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Greenwich Hospital; application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Greenwich Hospital; application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via [ZOOM](#)

Please click [here](#); to link to the audio recording file (.m4a) of the entire meeting.
Please click [here](#); to link to the transcribed audio file (.txt) of the entire meeting

MAY 25, 2021

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated:

Margarita Alban, Nicholas Macri, Peter Levy, and Dennis Yeskey

Regular Members Absent:

Dave Hardman

Alternate Members Present:

Victoria Goss, Peter Lowe, and Bob Barolak

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

1. DISCUSSION ITEMS:

- a. 240 GA, LLC;** application PLPZ 2021 00043, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.

To view pre-application materials, please click [here](#)

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project

- b. **GFC Havemeyer LLC & GFC, LLC.**; application PLPZ 2021 00161, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss a zoning map amendment from the CGB to the CGB-HO zone and site plan and special permit approval to construct a six (6) unit residential building on property located at **226 Mason Street, 230 Mason Street, and 16 Havemeyer Place** in the CGB Zone.

To view pre-application materials, please click [here](#).

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project

- c. **Frank Currivan, Jr. / 1143 East Putnam Avenue, LLC**; application PLPZ 2021 00183, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss construction of a four-story, 20-unit affordable housing project to be submitted under Connecticut General Statute 8-30g on property located at **1143 East Putnam Avenue** in the LB Zone.

To view pre-application materials, please click [here](#).

To view presentation material, please click [here](#).

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project

2. DECISION ITEMS:

- a. **Collins 53 Forest LLC.**; application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to eliminate an existing traffic circle and construct a new curb cut, driveway, demolition and replacement of the front entrance stairs, the relocation of parking spaces and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. (Staff: PL) (**Must decide by 7/15/2021**) (Maximum extension to decide available to 9/18/2021). (27 additional days of statutory time is still available per the Governor’s Executive Order.) (Heard at the 2/2/2021 and 5/11/2021 meeting. Closed at the 5/11/2021 meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

*Motion to approve final site plan and special permit with modifications
Moved by Macri. Seconded by Levy
Voting in favor: Lowe, and Yeskey
Voting against: Alban, Macri, Levy,
Motion failed to carry (2-3)*

3. **Church Sherwood, LLC, owner; Townhouse Greenwich, LLC, applicant;** application PLPZ 2021 00095, for a Final Site Plan, for a new seasonal outdoor dining approval for outdoor patio and alley eating area located at **35 Church Street, Greenwich**, in the CGBR and CGIO Zones. (Staff: PL) (**Must decide by 6/3/2021.**) (Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor's Executive Order.) (Continued at the 3/30/2021 Meeting.)

To view the application materials and staff report, please click [here](#).

Motion to approve seasonal outdoor dining with modifications

Moved by Alban, Seconded by Levy

Voting in favor: Alban, Macri, Levy, Lowe (for Hardman), Yeskey.

5-0

4. **Timothy K. Saunders, Jr.;** application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at **249 Valley Road** in the R-12 zone and AE and X Flood Zones. (Staff: BD) (**Must decide by 5/25/2021.**) (Maximum extension to decide available to 7/24/2021) (69 additional days of statutory time is available per the Governor's Executive Order.)

To view the application materials and staff report, please click [here](#).

To view the presentation material, please click [here](#).

To view a letter submitted by the applicant in response to Conservation comments, please click [here](#).

To view a letter from the landscape architect, please click [here](#).

To view a letter from the applicant and subdivision plan with markup, please click [here](#).

To view architectural plans, please click [here](#).

To view updated presentation material, please click [here](#).

Motion to approve subdivision with modifications

Moved by Macri. Seconded by Levy

Voting in favor: Alban, Macri, Levy, Lowe (for Hardman), and Yeskey

5-0

5. **Clay Kaufman/The Cedar School;** application PLPZ 2021 00118, for a Final Site Plan, for a change of use from office to a school use and make interior alterations on a 5.568-acre parcel located at **200 Pemberwick Road** in the GBO, LB and R-7 Zones. (Staff: PL) (**Must decide by 6/3/2021.**) (Maximum extension to decide available to 8/7/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)

To view the application materials and staff report, please click [here](#).

To view sewer comments, please click [here](#).

Continued.

6. **Eastern Savings Bank FSB;** application PLPZ 2021 00165, for a for a Final Subdivision, for a lot confirmation that a 7,676 sq. ft. piece of land located at **10 Sunshine Avenue** in the R-7 Zone is a lot for zoning purposes. (*Staff: BD*) (*Must decide by 6/18/2021.*) (*Maximum extension to decide available to 8/17/2021*) (*90 additional days of statutory time is available per the Governor's Executive Order.*)

To view the application materials and staff report, please click [here](#).

To view the presentation material, please click [here](#).

To view email from the applicant and building records documents, please click [here](#).

To view Conservation comments received after the staff report posting, please click [here](#).

Motion to find not a subdivision or re-subdivision

Moved by Macri. Seconded by Levy

***Voting in favor: Alban, Macri, Levy, Lowe (for Hardman), and Yeskey
5-0***

7. **The Banksville Community House Board;** application PLPZ 2021 00144, for a Final Site Plan, to establish a nursery school within the Banksville Community House on a 4.039-acres parcel located at **12 Banksville Road** in the R-20 Zone. (*Staff: MA*) (*Must decide by 6/17/2021.*) (*Maximum extension to decide available to 8/21/2021*) (*90 additional days of statutory time is available per the Governor's Executive Order.*)

To view the application materials and staff report, please click [here](#).

Application PLPZ 2021 00144 has been Postponed by Applicant.

PUBLIC HEARING

(To commence after the above items are heard)

8. **YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. (*Staff: MA*) (***Must open by 6/3/2021***) (*Maximum extension to open available to 8/7/2021.*) (*90 additional days of statutory time is available per the Governor's Executive Order.*)

To view the application materials and staff report, please click [here](#).

To view public comment on the application, please click [here](#).

Left Open.

9. **W.R. Berkley Insurance Company;** application PLPZ 2021 00176, for a Final Site Plan and Special Permit, to amend certain conditions placed upon the site by the Commission under special permit, and convert the existing penthouse storage space into a conference room on a 2.913-acre parcel located at **475 Steamboat Road** in the GB and COZ zones. (*Staff: PL*) (***Must open by 7/1/2021***) (*Maximum extension to open available to 9/4/2021.*) (*90 additional days of statutory time is available per the Governor's Executive Order.*)

To view the application materials and staff report, please click [here](#).
To view the presentation material, please click [here](#).
To view sewer comments, please click [here](#).
To view revised presentation material, please click [here](#).

Motion to approve final site plan and special permit with modifications
Moved by Macri. Seconded by Levy
Voting in favor: Macri, Levy, Lowe (for Hardman), and Yeskey
Voting against: Alban
4-1

10. **Bernardo Luciano**; application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. (Staff: JP) *Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)*

Application PLPZ 2021 00177 has been Postponed by Applicant.

11. **APPROVAL OF MINUTES:**

12. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY;
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 66,675 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. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) *(Must close by 6/17/2021.) (Maximum extension to close granted.) (15 additional days of statutory time available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. (Staff: PL) *(Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

Application PLPZ 2020 00282 has been withdrawn.

Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Application PLPZ 2020 00283 has been withdrawn.

Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 5/28/2021.) (Maximum extension to decide granted.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

Application PLPZ 2020 00284 has been withdrawn.

Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 6/17/2021) (Extension to decide to 6/17/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021 using 8 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

Sherwood Avenue, LLC.; application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 7/9/2021.) (Maximum extension to open available to applied.) (0 additional days of statutory time available per the Governor's Executive Order.)

Derron & Marion Slonecker and Peter & Lorraine Kelly; application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 6/8/2021.) (Maximum extension to decide available to 8/7/2021.) (38 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 6/8/2021.) (Maximum extension to open available to 8/12/2021.) (71 additional days of statutory time is still available per the Governor's Executive Order.)

Xiaokui Qin & Hui Wen; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide

by 6/8/2021.) (Maximum Extension to decide available to 8/7/2021.) (66 additional days of statutory time is available per the Governor's Executive Order.)

Paradigm 44-48 West Putnam Ave LLC.; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must close by 6/8/2021.) (Maximum extension to close available to 8/12/2021.) (44 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

Greenwich Hospital; application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Greenwich Hospital; application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94,869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Greenwich Hospital; application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94,869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). (Staff: KD) (Must close by 6/22/2021) (Maximum extension to close available to 8/26/2021). (83 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.