

1. Meeting Materials

Documents:

[MAY 31, 2018 REVISED TENTATIVE AGENDA.PDF](#)
[MAY 31, 2018 TENTATIVE AGENDA.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

Thursday
May 31, 2018

REVISED TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Greenwich Academy, Inc.;** application PLPZ 2018 00078 for a final site plan to demolish the existing 741 sq. ft. modular “Pre-Connection” annex building and reconstruct it with a new 4,015 sq. ft. building to house the same pre-school program on the first floor and a three-bedroom staff apartment on the second floor on a 6.5561-acres property located at 16 Ridgeview Avenue in the RA-1 zone. *(Staff: PL) (Must decide by 5/31/2018) (Extension to decide granted to 5/31/2018. Maximum extension available to 7/2/2018) (Continued from the 4/3/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
2. **64 Valley Road, LLC, Paul F. Intrieri, Tina M. Ferraro & Frank J. Intrieri, Jr.;** application PLPZ 2018 00145 for a final subdivision for an equal area exchange of 69 square feet between the two existing properties located at 64 and 66 Valley Road, Cos Cob in the R-6 zone. *(Staff: JP) (Must decide by 6/5/2018) (Maximum extension available to 8/4/2018)*
3. **Palmer Island LLC;** application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 7/20/2018) (Maximum extension to decide available to 9/18/2018)*
4. **Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00250 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 and 5/1/2018 meetings)*

5. **Palmer Island LLC (Proposed Lot 2);** application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00250 located at 10 South End Court in the R-12 zone. (Staff: MA) (**Must decide by 6/9/2018**) (Maximum extension granted) (Postponed at the 3/6/2018 and 5/1/2018 meetings)
6. **Chestnut Street Realty Co. Limited Partnership;** application PLPZ 2018 00033 for a final coastal site plan to use approximately 25,000 sq. ft. of the existing building for an Automotive Storage facility to accommodate up to 296 automobiles, restripe the parking area to increase the total number of parking spaces to 52 parking spaces, and create an improved loading area in the eastern parking area on a 256,957 sq. ft. property located at 50 Chestnut Street in the GB zone. (Staff: PL) (**Must decide by 6/9/2018**) (Extension to decide granted) (Continued from the 3/6/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

PUBLIC HEARING 7:15 PM

7. **Michael J. Banks;** applications PLPZ 2018 00136 and PLPZ 2018 00137, for a final coastal site plan and special permit, to construct a new mixed-use building with a moderate income housing unit with general site improvements to the site which include four (4) surface parking spaces, two (2) spaces interior to the building and one ADA compliant surface parking space. The proposed building would house retail space and a job establishment on the first floor, and four (4) one-bedroom units on the second floor, one (1) of which would be deed restricted as a moderate income unit per Section 6-110 of the Town's Building Zone Regulations on a 4,984 sq. ft. property located at 4 Armonk Street in the LBR-2 zone. (Staff: PL) (**Must close by 6/5/2018**) (Maximum extension to close available to 8/9/2018) (Continued from the 5/1/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)
8. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** application PLPZ 2018 00152, for an amendment to the Building Zone Map, to change the zoning designation of the fronting building at property located at 140 Greenwich Avenue from CGBR to CGBR-HO (as shown on a zoning map on file in the Town Clerk's office) to match the CGBR-HO designation already in existence for the rear/annex building the result of which would place the whole site within the CGBR-HO zone. (Staff: SB) (**Must open by 6/21/2018**) (Maximum extension available to 8/25/2018) (Postponed at the 4/17/2018 Meeting)

9. **140 Greenwich Avenue – Annex, Willgreen Holdings, LLC;** applications PLPZ 2018 00023 and PLPZ 2018 00091, for a final site plan and special permit, to make changes to a building in the HO zone, convert the vacant 2nd floor of the annex building into two (2) apartments, remove the existing car elevator, and associated bulkhead on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR and CGBR-HO zones. *(Staff: SB) (Must open by 6/9/2018) (Maximum extension to open granted) (Postponed at the 3/20/2018 and 4/17/2018 meetings)*
10. **Benjamin Y. Carter and Hilary T. Carter;** application PLPZ 2018 00127, for a final re-subdivision, to transfer 306 sq. ft. of land from 21 Shoal Point Lane to 22 Shoal Point Lane at properties located at 21 and 22 Shoal Point Road in the R-12 zone. *(Staff: JP) (Must decide by 6/1/2018) (Extension to decide granted to 6/1/2018. Maximum extension to decide available to 7/26/2018)*
11. **Sutton Land, LLC;** applications PLPZ 2018 00125 and PLPZ 2018 00126, for a final site plan and special permit, to designate an existing one-bedroom apartment as a deed restricted moderate-income dwelling unit per Section 6-110 and remove a rear stair for the first floor commercial space to create two (2) parking spaces on a 4,440 sq. ft. property located at 410 East Putnam Avenue, Cos Cob, in the LB zone. *(Staff: PL) (Must open by 6/7/2018) (Maximum extension to open available to 8/11/2018)*
12. **Briggson 403, LLC;** applications PLPZ 2018 00139 and PLPZ 2018 00140, for a final site plan and special permit, to construct a 138.10 sq. ft. first floor kitchen addition in the rear of the building within the area of the existing footprint of a walk-in cooler the result of which would continue the non-conforming gross floor area of the site and further exceed the 40,000 cubic foot threshold of Section 6-101(a) requiring a special permit on a 6,100 sq. ft. property located at 403 Greenwich Avenue in the CGBR and CGIO zones. *(Staff: MA) (Must open by 6/21/2018) (Maximum extension to open available to 8/25/2018)*

REGULAR MEETING CONTINUED

13. **DISCUSSION ITEMS:**
14. **DECISION ITEMS:**
15. **APPROVAL OF MINUTES:**
May 1, 2018
16. **OTHER:**
 - a. Executive Session on pending litigation or personnel matters.
 - b. Other items as may properly come before the Commission.

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

Tiger Venture LLC; applications PLPZ 2018 00108 and PLPZ 2018 00112, for a final site plan and special permit, to construct a new residence, pool, pool patio, tennis court, driveway and related site and stormwater improvements the result of which would exceed the 150,000 cubic feet in volume threshold on a 4.299-acres property located at 24 Meeting House Road in the RA-4 zone. (Staff: JP) (Must open by 8/11/2018) (Maximum extension to open granted) (Postponed at the 5/1/2018 meeting)

L. Slavin Trustee for Heidi B. Smith; applications PLPZ 2018 00062 and PLPZ 2018 00063, for a final coastal site plan and special permit, to repair an existing screen porch and construct a glass greenhouse on a 3.5-acres property located at 15 Field Point Circle in the RA-2 zone. (Staff: JP) (Must open by 7/2/2018) (Maximum extension to open granted) (Postponed at the 4/7/2018 meeting)

Marc and Debra Shore; applications PLPZ 2018 00177 and PLPZ 2018 00178, for a final site plan and special permit, to make additions to a parcel which would further exceed the 150,000 cubic volume threshold requiring special permit per 6-101(a) on a 4.917-acres property located at 102 Clapboard Ridge Road in the RA-2 zone. (Staff: BD) (Must open by 6/21/2018) (Maximum extension to open available to 8/25/2018) (Page Number: 201)

Rockhill Real Estate VII LP; application PLPZ 2018 00183, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. (Staff: PL) (Must open by 7/5/2018) (Maximum extension to open available to 9/8/2018)

Rockhill Real Estate VII LP; applications PLPZ 2018 00181 and ~~PLPZ 2018 00184~~, for a final site plan and special permit, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 15 Oak Ridge Street (subject to re-zoning PLPZ 2018 00183) and 300 West Putnam Avenue in the R-6 and GB zone. (Staff: PL) (Must open by 7/5/2018) (Maximum extension to open available to 9/8/2018)

Application PLPZ 2018 00184 for Special Permit has been WITHDRAWN

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3. **Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2018 00011 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 and 5/1/2018 meetings)*
4. **Palmer Island LLC (Proposed Lot 2);** application PLPZ 2018 00009 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2018 00012 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 6/9/2018) (Maximum extension granted) (Postponed at the 3/6/2018 and 5/1/2018 meetings)*

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