

1. Tentative Agenda

Documents:

[TENTATIVE - 05-30-19.PDF](#)

2. Final Agenda

Documents:

[FINAL - 05-30-19.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 05-30-19.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

May 30, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

- 1. 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) (Continued from the 5/14/19 meeting (Seated: Alban, Macri, Levy, Fox, and Hardman.))
- 2. 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 6/1/2019) (Maximum extension available to 7/28/2019) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

PUBLIC HEARING 7:15 PM

3. **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 5/31/2019) (Extension to close granted. Maximum extension to close available to 7/25/2019) (Continued from the 4/16/19 and 5/14/19 meetings) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))*
4. **Paradigm 44-48 West Putnam Ave LLC.**; applications PLPZ 2019 00137 and PLPZ 2019 00138, for a final site plan and special permit, to allow for use of a portion of the premises to be either retail or a restaurant use and relief from a prior condition of approval (site plan and special permit #1736) that was previously identified by the Commission as the “mezzanine space”, but which is actually on the second floor, “be considered part of the ground floor level for use purposes” on a 1.271-acres property located at 44-48 West Putnam Avenue in the CGBR and CGIO Zones. *(Staff: PL) (Must open by 6/20/2019.) (Maximum extension to close available to 8/24/2019)*
5. **Albert Alexander**; applications PLPZ 2019 00150 and PLPZ 2019 00151, for a final coastal site plan and special permit, to construct a second floor and clerestory within the existing building, new mechanical units are proposed on the northern most corner of the building, landscaping, and associated paving and grading activities, on a 20,913 sq. ft. property located at 19 and 21 North Water Street in the LBR-2 zone. *(Staff: JP) (Must open by 6/20/2019.) (Maximum extension to close available to 8/24/2019)*

6. **343 West Putnam Avenue, LLC;** applications PLPZ 2019 00157 and PLPZ 2019 00158, for a final site plan and special permit, to make architectural alterations to the building, landscaping improvements, parking lot restriping, and a change of use from motor vehicle sales and service to motor vehicle repair, on a 35,908 sq. ft. property located at 343 west Putnam Avenue in the GB zone. *(Staff: PL) (Must open by 6/20/2019.) (Maximum extension to close available to 8/24/2019)*
7. **1075 Post Road Realty, LLC.;** applications PLPZ 2019 00160 and PLPZ 2019 00161, for a final costal site plan and special permit, , to convert the current use from a retail food establishment to restaurant, provide seasonal outdoor dining, and expand seating to 8 seats on the first floor, 24 seats on the second floor and 10 seats for outdoor seasonal dining, totally 42 seats, and to share parking with the adjacent site at 5 Riverside Lane, for the properties located at 5 Riverside Lane and 1075 East Putnam Ave in the LBR-2 Zone. *(Staff: MA) (Must open by 6/20/2019.) (Maximum extension to close available to 8/24/2019)*
8. **1075 Post Road Realty, LLC.;** applications PLPZ 2019 00190 and PLPZ 2019 00191, for final costal site plan and special permit, to reconstruct a single story retail building for a 10,943 sq. ft. property located at 5 Riverside Lane in the LBR-2 Zone. *(Staff: MA) (Must open by 7/18/2019.) (Maximum extension to close available to 9/21/2019)*

REGULAR MEETING CONTINUED

9. DISCUSSION ITEMS:

- a. **561 West Putnam Ave., Riverside Service, LLC;** referral from the Zoning Enforcement Officer per Sec. 6-20(b) for an application for a modification to a special exception under Sec. 6-100 Use Group 5, and consideration of possible alterations to the parking layout per Sec. 6-12(e) of the Town of Greenwich Building Zone Regulations.

10. DECISION ITEMS:

- a. **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 decide by 7/18/2019) (Maximum extension to decide available to 7/22/2019) (Closed at the 5/14/19 meeting.) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

11. APPROVAL OF MINUTES:

April 16, 2019
April 30, 2019
May 14, 2019

12. OTHER:

- a. Vote to re-appoint John Conte, to the Architectural Review Committee to another term.
- b. Executive Session on pending litigation or personnel matters.
- c. Other items as may properly come before the Commission.

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

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 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 6/26/2019. Extension to close granted to 6/26/2019) (Maximum extension to close available to 7/25/2019) (Left*

open 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.

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 and 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 6/12/2019. Extension to close granted to 6/12/19.) Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting. Left open from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox, who recused), and Hardman).

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 6/11/2019) (Extension to close granted. 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 6/11/2019) (Extension to decide granted. Maximum extension to decide available to 8/10/19) (Continued from the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)

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 6/12/2019. Extension Granted.) (Maximum extension available to 7/27/2019) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)

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) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman)*

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)*

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 close by 6/18/2019.) (Maximum extension to close available to 8/22/2019) (Continued from the 5/14/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman.)*

START: _____
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FINAL AGENDA

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Application PLPZ 2019 00102 has been Postponed. Extension Granted.

PUBLIC HEARING 7:15 PM

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REGULAR MEETING CONTINUED

9. DISCUSSION ITEMS:

- a. **561 West Putnam Ave., Riverside Service, LLC;** referral from the Zoning Enforcement Officer per Sec. 6-20(b) for an application for a modification to a special exception under Sec. 6-100 Use Group 5, and consideration of possible alterations to the parking layout per Sec. 6-12(e) of the Town of Greenwich Building Zone Regulations.

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

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(4) Resident Medical **and Healthcare** Professional Office.

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- (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.**

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 and 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 6/12/2019. Extension to close granted to 6/12/19.) Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting. Left open from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox, who recused), and Hardman).*

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 6/11/2019) (Extension to close granted. 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 6/11/2019) (Extension to decide granted. Maximum extension to decide available to 8/10/19) (Continued from the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)*

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 6/12/2019. Extension Granted.) (Maximum extension available to 7/27/2019) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)*

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) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

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)

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 close by 6/18/2019.) (Maximum extension to close available to 8/22/2019) (Continued from the 5/14/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

May 30, 2019

ACTION AGENDA WITH DECISIONS

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

Regular Members Absent: Peter Levy, and Andrew Fox

Alternate Members 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. 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) (Continued from the 5/14/19 meeting (Seated: Alban, Macri, Levy, Fox, and Hardman.)

Motion to approve final coastal site plan with modifications

Moved by Macri, seconded by Yeskey

Voting in favor: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)

5-0

2. **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 6/1/2019**) (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.

3. **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 on a 1.36-acres property located at **89 River Road, Cos Cob**, in the WB and COZ Zones. (Staff: PL) (**Must close by 5/31/2019**) (Extension to close granted. Maximum extension to close available to 7/25/2019) (Continued from the 4/16/19 and 5/14/19 meetings) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

Postponed by applicant extension granted to 6/11

4. **Paradigm 44-48 West Putnam Ave LLC.**; applications PLPZ 2019 00137 and PLPZ 2019 00138, for a final site plan and special permit, to allow for use of a portion of the premises to be either retail or a restaurant use and relief from a prior condition of approval (site plan and special permit #1736) that was previously identified by the Commission as the “mezzanine space”, but which is actually on the second floor, “be considered part of the ground floor level for use purposes” on a 1.271-acres property located at 44-48 West Putnam Avenue in the CGBR and CGIO Zones. (Staff: PL) (Must open by 6/20/2019.) (Maximum extension to close available to 8/24/2019)

Applications PLPZ 2019 00137 and PLPZ 2019 00138 has been Postponed. Extension Granted.

5. **Albert Alexander**; applications PLPZ 2019 00150 and PLPZ 2019 00151, for a final coastal site plan and special permit, to construct a second floor and clerestory within the existing building, new mechanical units are proposed on the northern most corner of the building, landscaping, and associated paving and grading activities, on a 20,913 sq. ft. property located at 19 and 21 North Water Street in the LBR-2 zone. *(Staff: JP) (Must open by 6/20/2019.) (Maximum extension to close available to 8/24/2019)*

Motion to approve final site plan and special permit with modifications

Moved by Macri, seconded by Yeskey

Voting in favor: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)

5-0

6. **343 West Putnam Avenue, LLC**; applications PLPZ 2019 00157 and PLPZ 2019 00158, for a final site plan and special permit, to make architectural alterations to the building, landscaping improvements, parking lot restriping, and a change of use from motor vehicle sales and service to motor vehicle repair, on a 35,908 sq. ft. property located at 343 west Putnam Avenue in the GB zone. *(Staff: PL) (Must open by 6/20/2019.) (Maximum extension to close available to 8/24/2019) (Seated: Alban, Hardman, Goss (for Levy), Yeskey (for Fox). Recused: Macri)*

Left Open

7. **1075 Post Road Realty, LLC.**; applications PLPZ 2019 00160 and PLPZ 2019 00161, for a final costal site plan and special permit, , to convert the current use from a retail food establishment to restaurant, provide seasonal outdoor dining, and expand seating to 8 seats on the first floor, 24 seats on the second floor and 10 seats for outdoor seasonal dining, totally 42 seats, and to share parking with the adjacent site at 5 Riverside Lane, for the properties located at 5 Riverside Lane and 1075 East Putnam Ave in the LBR-2 Zone. *(Staff: MA) (Must open by 6/20/2019.) (Maximum extension to close available to 8/24/2019)*

Postponed by applicant

8. **1075 Post Road Realty, LLC.**; applications PLPZ 2019 00195 and PLPZ 2019 00196, for final costal site plan and special permit, to reconstruct a single story retail building for a 10,943 sq. ft. property located at 5 Riverside Lane in the LBR-2 Zone. *(Staff: MA) (Must open by 7/18/2019.) (Maximum extension to close available to 9/21/2019)*

Left Open

REGULAR MEETING CONTINUED

9. DISCUSSION ITEMS:

- a. **561 West Putnam Ave., Riverside Service, LLC**; referral from the Zoning Enforcement Officer per Sec. 6-20(b) for an application for a modification to a special exception under Sec. 6-100 Use Group 5, and consideration of possible alterations to the parking layout per Sec. 6-12(e) of the Town of Greenwich Building Zone Regulations.

The Commission will issue a report to the ZEO stating that the applicant's representative has agreed to file a preliminary site plan and special permit application with the Commission, to review and comment on the potential site plan changes. The applicant stated that they will extend their pending PZBA application so that the PZBA may consider the Commission's preliminary comments with the pending Special Exception request.

10. DECISION ITEMS:

- a. **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 decide by 7/18/2019) (Maximum extension to decide available to 7/22/2019) (Closed at the 5/14/19 meeting.) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

No Action Taken

11. APPROVAL OF MINUTES:

April 16, 2019

Motion to approve minutes of April 16, 2019 by Goss

Seconded by Hardman

Voting in favor: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)

5-0

April 30, 2019

May 14, 2019

Motion to approve minutes of April 30, 2019, and May 14, 2019 by Hardman

Seconded by Yeskey

Voting in favor: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)

5-0

12. OTHER:

- a. Vote to re-appoint John Conte, to the Architectural Review Committee (the “ARC”) to another term.

Motion to approve the re-nomination John Conte, to the ARC, for another 4-year term by Macri

Seconded by Goss

Voting in favor: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)
5-0

- b. Executive Session on pending litigation or personnel matters.
- c. Other items as may properly come before the Commission.

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

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 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 6/26/2019. Extension to close granted to 6/26/2019) (Maximum extension to close available to 7/25/2019) (Left open 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.**

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 and 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 6/12/2019. Extension to close granted to 6/12/19.) Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting. Left open from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox, who recused), and Hardman).*

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 6/11/2019) (Extension to close granted. 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 6/11/2019) (Extension to decide granted. Maximum extension to decide available to 8/10/19) (Continued from the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)*

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available to 7/27/2019) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)

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) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Fox, and Hardman)*

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