

## 1. Meeting Materials

### Documents:

JUNE 1, 2017 ACTION AGENDA - REVISED.PDF  
JUNE 1, 2017 ACTION AGENDA REVISED II.PDF  
JUNE 1, 2017 ACTION AGENDA.PDF  
JUNE 1, 2017 FINAL AGENDA.PDF  
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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**June 1, 2017**

**THURSDAY**

## **ACTION AGENDA - Revised** **WITH DECISIONS**

*Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri*

*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 Planning and Zoning/Assistant Town Planner*

### **REGULAR MEETING 7:00 PM**

1. **Jonathan P. Wendell;** application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. (Staff: CT) (**Must decide by 6/2/2017**) (Extension to decide granted to 6/2/2017. Maximum extension available to 7/6/2017)

Postponed by Applicant

2. **River Road Development, LLC/RowAmerica;** application PLPZ 2017 00165 for a final coastal site plan to install a temporary tent to provide club members with temporary cover while the club house is under construction for the entire rowing season on a 55,592 sq. ft. property located at 89 River Road in the WB and Coastal Overlay zones. (Staff: MA) (**Must decide by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 21)

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

3. **Jill Allegretti, Trustee of the Byram Drive Trust;** application PLPZ 2017 00113 for a final coastal site plan to construct a new 7,724 sq. ft. single family residence, 610 sq. ft. detached garage, pool, driveway areas, and related site and stormwater improvements on a 1.432-acre property located at 46 Byram Drive in the RA-1 and Coastal Overlay zones. (Staff: MK) (**Must decide by 6/1/2017**) (Extension to decide granted to 6/1/2017. Maximum extension available to 7/29/2017) (Page Number: 56)

Motion to approve final coastal site plan with modifications  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

4. **Ruth Reed, Trustee;** application PLPZ 2017 00099 for a final subdivision for a lot confirmation that a second 6,955 sq. ft. parcel exists at 28 Lincoln Avenue (Old Greenwich) in the R-12 zone. (Staff: PL) (**Must decide by 6/1/2017**) (Extension Granted to 6/1/2017. Maximum extension available to 7/8/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 128)

Motion to find not a subdivision or re-subdivision  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

5. **PAG Greenwich B 1, LLC;** application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. (Staff: PL) (**Must decide by 6/1/2017**) (Extension granted to 6/1/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 243)

Left Open – Extension Granted to June 14, 2017

6. **Bruce Museum;** application PLPZ 2017 00047 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must act by 6/1/2017**) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.) (Page Number: 289)

Withdrawn by Applicant

7. **Bruce Museum;** application PLPZ 2017 00048 for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must act by 6/1/2017**) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.) (Page Number: 297)

Motion to approve municipal improvement

Moved by Alban, seconded by Yeskey

Voting in favor: Maitland, Alban, Levy, Yeskey (for Fox who recused), and Macri

5-0

## PUBLIC HEARING 7:15 PM

8. **Town of Greenwich Bruce Museum;** applications PLPZ 2017 00045 and PLPZ 2017 00046, for a final coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must open by 6/2/2017**) (Maximum extension available to 6/17/2017) (Page Number: 297)

Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Yeskey (for Fox who recused), and Macri

5-0

9. **Town of Greenwich Planning and Zoning Staff**; application PLPZ 2017 00111 for a text amendment, to amend Sections of the Town's Building Zoning Regulations regarding two-family and multi-family residences in the R-6 zone. **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** (Staff: KD) (Postponed from the 5/2/2017 meeting) (Must open by 7/29/2017) (Maximum extension to open granted) (Page Number: 581)

AMEND Sec. 6-5 (a)

- (26.1) Green Area Requirement shall mean the required percentage of a residentially zoned property as noted under Section 6-205, that is naturally occurring such as a wooded area, a rock outcrop, or grassed, manicured or landscaped areas.
- (A) The following is permitted within the Green Area Requirement subject to the restrictions of Section 6-128 regarding encroachments into yards: Synthetic turf playing fields for school or municipal uses only, rain gardens, patios, decks, **window wells**, small scale garden paths (stepping stones), and walkways less than 5' wide, mechanical equipment and mechanical equipment pads, septic systems and underground drainage systems with the purpose of retention, infiltration or water quality treatment. Any underground structure or impermeable surface that is covered by at least 3 feet of friable fill is permitted in the Green Area Requirement.

AMEND Sec. 6-13(a)

- (5) **Except as provided in Section 6-98 (a) (2)**, construction, or alteration of the exterior of any multi-family structure or group of structures with five or more dwelling units or any non-residential structure or any structure containing a mix of residential and non-residential uses. Exterior alterations shall include but not be limited to replacement of doors or windows or signs involving a substantial change in design, material or color as well as to removal or alterations of roof top mechanical structures and other integral parts of the structure.

AMEND Sec. 6-98 USE REGULATIONS FOR R-6 [MULTI-FAMILY AND RMF] ZONE[S].

- (a) The following principal uses are permitted and all other principal uses are expressly excluded in **the R-6[, R-6 MULTI-FAMILY, and RMF]** zone[s]:
- (1) All uses permitted in R-7 zones.
- (2) **Additions or renovations to existing single-family, two-family or multifamily dwellings. If such alterations do not require a zoning variance, do not increase the number of residential units or bedrooms, and do not affect the number of required off-street parking spaces, they shall be considered "minor" and subject to administrative site plan review only, subject to the provisions of Sec. 6-14. All other**

**alterations not considered “minor” as described above shall require site plan approval from the Planning and Zoning Commission.**

- (3) On lots of 7,500 square feet or larger, the building of a two-family dwelling, conversion from a single-family to a two-family dwelling, or addition or alteration to a single-family dwelling to create a two-family dwelling.**

[(2)](4)The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.

(A) **For lots of less than 7,500 square feet or where the use of cross easements is required for site access, circulation or drainage,** the building of a two-family dwelling, conversion from a single family to a two-family dwelling, **or** addition or alteration to a single family dwelling to create a two-family dwelling [additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot.] The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the R-6 [or RMF] zone in which the property is located and may not be diminished in size now or in the future.

(B) Boarding and Rooming Houses.

[(C)](C) In the R-6 MULTI-FAMILY (three or more dwelling units) and R-MF ZONES the total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.]

[(D)](C) **For two-family dwellings,** [In the R-6 MULTI-FAMILY (two dwelling units)] the minimum Green Area Requirement is 35% and the total ground floor area of all building area and structures shall occupy no more than 30% of the gross lot area.

[(E)](D) **For single-family dwellings,** [In the R-6 (one dwelling unit)] the minimum Green Area Requirement is 35%.

- (b) The following accessory uses shall be permitted in **the R-6 [and RMF] zone[s]**:
  - (1) Same as in R-7 zones.
  - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.
  - (c) The following accessory uses shall be prohibited in R-6 and RMF zones: Same as in R-7 zones.
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.

**ADD Sec. 6-98.1. USE REGULATIONS FOR RMF ZONE.**

- (a) **The following principal uses are permitted and all other principal uses are expressly excluded in the RMF zone:**
  - (1) **All uses permitted in R-7 zones.**
  - (2) **The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.**
    - (A) **The building of a two family dwelling, conversion from a single family to a two-family dwelling, addition or alteration to a single family dwelling to create a two-family dwelling, additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot. The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling**

**provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the RMF zone in which the property is located and may not be diminished in size now or in the future.**

- (B) Boarding and Rooming Houses.**
  - (C) The total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.**
- (b) The following accessory uses shall be permitted in the RMF zone:
    - (1) Same as in R-7 zones.**
    - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.****
  - (c) The following accessory uses shall be prohibited in the RMF zone:  
Same as in R-7 zones.**
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.**

**AMEND Sec. 6-154. PARKING AND GARAGES FOR RESIDENTIAL PURPOSES.**

On lots used for single-family [or two (2) family] residence purposes or for boarding or rooming houses sufficient garage space or outdoor parking space shall be provided to accommodate the passenger cars used by the residents of such premises.

**AMEND Sec. 6-155. PARKING AND GARAGES FOR TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL PURPOSES.**

On lots used for **two-family and** multi-family residential purposes garage space and outdoor parking space shall be provided in accordance with the table of requirements shown below. Garage space shall be provided within the principal building or underground or in a separate building, and the plans of such garage



space must provide for convenient maneuvering of cars into or out of parking stalls, for safe and convenient entrances and exits, and for disposal of carbon monoxide fumes. Outdoor parking spaces shall be so arranged as not to encroach on the required width of any drive. In the case of existing business use to be converted to residential use in accordance with Sec. 6-110, the Commission may permit required garage parking spaces to be outdoor spaces.

Parking and parking aisles shall be prohibited within the required front yard unless the Commission finds that the parking and parking aisles are adequately screened by landscaping or substantial changes in topography.

#### REQUIRED PARKING FACILITIES FOR TWO AND MULTI-FAMILY DWELLINGS

1. Dwelling or group of dwellings to accommodate two or more families.
  - (a) Dwelling with one or two bedrooms\*: one garage space for each dwelling and one outdoor space for each dwelling.
  - (b) Dwelling with three or more bedrooms\*: one garage space for each dwelling and 1.6 outdoor spaces for each dwelling.
  - (c) Studio apartments\*: one garage space for each dwelling and 0.6 outdoor spaces for each dwelling.
  - (d) Tandem parking spaces may be permitted for spaces that serve each individual unit of a two-family dwelling.**
  - (e) Driveways serving two-family dwellings may be designed for vehicles to back out onto a Town of Greenwich-designated local collector. Driveways designated for vehicles to back out onto all other roadways shall require a Special Permit from the Planning and Zoning Commission, subject to the provisions of Sec. 6-98(a)(4).**
- \* A den, study, loft or similar room shall be considered a bedroom for the purpose of determining the number of required parking spaces.

AMEND Section 6-205 SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS (a copy of which is available in the planning and zoning office.)

DELETE Multi-family dwellings row under the R-6 Zone heading (See Table in Sec. 6-205)

DELETE footnote #1 and the renumbering of footnotes #2-4 accordingly (See Table in Sec. 6-205)

AMEND Sec. 6-205(a) Note 9:

Note 9. [The Planning and Zoning Commission may under Special Permit allow reduction in area per family to 3600 sq. ft. for dwelling units to be incorporated into existing structures which were existing and listed with the Tax Assessor as of October 27, 1981 and which are historically or

culturally significant, or important to the preservation of a neighborhood's character.

For purpose of Note 9, an addition which does not exceed the greater of 25% or 700 square feet shall be considered part of the existing structure.]

**Where three (3) or more principal buildings which are non-conforming in respect to front yard and street side yard exist within the same block and within the same zone as a lot in question, the average setback line of all existing principal buildings within the block and the zone may be followed in locating a new building or in reconstructing or altering an existing building on such lot.**

ADD **Note 9** to "Minimum Front Yard (Depth)" under the R-6 row of the Table in Sec. 6-205

Motion to approve text amendment as modified

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

10. **The Stanwich School;** applications PLPZ 2017 00140 and PLPZ 2017 00141, for a preliminary site plan and special permit, to eliminate approval of an unbuilt, 16,781 sq. ft. religious facility, retain the existing north wing of the school which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the school, approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32.4155-acres property located at 257 Stanwich Road in the RA-2 zone. (*Staff: PL*) (**Must open by 6/8/2017**) (*Maximum extension available to 8/12/2017*) (*Page Number: 589*)

Motion to move to final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

No action on special permit

11. **South Water Street Owner LLC**; applications PLPZ 2017 00133 and PLPZ 2017 00134, for a final coastal site plan and special permit, and amendment to the Stipulation of Settlement and construct a second, new three-story multi-family building consisting of fourteen (14) residential units with parking on the lowest level, residential units on the second and third floors, a green roof and roof top terrace, related parking and site improvements, and the extension of the existing pedestrian walkway to connect to the existing walkway along the Byram River on a 1.89-acres property located at 88 South Water Street in the WB zone. (Staff: KD) (Must open by 6/8/2017) (Maximum extension available to 8/12/2017)

Postponed by the Applicant to June 14, 2017

12. **38 St. Roch Avenue, LLC**; applications PLPZ 2017 00093 and PLPZ 2017 00094, for a final site plan and special permit, to demolish all existing structures and construct two (2), new, multi-family dwellings with a total of seven (7) units, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), parking for 18 vehicles, and related site and drainage improvements, on a 32,782 sq. ft. property located at 38 St. Roch Avenue in the R-6 zone. (Staff: CT) (Must open by 6/1/2017) (Maximum extension available to 7/29/2017) (Page Number: 706)

Left Open

13. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must open by 6/3/2017) (Maximum to open has been granted) (Postponed at the 3/21/2017 and 4/18/2017 meetings) (Page Number: 763)

Left Open

14. **ITL Investments, LLC**; applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. (Staff: MK) (Must close by 6/6/2017) (Maximum extension available to 6/17/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 792)

Left Open – Extension Granted

15. **500 Lake Avenue, LLC**; application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (Must decide by 6/17/2017) (Maximum extension available to 8/16/2017) (Continued from the 5/16/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 858)

Left Open

16. **500 Lake Avenue, LLC and Foster Lake, LLC**; applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot "1" of proposed subdivision PLPZ 2017 00184 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (Must close by 6/15/2017) (Maximum extension granted) (Continued from the 3/7/2017, 3/21/2017 and 5/16/2017 meetings) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 1043)

Withdrawn by Applicant

## REGULAR MEETING CONTINUED

17. **DISCUSSION ITEMS:**

18. **DECISION ITEMS:**

19. **APPROVAL OF MINUTES:**

May 2, 2017

Motion to approve Minutes of May 2, 2017

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

May 16, 2017

Motion to approve Minutes of May 16, 2017

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

20. **OTHER:**

Executive Session on pending litigation or personnel matters. - None  
Other items as may properly come before the Commission. - None

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

**24 East Elm Street LLC;** application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). (Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**143 Sound Beach Avenue Associates, LP;** applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (Must close by 6/23/2017) (Maximum extension to close granted to 6/23/2017) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Winnetka Partners LLC;** applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acre property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (Must open by 7/15/2017) (Maximum extension to open has been granted)

**Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (Must close by 6/15/2017) (Maximum extension to close has been granted) (Continued from the 3/7/2017 and 05/2/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**330 Railroad Avenue, LLC;** application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

**79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC,** applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. (Staff: MK) (Must close by 6/14/2017) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC,** applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. (Staff: MK) (Must decide by 6/30/17) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Fisk Management LLC,** applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. (Staff: MK) (Must close by 6/27/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/17 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and

125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. *(Staff: PL)*  
*(Must close by 6/15/2017) (Maximum extension available to 7/27/2017)*  
*(Continued from the 4/18/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

**Town Hall Meeting Room**  
101 Field Point Road, Greenwich, CT  
**June 1, 2017**  
**THURSDAY**

## **ACTION AGENDA – Revised II** **WITH DECISIONS**

*Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri*

*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 Planning and Zoning/Assistant Town Planner*

### **REGULAR MEETING 7:00 PM**

1. **Jonathan P. Wendell;** application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. (Staff: CT) (**Must decide by 6/2/2017**) (Extension to decide granted to 6/2/2017. Maximum extension available to 7/6/2017)

Postponed by Applicant

2. **River Road Development, LLC/RowAmerica;** application PLPZ 2017 00165 for a final coastal site plan to install a temporary tent to provide club members with temporary cover while the club house is under construction for the entire rowing season on a 55,592 sq. ft. property located at 89 River Road in the WB and Coastal Overlay zones. (Staff: MA) (**Must decide by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 21)

Motion to approve final coastal site plan with modifications  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0



3. **Jill Allegretti, Trustee of the Byram Drive Trust;** application PLPZ 2017 00113 for a final coastal site plan to construct a new 7,724 sq. ft. single family residence, 610 sq. ft. detached garage, pool, driveway areas, and related site and stormwater improvements on a 1.432-acre property located at 46 Byram Drive in the RA-1 and Coastal Overlay zones. *(Staff: MK) (Must decide by 6/1/2017) (Extension to decide granted to 6/1/2017. Maximum extension available to 7/29/2017) (Page Number: 56)*

Motion to approve final coastal site plan with modifications  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

4. **Ruth Reed, Trustee;** application PLPZ 2017 00099 for a final subdivision for a lot confirmation that a second 6,955 sq. ft. parcel exists at 28 Lincoln Avenue (Old Greenwich) in the R-12 zone. *(Staff: PL) (Must decide by 6/1/2017) (Extension Granted to 6/1/2017. Maximum extension available to 7/8/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 128)*

Motion to find not a subdivision or re-subdivision  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

5. **PAG Greenwich B 1, LLC;** application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 6/1/2017) (Extension granted to 6/1/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 243)*

Left Open – Extension Granted to June 14, 2017

6. **Bruce Museum;** application PLPZ 2017 00047 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must act by 6/1/2017**) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.) (Page Number: 289)

Withdrawn by Applicant

7. **Bruce Museum;** application PLPZ 2017 00048 for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must act by 6/1/2017**) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.) (Page Number: 297)

Motion to approve municipal improvement

Moved by Alban, seconded by Yeskey

Voting in favor: Maitland, Alban, Levy, Yeskey (for Fox who recused), and Macri

5-0

## PUBLIC HEARING 7:15 PM

8. **Town of Greenwich Bruce Museum;** applications PLPZ 2017 00045 and PLPZ 2017 00046, for a final coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must open by 6/2/2017**) (Maximum extension available to 6/17/2017) (Page Number: 297)

Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Yeskey (for Fox who recused), and Macri

5-0

9. **Town of Greenwich Planning and Zoning Staff**; application PLPZ 2017 00111 for a text amendment, to amend Sections of the Town's Building Zoning Regulations regarding two-family and multi-family residences in the R-6 zone. **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** (Staff: KD) (Postponed from the 5/2/2017 meeting) (Must open by 7/29/2017) (Maximum extension to open granted) (Page Number: 581)

AMEND Sec. 6-5 (a)

- (26.1) Green Area Requirement shall mean the required percentage of a residentially zoned property as noted under Section 6-205, that is naturally occurring such as a wooded area, a rock outcrop, or grassed, manicured or landscaped areas.
- (A) The following is permitted within the Green Area Requirement subject to the restrictions of Section 6-128 regarding encroachments into yards: Synthetic turf playing fields for school or municipal uses only, rain gardens, patios, decks, **window wells**, small scale garden paths (stepping stones), and walkways less than 5' wide, mechanical equipment and mechanical equipment pads, septic systems and underground drainage systems with the purpose of retention, infiltration or water quality treatment. Any underground structure or impermeable surface that is covered by at least 3 feet of friable fill is permitted in the Green Area Requirement.

AMEND Sec. 6-13(a)

- (5) **Except as provided in Section 6-98 (a) (2)**, construction, or alteration of the exterior of any multi-family structure or group of structures with five or more dwelling units or any non-residential structure or any structure containing a mix of residential and non-residential uses. Exterior alterations shall include but not be limited to replacement of doors or windows or signs involving a substantial change in design, material or color as well as to removal or alterations of roof top mechanical structures and other integral parts of the structure.

AMEND Sec. 6-98 USE REGULATIONS FOR R-6 [MULTI-FAMILY AND RMF] ZONE[S].

- (a) The following principal uses are permitted and all other principal uses are expressly excluded in **the R-6[, R-6 MULTI-FAMILY, and RMF]** zone[s]:
- (1) All uses permitted in R-7 zones.
- (2) **Additions or renovations to existing single-family, two-family or multifamily dwellings. If such alterations do not require a zoning variance, do not increase the number of residential units or bedrooms, and do not affect the number of required off-street parking spaces, they shall be considered "minor" and subject to administrative site plan review only, subject to the provisions of Sec. 6-14. All other**

**alterations not considered “minor” as described above shall require site plan approval from the Planning and Zoning Commission.**

- (3) On lots of 7,500 square feet or larger, the building of a two-family dwelling, conversion from a single-family to a two-family dwelling, or addition or alteration to a single-family dwelling to create a two-family dwelling.**

[(2)](4)The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.

(A) **For lots of less than 7,500 square feet or where the use of cross easements is required for site access, circulation or drainage,** the building of a two-family dwelling, conversion from a single family to a two-family dwelling, **or** addition or alteration to a single family dwelling to create a two-family dwelling [additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot.] The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the R-6 [or RMF] zone in which the property is located and may not be diminished in size now or in the future.

(B) Boarding and Rooming Houses.

[(C)](C) In the R-6 MULTI-FAMILY (three or more dwelling units) and R-MF ZONES the total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.]

[(D)](C) **For two-family dwellings,** [In the R-6 MULTI-FAMILY (two dwelling units)] the minimum Green Area Requirement is 35% and the total ground floor area of all building area and structures shall occupy no more than 30% of the gross lot area.

[(E)](D) **For single-family dwellings,** [In the R-6 (one dwelling unit)] the minimum Green Area Requirement is 35%.

- (b) The following accessory uses shall be permitted in **the R-6 [and RMF] zone[s]**:
- (1) Same as in R-7 zones.
  - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.
  - (c) The following accessory uses shall be prohibited in R-6 and RMF zones: Same as in R-7 zones.
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.

**ADD Sec. 6-98.1. USE REGULATIONS FOR RMF ZONE.**

- (a) **The following principal uses are permitted and all other principal uses are expressly excluded in the RMF zone:**
- (1) **All uses permitted in R-7 zones.**
  - (2) **The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.**
    - (A) **The building of a two family dwelling, conversion from a single family to a two-family dwelling, addition or alteration to a single family dwelling to create a two-family dwelling, additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot. The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling**

**provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the RMF zone in which the property is located and may not be diminished in size now or in the future.**

- (B) Boarding and Rooming Houses.**
  - (C) The total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.**
- (b) The following accessory uses shall be permitted in the RMF zone:
    - (1) Same as in R-7 zones.**
    - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.****
  - (c) The following accessory uses shall be prohibited in the RMF zone:  
Same as in R-7 zones.**
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.**

**AMEND Sec. 6-154. PARKING AND GARAGES FOR RESIDENTIAL PURPOSES.**

On lots used for single-family [or two (2) family] residence purposes or for boarding or rooming houses sufficient garage space or outdoor parking space shall be provided to accommodate the passenger cars used by the residents of such premises.

**AMEND Sec. 6-155. PARKING AND GARAGES FOR TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL PURPOSES.**

On lots used for **two-family and** multi-family residential purposes garage space and outdoor parking space shall be provided in accordance with the table of requirements shown below. Garage space shall be provided within the principal building or underground or in a separate building, and the plans of such garage

space must provide for convenient maneuvering of cars into or out of parking stalls, for safe and convenient entrances and exits, and for disposal of carbon monoxide fumes. Outdoor parking spaces shall be so arranged as not to encroach on the required width of any drive. In the case of existing business use to be converted to residential use in accordance with Sec. 6-110, the Commission may permit required garage parking spaces to be outdoor spaces.

Parking and parking aisles shall be prohibited within the required front yard unless the Commission finds that the parking and parking aisles are adequately screened by landscaping or substantial changes in topography.

#### REQUIRED PARKING FACILITIES FOR TWO AND MULTI-FAMILY DWELLINGS

1. Dwelling or group of dwellings to accommodate two or more families.
  - (a) Dwelling with one or two bedrooms\*: one garage space for each dwelling and one outdoor space for each dwelling.
  - (b) Dwelling with three or more bedrooms\*: one garage space for each dwelling and 1.6 outdoor spaces for each dwelling.
  - (c) Studio apartments\*: one garage space for each dwelling and 0.6 outdoor spaces for each dwelling.
  - (d) Tandem parking spaces may be permitted for spaces that serve each individual unit of a two-family dwelling.**
  - (e) Driveways serving two-family dwellings may be designed for vehicles to back out onto a Town of Greenwich-designated local roadways. Driveways designated for vehicles to back out onto all other roadways shall require a Special Permit from the Planning and Zoning Commission, subject to the provisions of Sec. 6-98(a)(4).**
- \* A den, study, loft or similar room shall be considered a bedroom for the purpose of determining the number of required parking spaces.

AMEND Section 6-205 SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS (a copy of which is available in the planning and zoning office.)

DELETE Multi-family dwellings row under the R-6 Zone heading (See Table in Sec. 6-205)

DELETE footnote #1 and the renumbering of footnotes #2-4 accordingly (See Table in Sec. 6-205)

AMEND Sec. 6-205(a) Note 9:

Note 9. [The Planning and Zoning Commission may under Special Permit allow reduction in area per family to 3600 sq. ft. for dwelling units to be incorporated into existing structures which were existing and listed with the Tax Assessor as of October 27, 1981 and which are historically or

culturally significant, or important to the preservation of a neighborhood's character.

For purpose of Note 9, an addition which does not exceed the greater of 25% or 700 square feet shall be considered part of the existing structure.]

**Where three (3) or more principal buildings which are non-conforming in respect to front yard and street side yard exist within the same block and within the same zone as a lot in question, the average setback line of all existing principal buildings within the block and the zone may be followed in locating a new building or in reconstructing or altering an existing building on such lot.**

ADD **Note 9** to "Minimum Front Yard (Depth)" under the R-6 row of the Table in Sec. 6-205

Motion to approve text amendment as modified by adding the word "collector" between local and roadway under Section 6-155(1)(e).

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

10. **The Stanwich School;** applications PLPZ 2017 00140 and PLPZ 2017 00141, for a preliminary site plan and special permit, to eliminate approval of an unbuilt, 16,781 sq., ft. religious facility, retain the existing north wing of the school which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the school, approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32.4155-acres property located at 257 Stanwich Road in the RA-2 zone. (*Staff: PL*) (**Must open by 6/8/2017**) (*Maximum extension available to 8/12/2017*) (*Page Number: 589*)

Motion to move to final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

No action on special permit



11. **South Water Street Owner LLC;** applications PLPZ 2017 00133 and PLPZ 2017 00134, for a final coastal site plan and special permit, and amendment to the Stipulation of Settlement and construct a second, new three-story multi-family building consisting of fourteen (14) residential units with parking on the lowest level, residential units on the second and third floors, a green roof and roof top terrace, related parking and site improvements, and the extension of the existing pedestrian walkway to connect to the existing walkway along the Byram River on a 1.89-acres property located at 88 South Water Street in the WB zone. (Staff: KD) (Must open by 6/8/2017) (Maximum extension available to 8/12/2017)

Postponed by the Applicant to June 14, 2017

12. **38 St. Roch Avenue, LLC;** applications PLPZ 2017 00093 and PLPZ 2017 00094, for a final site plan and special permit, to demolish all existing structures and construct two (2), new, multi-family dwellings with a total of seven (7) units, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), parking for 18 vehicles, and related site and drainage improvements, on a 32,782 sq. ft. property located at 38 St. Roch Avenue in the R-6 zone. (Staff: CT) (Must open by 6/1/2017) (Maximum extension available to 7/29/2017) (Page Number: 706)

Left Open

13. **20 Idar Court, LLC;** applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must open by 6/3/2017) (Maximum to open has been granted) (Postponed at the 3/21/2017 and 4/18/2017 meetings) (Page Number: 763)

Left Open

14. **ITL Investments, LLC;** applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. (Staff: MK) (Must close by 6/6/2017) (Maximum extension available to 6/17/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 792)

Left Open – Extension Granted

15. **500 Lake Avenue, LLC**; application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. *(Staff: PL) (Must decide by 6/17/2017) (Maximum extension available to 8/16/2017) (Continued from the 5/16/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 858)*

Left Open

16. **500 Lake Avenue, LLC and Foster Lake, LLC**; applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot "1" of proposed subdivision PLPZ 2017 00184 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. *(Staff: PL) (Must close by 6/15/2017) (Maximum extension granted) (Continued from the 3/7/2017, 3/21/2017 and 5/16/2017 meetings) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 1043)*

Withdrawn by Applicant

## REGULAR MEETING CONTINUED

17. **DISCUSSION ITEMS:**

18. **DECISION ITEMS:**

19. **APPROVAL OF MINUTES:**

May 2, 2017

Motion to approve Minutes of May 2, 2017

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

May 16, 2017

Motion to approve Minutes of May 16, 2017

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

20. **OTHER:**

Executive Session on pending litigation or personnel matters. - None  
Other items as may properly come before the Commission. - None

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

**24 East Elm Street LLC;** application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). (Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**143 Sound Beach Avenue Associates, LP;** applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (Must close by 6/23/2017) (Maximum extension to close granted to 6/23/2017) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Winnetka Partners LLC;** applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acre property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (Must open by 7/15/2017) (Maximum extension to open has been granted)

**Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (Must close by 6/15/2017) (Maximum extension to close has been granted) (Continued from the 3/7/2017 and 05/2/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**330 Railroad Avenue, LLC;** application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

**79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC,** applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. (Staff: MK) (Must close by 6/14/2017) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC,** applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. (Staff: MK) (Must decide by 6/30/17) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Fisk Management LLC,** applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. (Staff: MK) (Must close by 6/27/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/17 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and

125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. *(Staff: PL)*  
*(Must close by 6/15/2017) (Maximum extension available to 7/27/2017)*  
*(Continued from the 4/18/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**June 1, 2017**

**THURSDAY**

## **ACTION AGENDA WITH DECISIONS**

*Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri*

*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 Planning and Zoning/Assistant Town Planner*

### **REGULAR MEETING 7:00 PM**

1. **Jonathan P. Wendell;** application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. (Staff: CT) (**Must decide by 6/2/2017**) (Extension to decide granted to 6/2/2017. Maximum extension available to 7/6/2017)

Postponed by Applicant

2. **River Road Development, LLC/RowAmerica;** application PLPZ 2017 00165 for a final coastal site plan to install a temporary tent to provide club members with temporary cover while the club house is under construction for the entire rowing season on a 55,592 sq. ft. property located at 89 River Road in the WB and Coastal Overlay zones. (Staff: MA) (**Must decide by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 21)

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

3. **Jill Allegretti, Trustee of the Byram Drive Trust;** application PLPZ 2017 00113 for a final coastal site plan to construct a new 7,724 sq. ft. single family residence, 610 sq. ft. detached garage, pool, driveway areas, and related site and stormwater improvements on a 1.432-acre property located at 46 Byram Drive in the RA-1 and Coastal Overlay zones. (Staff: MK) (**Must decide by 6/1/2017**) (Extension to decide granted to 6/1/2017. Maximum extension available to 7/29/2017) (Page Number: 56)

Motion to approve final coastal site plan with modifications  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

4. **Ruth Reed, Trustee;** application PLPZ 2017 00099 for a final subdivision for a lot confirmation that a second 6,955 sq. ft. parcel exists at 28 Lincoln Avenue (Old Greenwich) in the R-12 zone. (Staff: PL) (**Must decide by 6/1/2017**) (Extension Granted to 6/1/2017. Maximum extension available to 7/8/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 128)

Motion to find not a subdivision or re-subdivision  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

5. **PAG Greenwich B 1, LLC;** application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. (Staff: PL) (**Must decide by 6/1/2017**) (Extension granted to 6/1/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 243)

Left Open – Extension Granted to June 14, 2017

6. **Bruce Museum;** application PLPZ 2017 00047 request to defer decision for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must act by 6/1/2017**) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.) (Page Number: 289)

Withdrawn by Applicant

7. **Bruce Museum;** application PLPZ 2017 00048 request to defer decision for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must act by 6/1/2017**) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.) (Page Number: 297)

Motion to approve municipal improvement

Moved by Alban, seconded by Yeskey

Voting in favor: Maitland, Alban, Levy, Yeskey (for Fox who recused), and Macri

5-0

### **PUBLIC HEARING 7:15 PM**

8. **Town of Greenwich Bruce Museum;** applications PLPZ 2017 00045 and PLPZ 2017 00046, for a final coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must open by 6/2/2017**) (Maximum extension available to 6/17/2017) (Page Number: 297)

Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Yeskey (for Fox who recused), and Macri

5-0



9. **Town of Greenwich Planning and Zoning Staff**; application PLPZ 2017 00111 for a text amendment, to amend Sections of the Town's Building Zoning Regulations regarding two-family and multi-family residences in the R-6 zone. **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** (Staff: KD) (Postponed from the 5/2/2017 meeting) (Must open by 7/29/2017) (Maximum extension to open granted) (Page Number: 581)

AMEND Sec. 6-5 (a)

- (26.1) Green Area Requirement shall mean the required percentage of a residentially zoned property as noted under Section 6-205, that is naturally occurring such as a wooded area, a rock outcrop, or grassed, manicured or landscaped areas.
- (A) The following is permitted within the Green Area Requirement subject to the restrictions of Section 6-128 regarding encroachments into yards: Synthetic turf playing fields for school or municipal uses only, rain gardens, patios, decks, **window wells**, small scale garden paths (stepping stones), and walkways less than 5' wide, mechanical equipment and mechanical equipment pads, septic systems and underground drainage systems with the purpose of retention, infiltration or water quality treatment. Any underground structure or impermeable surface that is covered by at least 3 feet of friable fill is permitted in the Green Area Requirement.

AMEND Sec. 6-13(a)

- (5) **Except as provided in Section 6-98 (a) (2)**, construction, or alteration of the exterior of any multi-family structure or group of structures with five or more dwelling units or any non-residential structure or any structure containing a mix of residential and non-residential uses. Exterior alterations shall include but not be limited to replacement of doors or windows or signs involving a substantial change in design, material or color as well as to removal or alterations of roof top mechanical structures and other integral parts of the structure.

AMEND Sec. 6-98 USE REGULATIONS FOR R-6 [MULTI-FAMILY AND RMF] ZONE[S].

- (a) The following principal uses are permitted and all other principal uses are expressly excluded in **the R-6[, R-6 MULTI-FAMILY, and RMF]** zone[s]:
- (1) All uses permitted in R-7 zones.
- (2) **Additions or renovations to existing single-family, two-family or multifamily dwellings. If such alterations do not require a zoning variance, do not increase the number of residential units or bedrooms, and do not affect the number of required off-street parking spaces, they shall be considered "minor" and subject to administrative site plan review only, subject to the provisions of Sec. 6-14. All other**

**alterations not considered “minor” as described above shall require site plan approval from the Planning and Zoning Commission.**

- (3) On lots of 7,500 square feet or larger, the building of a two-family dwelling, conversion from a single-family to a two-family dwelling, or addition or alteration to a single-family dwelling to create a two-family dwelling.**

[(2)](4)The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.

(A) **For lots of less than 7,500 square feet or where the use of cross easements is required for site access, circulation or drainage,** the building of a two-family dwelling, conversion from a single family to a two-family dwelling, **or** addition or alteration to a single family dwelling to create a two-family dwelling [additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot.] The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the R-6 [or RMF] zone in which the property is located and may not be diminished in size now or in the future.

(B) Boarding and Rooming Houses.

[(C)](C) In the R-6 MULTI-FAMILY (three or more dwelling units) and R-MF ZONES the total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.]

[(D)](C) **For two-family dwellings,** [In the R-6 MULTI-FAMILY (two dwelling units)] the minimum Green Area Requirement is 35% and the total ground floor area of all building area and structures shall occupy no more than 30% of the gross lot area.

[(E)](D) **For single-family dwellings,** [In the R-6 (one dwelling unit)] the minimum Green Area Requirement is 35%.

- (b) The following accessory uses shall be permitted in **the R-6 [and RMF] zone[s]**:
  - (1) Same as in R-7 zones.
  - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.
  - (c) The following accessory uses shall be prohibited in R-6 and RMF zones: Same as in R-7 zones.
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.

**ADD Sec. 6-98.1. USE REGULATIONS FOR RMF ZONE.**

- (a) **The following principal uses are permitted and all other principal uses are expressly excluded in the RMF zone:**
  - (1) **All uses permitted in R-7 zones.**
  - (2) **The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.**
    - (A) **The building of a two family dwelling, conversion from a single family to a two-family dwelling, addition or alteration to a single family dwelling to create a two-family dwelling, additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot. The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling**

**provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the RMF zone in which the property is located and may not be diminished in size now or in the future.**

- (B) Boarding and Rooming Houses.**
  - (C) The total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.**
- (b) The following accessory uses shall be permitted in the RMF zone:
    - (1) Same as in R-7 zones.**
    - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.****
  - (c) The following accessory uses shall be prohibited in the RMF zone:  
Same as in R-7 zones.**
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.**

**AMEND Sec. 6-154. PARKING AND GARAGES FOR RESIDENTIAL PURPOSES.**

On lots used for single-family [or two (2) family] residence purposes or for boarding or rooming houses sufficient garage space or outdoor parking space shall be provided to accommodate the passenger cars used by the residents of such premises.

**AMEND Sec. 6-155. PARKING AND GARAGES FOR TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL PURPOSES.**

On lots used for **two-family and** multi-family residential purposes garage space and outdoor parking space shall be provided in accordance with the table of requirements shown below. Garage space shall be provided within the principal building or underground or in a separate building, and the plans of such garage

space must provide for convenient maneuvering of cars into or out of parking stalls, for safe and convenient entrances and exits, and for disposal of carbon monoxide fumes. Outdoor parking spaces shall be so arranged as not to encroach on the required width of any drive. In the case of existing business use to be converted to residential use in accordance with Sec. 6-110, the Commission may permit required garage parking spaces to be outdoor spaces.

Parking and parking aisles shall be prohibited within the required front yard unless the Commission finds that the parking and parking aisles are adequately screened by landscaping or substantial changes in topography.

#### REQUIRED PARKING FACILITIES FOR TWO AND MULTI-FAMILY DWELLINGS

1. Dwelling or group of dwellings to accommodate two or more families.
  - (a) Dwelling with one or two bedrooms\*: one garage space for each dwelling and one outdoor space for each dwelling.
  - (b) Dwelling with three or more bedrooms\*: one garage space for each dwelling and 1.6 outdoor spaces for each dwelling.
  - (c) Studio apartments\*: one garage space for each dwelling and 0.6 outdoor spaces for each dwelling.
  - (d) Tandem parking spaces may be permitted for spaces that serve each individual unit of a two-family dwelling.**
  - (e) Driveways serving two-family dwellings may be designed for vehicles to back out onto a Town of Greenwich-designated local collector. Driveways designated for vehicles to back out onto all other roadways shall require a Special Permit from the Planning and Zoning Commission, subject to the provisions of Sec. 6-98(a)(4).**
- \* A den, study, loft or similar room shall be considered a bedroom for the purpose of determining the number of required parking spaces.

AMEND Section 6-205 SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS (a copy of which is available in the planning and zoning office.)

DELETE Multi-family dwellings row under the R-6 Zone heading (See Table in Sec. 6-205)

DELETE footnote #1 and the renumbering of footnotes #2-4 accordingly (See Table in Sec. 6-205)

AMEND Sec. 6-205(a) Note 9:

Note 9. [The Planning and Zoning Commission may under Special Permit allow reduction in area per family to 3600 sq. ft. for dwelling units to be incorporated into existing structures which were existing and listed with the Tax Assessor as of October 27, 1981 and which are historically or

culturally significant, or important to the preservation of a neighborhood's character.

For purpose of Note 9, an addition which does not exceed the greater of 25% or 700 square feet shall be considered part of the existing structure.]

**Where three (3) or more principal buildings which are non-conforming in respect to front yard and street side yard exist within the same block and within the same zone as a lot in question, the average setback line of all existing principal buildings within the block and the zone may be followed in locating a new building or in reconstructing or altering an existing building on such lot.**

ADD **Note 9** to "Minimum Front Yard (Depth)" under the R-6 row of the Table in Sec. 6-205

Motion to approve text amendment as modified

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

10. **The Stanwich School;** applications PLPZ 2017 00140 and PLPZ 2017 00141, for a preliminary site plan and special permit, to eliminate approval of an unbuilt, 16,781 sq. ft. religious facility, retain the existing north wing of the school which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the school, approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32.4155-acres property located at 257 Stanwich Road in the RA-2 zone. (*Staff: PL*) (**Must open by 6/8/2017**) (*Maximum extension available to 8/12/2017*) (*Page Number: 589*)

Motion to move to final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

No action on special permit

11. **South Water Street Owner LLC**; applications PLPZ 2017 00133 and PLPZ 2017 00134, for a final coastal site plan and special permit, and amendment to the Stipulation of Settlement and construct a second, new three-story multi-family building consisting of fourteen (14) residential units with parking on the lowest level, residential units on the second and third floors, a green roof and roof top terrace, related parking and site improvements, and the extension of the existing pedestrian walkway to connect to the existing walkway along the Byram River on a 1.89-acres property located at 88 South Water Street in the WB zone. (Staff: KD) (Must open by 6/8/2017) (Maximum extension available to 8/12/2017)

Postponed by the Applicant to June 14, 2017

12. **38 St. Roch Avenue, LLC**; applications PLPZ 2017 00093 and PLPZ 2017 00094, for a final site plan and special permit, to demolish all existing structures and construct two (2), new, multi-family dwellings with a total of seven (7) units, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), parking for 18 vehicles, and related site and drainage improvements, on a 32,782 sq. ft. property located at 38 St. Roch Avenue in the R-6 zone. (Staff: CT) (Must open by 6/1/2017) (Maximum extension available to 7/29/2017) (Page Number: 706)

Left Open

13. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must open by 6/3/2017) (Maximum to open has been granted) (Postponed at the 3/21/2017 and 4/18/2017 meetings) (Page Number: 763)

Left Open

14. **ITL Investments, LLC**; applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. (Staff: MK) (Must close by 6/6/2017) (Maximum extension available to 6/17/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 792)

Left Open – Extension Granted

15. **500 Lake Avenue, LLC**; application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. *(Staff: PL) (Must decide by 6/17/2017) (Maximum extension available to 8/16/2017) (Continued from the 5/16/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 858)*

Left Open

16. **500 Lake Avenue, LLC and Foster Lake, LLC**; applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot "1" of proposed subdivision PLPZ 2017 00184 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. *(Staff: PL) (Must close by 6/15/2017) (Maximum extension granted) (Continued from the 3/7/2017, 3/21/2017 and 5/16/2017 meetings) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 1043)*

Withdrawn by Applicant

## REGULAR MEETING CONTINUED

17. **DISCUSSION ITEMS:**

18. **DECISION ITEMS:**

19. **APPROVAL OF MINUTES:**

May 2, 2017

Motion to approve Minutes of May 2, 2017

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

May 16, 2017

Motion to approve Minutes of May 16, 2017

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0



20. **OTHER:**

Executive Session on pending litigation or personnel matters. - None  
Other items as may properly come before the Commission. - None

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

**24 East Elm Street LLC;** application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). (Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**143 Sound Beach Avenue Associates, LP;** applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (Must close by 6/23/2017) (Maximum extension to close granted to 6/23/2017) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Winnetka Partners LLC;** applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acre property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (Must open by 7/15/2017) (Maximum extension to open has been granted)

**Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (Must close by 6/15/2017) (Maximum extension to close has been granted) (Continued from the 3/7/2017 and 05/2/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**330 Railroad Avenue, LLC;** application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

**79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC,** applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. (Staff: MK) (Must close by 6/14/2017) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC,** applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. (Staff: MK) (Must decide by 6/30/17) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Fisk Management LLC,** applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. (Staff: MK) (Must close by 6/27/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/17 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and

125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. *(Staff: PL)*  
*(Must close by 6/15/2017) (Maximum extension available to 7/27/2017)*  
*(Continued from the 4/18/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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

**June 1, 2017**

**THURSDAY**

## FINAL AGENDA

### REGULAR MEETING 7:00 PM

1. **Jonathan P. Wendell;** application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. (Staff: CT) (**Must decide by 6/2/2017**) (Extension to decide granted to 6/2/2017. Maximum extension available to 7/6/2017)

**Application PLPZ 2017 00096 has been POSTPONED by Applicant**

2. **River Road Development, LLC/RowAmerica;** application PLPZ 2017 00165 for a final coastal site plan to install a temporary tent to provide club members with temporary cover while the club house is under construction for the entire rowing season on a 55,592 sq. ft. property located at 89 River Road in the WB and Coastal Overlay zones. (Staff: MA) (**Must decide by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 21)
3. **Jill Allegretti, Trustee of the Byram Drive Trust;** application PLPZ 2017 00113 for a final coastal site plan to construct a new 7,724 sq. ft. single family residence, 610 sq. ft. detached garage, pool, driveway areas, and related site and stormwater improvements on a 1.432-acre property located at 46 Byram Drive in the RA-1 and Coastal Overlay zones. (Staff: MK) (**Must decide by 6/1/2017**) (Extension to decide granted to 6/1/2017. Maximum extension available to 7/29/2017) (Page Number: 56)
4. **Ruth Reed, Trustee;** application PLPZ 2017 00099 for a final subdivision for a lot confirmation that a second 6,955 sq. ft. parcel exists at 28 Lincoln Avenue (Old Greenwich) in the R-12 zone. (Staff: PL) (**Must decide by 6/1/2017**) (Extension Granted to 6/1/2017. Maximum extension available to 7/8/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 128)

5. **PAG Greenwich B 1, LLC;** application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 6/1/2017) (Extension granted to 6/1/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 243)*
  
6. **Bruce Museum;** application PLPZ 2017 00047 request to defer decision for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must act by 6/1/2017) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.) (Page Number: 289)*
  
7. **Bruce Museum;** application PLPZ 2017 00048 request to defer decision for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must act by 6/1/2017) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.) (Page Number: 297)*

### **PUBLIC HEARING 7:15 PM**

8. **Town of Greenwich Bruce Museum;** applications PLPZ 2017 00045 and PLPZ 2017 00046, for a final coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must open by 6/2/2017) (Maximum extension available to 6/17/2017) (Page Number: 297)*

9. **Town of Greenwich Planning and Zoning Staff**; application PLPZ 2017 00111 for a text amendment, to amend Sections of the Town's Building Zoning Regulations regarding two-family and multi-family residences in the R-6 zone. **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: KD) (Postponed from the 5/2/2017 meeting) (Must open by 7/29/2017) (Maximum extension to open granted) (Page Number: 581)

AMEND Sec. 6-5 (a)

- (26.1) Green Area Requirement shall mean the required percentage of a residentially zoned property as noted under Section 6-205, that is naturally occurring such as a wooded area, a rock outcrop, or grassed, manicured or landscaped areas.
- (A) The following is permitted within the Green Area Requirement subject to the restrictions of Section 6-128 regarding encroachments into yards: Synthetic turf playing fields for school or municipal uses only, rain gardens, patios, decks, **window wells**, small scale garden paths (stepping stones), and walkways less than 5' wide, mechanical equipment and mechanical equipment pads, septic systems and underground drainage systems with the purpose of retention, infiltration or water quality treatment. Any underground structure or impermeable surface that is covered by at least 3 feet of friable fill is permitted in the Green Area Requirement.

AMEND Sec. 6-13(a)

- (5) **Except as provided in Section 6-98 (a) (2)**, construction, or alteration of the exterior of any multi-family structure or group of structures with five or more dwelling units or any non-residential structure or any structure containing a mix of residential and non-residential uses. Exterior alterations shall include but not be limited to replacement of doors or windows or signs involving a substantial change in design, material or color as well as to removal or alterations of roof top mechanical structures and other integral parts of the structure.

AMEND Sec. 6-98 USE REGULATIONS FOR R-6 [MULTI-FAMILY AND RMF] ZONE[S].

- (a) The following principal uses are permitted and all other principal uses are expressly excluded in **the** R-6[, R-6 MULTI-FAMILY, and RMF] zone[s]:
- (1) All uses permitted in R-7 zones.
- (2) **Additions or renovations to existing single-family, two-family or multifamily dwellings. If such alterations do not require a zoning variance, do not increase the number of residential units or bedrooms, and do not affect the number of required off-street parking spaces, they shall be considered "minor" and subject to administrative site plan review only, subject to the provisions of Sec. 6-14. All other**

**alterations not considered “minor” as described above shall require site plan approval from the Planning and Zoning Commission.**

- (3) On lots of 7,500 square feet or larger, the building of a two-family dwelling, conversion from a single-family to a two-family dwelling, or addition or alteration to a single-family dwelling to create a two-family dwelling.**

[(2)](4)The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.

(A) **For lots of less than 7,500 square feet or where the use of cross easements is required for site access, circulation or drainage,** the building of a two-family dwelling, conversion from a single family to a two-family dwelling, **or** addition or alteration to a single family dwelling to create a two-family dwelling [additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot.] The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the R-6 [or RMF] zone in which the property is located and may not be diminished in size now or in the future.

(B) Boarding and Rooming Houses.

[(C)](C) In the R-6 MULTI-FAMILY (three or more dwelling units) and R-MF ZONES the total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.]

[(D)](C) **For two-family dwellings,** [In the R-6 MULTI-FAMILY (two dwelling units)] the minimum Green Area Requirement is 35% and the total ground floor area of all building area and structures shall occupy no more than 30% of the gross lot area.

[(E)](D) **For single-family dwellings,** [In the R-6 (one dwelling unit)] the minimum Green Area Requirement is 35%.

- (b) The following accessory uses shall be permitted in **the R-6 [and RMF] zone[s]**:
- (1) Same as in R-7 zones.
  - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.
  - (c) The following accessory uses shall be prohibited in R-6 and RMF zones: Same as in R-7 zones.
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.

**ADD Sec. 6-98.1. USE REGULATIONS FOR RMF ZONE.**

- (a) **The following principal uses are permitted and all other principal uses are expressly excluded in the RMF zone:**
- (1) **All uses permitted in R-7 zones.**
  - (2) **The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.**
    - (A) **The building of a two family dwelling, conversion from a single family to a two-family dwelling, addition or alteration to a single family dwelling to create a two-family dwelling, additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot. The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling**



**provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the RMF zone in which the property is located and may not be diminished in size now or in the future.**

- (B) Boarding and Rooming Houses.**
  - (C) The total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.**
- (b) The following accessory uses shall be permitted in the RMF zone:
    - (1) Same as in R-7 zones.**
    - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.****
  - (c) The following accessory uses shall be prohibited in the RMF zone:  
Same as in R-7 zones.**
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.**

**AMEND Sec. 6-154. PARKING AND GARAGES FOR RESIDENTIAL PURPOSES.**

On lots used for single-family [or two (2) family] residence purposes or for boarding or rooming houses sufficient garage space or outdoor parking space shall be provided to accommodate the passenger cars used by the residents of such premises.

**AMEND Sec. 6-155. PARKING AND GARAGES FOR TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL PURPOSES.**

On lots used for **two-family and** multi-family residential purposes garage space and outdoor parking space shall be provided in accordance with the table of requirements shown below. Garage space shall be provided within the principal building or underground or in a separate building, and the plans of such garage

space must provide for convenient maneuvering of cars into or out of parking stalls, for safe and convenient entrances and exits, and for disposal of carbon monoxide fumes. Outdoor parking spaces shall be so arranged as not to encroach on the required width of any drive. In the case of existing business use to be converted to residential use in accordance with Sec. 6-110, the Commission may permit required garage parking spaces to be outdoor spaces.

Parking and parking aisles shall be prohibited within the required front yard unless the Commission finds that the parking and parking aisles are adequately screened by landscaping or substantial changes in topography.

#### REQUIRED PARKING FACILITIES FOR TWO AND MULTI-FAMILY DWELLINGS

1. Dwelling or group of dwellings to accommodate two or more families.
  - (a) Dwelling with one or two bedrooms\*: one garage space for each dwelling and one outdoor space for each dwelling.
  - (b) Dwelling with three or more bedrooms\*: one garage space for each dwelling and 1.6 outdoor spaces for each dwelling.
  - (c) Studio apartments\*: one garage space for each dwelling and 0.6 outdoor spaces for each dwelling.
  - (d) Tandem parking spaces may be permitted for spaces that serve each individual unit of a two-family dwelling.**
  - (e) Driveways serving two-family dwellings may be designed for vehicles to back out onto a Town of Greenwich-designated local roadway. Driveways designated for vehicles to back out onto all other roadways shall require a Special Permit from the Planning and Zoning Commission, subject to the provisions of Sec. 6-98(a)(4).**
- \* A den, study, loft or similar room shall be considered a bedroom for the purpose of determining the number of required parking spaces.

AMEND Section 6-205 SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS (a copy of which is available in the planning and zoning office.)

DELETE Multi-family dwellings row under the R-6 Zone heading (See Table in Sec. 6-205)

DELETE footnote #1 and the renumbering of footnotes #2-4 accordingly (See Table in Sec. 6-205)

AMEND Sec. 6-205(a) Note 9:

Note 9. [The Planning and Zoning Commission may under Special Permit allow reduction in area per family to 3600 sq. ft. for dwelling units to be incorporated into existing structures which were existing and listed with the Tax Assessor as of October 27, 1981 and which are historically or

culturally significant, or important to the preservation of a neighborhood's character.

For purpose of Note 9, an addition which does not exceed the greater of 25% or 700 square feet shall be considered part of the existing structure.]

**Where three (3) or more principal buildings which are non-conforming in respect to front yard and street side yard exist within the same block and within the same zone as a lot in question, the average setback line of all existing principal buildings within the block and the zone may be followed in locating a new building or in reconstructing or altering an existing building on such lot.**

ADD **Note 9** to "Minimum Front Yard (Depth)" under the R-6 row of the Table in Sec. 6-205

10. **The Stanwich School;** applications PLPZ 2017 00140 and PLPZ 2017 00141, for a preliminary site plan and special permit, to eliminate approval of an unbuilt, 16,781 sq. ft. religious facility, retain the existing north wing of the school which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the school, approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32.4155-acre property located at 257 Stanwich Road in the RA-2 zone. *(Staff: PL) (Must open by 6/8/2017) (Maximum extension available to 8/12/2017) (Page Number: 589)*
11. **South Water Street Owner LLC;** applications PLPZ 2017 00133 and PLPZ 2017 00134, for a final coastal site plan and special permit, and amendment to the Stipulation of Settlement and construct a second, new three-story multi-family building consisting of fourteen (14) residential units with parking on the lowest level, residential units on the second and third floors, a green roof and roof top terrace, related parking and site improvements, and the extension of the existing pedestrian walkway to connect to the existing walkway along the Byram River on a 1.89-acre property located at 88 South Water Street in the WB zone. *(Staff: KD) (Must open by 6/8/2017) (Maximum extension available to 8/12/2017)*

**Applications PLPZ 2017 00133 and PLPZ 2017 00134 have been POSTPONED by the Applicant to June 14, 2017**

12. **38 St. Roch Avenue, LLC**; applications PLPZ 2017 00093 and PLPZ 2017 00094, for a final site plan and special permit, to demolish all existing structures and construct two (2), new, multi-family dwellings with a total of seven (7) units, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), parking for 18 vehicles, and related site and drainage improvements, on a 32,782 sq. ft. property located at 38 St. Roch Avenue in the R-6 zone. (Staff: CT) (**Must open by 6/1/2017**) (Maximum extension available to 7/29/2017) (Page Number: 706)
13. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (**Must open by 6/3/2017**) (Maximum to open has been granted) (Postponed at the 3/21/2017 and 4/18/2017 meetings) (Page Number: 763)
14. **ITL Investments, LLC**; applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. (Staff: MK) (**Must close by 6/6/2017**) (Maximum extension available to 6/17/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 792)
15. **500 Lake Avenue, LLC**; application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (**Must decide by 6/17/2017**) (Maximum extension available to 8/16/2017) (Continued from the 5/16/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 858)
16. **500 Lake Avenue, LLC and Foster Lake, LLC**; applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot "1" of proposed subdivision PLPZ 2017 00184 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (**Must close by 6/15/2017**) (Maximum extension granted) (Continued from the 3/7/2017, 3/21/2017 and 5/16/2017 meetings) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 1043)

**REGULAR MEETING CONTINUED**

17. **DISCUSSION ITEMS:**

18. **DECISION ITEMS:**

19. **APPROVAL OF MINUTES:**

May 2, 2017

May 16, 2017

20. **OTHER:**

Executive Session on pending litigation or personnel matters.

Other items as may properly come before the Commission.

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

**24 East Elm Street LLC;** application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). *(Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**143 Sound Beach Avenue Associates, LP;** applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: KD) (Must close by 6/23/2017) (Maximum extension to close granted to 6/23/2017) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**Winnetka Partners LLC;** applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acre property located at 52 and 68 John Street in the RA-4 zone. *(Staff: AP) (Must open by 7/15/2017) (Maximum extension to open has been granted)*

**Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (**Must close by 6/15/2017**) (Maximum extension to close has been granted) (Continued from the 3/7/2017 and 05/2/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**330 Railroad Avenue, LLC;** application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** (Staff: CT) (**Must close by 6/15/2017**) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

**79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC,** applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. (Staff: MK) (**Must close by 6/14/2017**) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC,** applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. (Staff: MK) (**Must decide by 6/30/17**) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Fisk Management LLC**, applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. *(Staff: MK) (Must close by 6/27/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/17 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and 125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. *(Staff: PL) (Must close by 6/15/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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

**June 1, 2017**  
**THURSDAY**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **Jonathan P. Wendell;** application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. *(Staff: CT) (Must decide by 6/2/2017) (Extension to decide granted to 6/2/2017. Maximum extension available to 7/6/2017)*
2. **River Road Development, LLC/RowAmerica;** application PLPZ 2017 00165 for a final coastal site plan to install a temporary tent to provide club members with temporary cover while the club house is under construction for the entire rowing season on a 55,592 sq. ft. property located at **89 River Road** in the WB and Coastal Overlay zones. *(Staff: MA) (Must decide by 6/22/2017) (Maximum extension available to 8/26/2017)*
3. **Jill Allegretti, Trustee of the Byram Drive Trust;** application PLPZ 2017 00113 for a final coastal site plan to construct a new 7,724 sq. ft. single family residence, 610 sq. ft. detached garage, pool, driveway areas, and related site and stormwater improvements on a 1.432-acre property located at 46 Byram Drive in the RA-1 and Coastal Overlay zones. *(Staff: MK) (Must decide by 6/1/2017) (Extension to decide granted to 6/1/2017. Maximum extension available to 7/29/2017)*
4. **Ruth Reed, Trustee;** application PLPZ 2017 00099 for a final subdivision for a lot confirmation that a second 6,955 sq. ft. parcel exists at 28 Lincoln Avenue (Old Greenwich) in the R-12 zone. *(Staff: PL) (Must decide by 6/1/2017) (Extension Granted to 6/1/2017. Maximum extension available to 7/8/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*



5. **PAG Greenwich B 1, LLC;** application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 6/1/2017) (Extension granted to 6/1/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
  
6. **Bruce Museum;** application PLPZ 2017 00047 request to defer decision for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must act by 6/1/2017) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.)*
  
7. **Bruce Museum;** application PLPZ 2017 00048 request to defer decision for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must act by 6/1/2017) (The Commission may, by resolution adopted prior to the termination of the ninety (90) day period and for sufficient reasons to be stated in the resolution, defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017. At the May 16, 2017 meeting the Commission approved a motion to defer decision again, until June 1, 2017.)*

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8. **Town of Greenwich Bruce Museum;** applications PLPZ 2017 00045 and PLPZ 2017 00046, for a final coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must open by 6/2/2017) (Maximum extension available to 6/17/2017)*

9. **Town of Greenwich Planning and Zoning Staff**; application PLPZ 2017 00111 for a text amendment, to amend Sections of the Town's Building Zoning Regulations regarding two-family and multi-family residences in the R-6 zone. **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: KD) (Postponed from the 5/2/2017 meeting) (Must open by 7/29/2017) (Maximum extension to open granted)

AMEND Sec. 6-5 (a)

- (26.1) Green Area Requirement shall mean the required percentage of a residentially zoned property as noted under Section 6-205, that is naturally occurring such as a wooded area, a rock outcrop, or grassed, manicured or landscaped areas.
- (A) The following is permitted within the Green Area Requirement subject to the restrictions of Section 6-128 regarding encroachments into yards: Synthetic turf playing fields for school or municipal uses only, rain gardens, patios, decks, **window wells**, small scale garden paths (stepping stones), and walkways less than 5' wide, mechanical equipment and mechanical equipment pads, septic systems and underground drainage systems with the purpose of retention, infiltration or water quality treatment. Any underground structure or impermeable surface that is covered by at least 3 feet of friable fill is permitted in the Green Area Requirement.

AMEND Sec. 6-13(a)

- (5) **Except as provided in Section 6-98 (a) (2)**, construction, or alteration of the exterior of any multi-family structure or group of structures with five or more dwelling units or any non-residential structure or any structure containing a mix of residential and non-residential uses. Exterior alterations shall include but not be limited to replacement of doors or windows or signs involving a substantial change in design, material or color as well as to removal or alterations of roof top mechanical structures and other integral parts of the structure.

AMEND Sec. 6-98 USE REGULATIONS FOR R-6 [MULTI-FAMILY AND RMF] ZONE[S].

- (a) The following principal uses are permitted and all other principal uses are expressly excluded in **the** R-6[, R-6 MULTI-FAMILY, and RMF] zone[s]:
- (1) All uses permitted in R-7 zones.
- (2) **Additions or renovations to existing single-family, two-family or multifamily dwellings. If such alterations do not require a zoning variance, do not increase the number of residential units or bedrooms, and do not affect the number of required off-street parking spaces, they shall be considered "minor" and subject to administrative site plan review only, subject to the provisions of Sec. 6-14. All other**

**alterations not considered “minor” as described above shall require site plan approval from the Planning and Zoning Commission.**

- (3) On lots of 7,500 square feet or larger, the building of a two-family dwelling, conversion from a single-family to a two-family dwelling, or addition or alteration to a single-family dwelling to create a two-family dwelling.**

[(2)](4) The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.

(A) **For lots of less than 7,500 square feet or where the use of cross easements is required for site access, circulation or drainage,** the building of a two-family dwelling, conversion from a single family to a two-family dwelling, **or** addition or alteration to a single family dwelling to create a two-family dwelling [additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot.] The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the R-6 [or RMF] zone in which the property is located and may not be diminished in size now or in the future.

(B) Boarding and Rooming Houses.

[(C)](C) In the R-6 MULTI-FAMILY (three or more dwelling units) and R-MF ZONES the total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.]

[(D)](C) **For two-family dwellings,** [In the R-6 MULTI-FAMILY (two dwelling units)] the minimum Green Area Requirement is 35% and the total ground floor area of all building area and structures shall occupy no more than 30% of the gross lot area.

[(E)](D) **For single-family dwellings,** [In the R-6 (one dwelling unit)] the minimum Green Area Requirement is 35%.

- (b) The following accessory uses shall be permitted in **the R-6 [and RMF] zone[s]**:
- (1) Same as in R-7 zones.
  - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.
  - (c) The following accessory uses shall be prohibited in R-6 and RMF zones: Same as in R-7 zones.
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.

**ADD Sec. 6-98.1. USE REGULATIONS FOR RMF ZONE.**

- (a) **The following principal uses are permitted and all other principal uses are expressly excluded in the RMF zone:**
- (1) **All uses permitted in R-7 zones.**
  - (2) **The following uses are permitted as Special Permit uses when the Planning and Zoning Commission determines that such uses are appropriate to the neighborhood, having consideration for the number and proximity of single family dwellings and two-family dwellings, for the number, character, and proximity of other uses, for the amount and location of undeveloped land in the vicinity and the relationship of such land to the pattern of open space in the neighborhood development scheme, and for the proximity to other zones, either more or less restrictive and other standards provided in this Article and the Standards contained in Sections 6-15 and 6-17.**
    - (A) **The building of a two family dwelling, conversion from a single family to a two-family dwelling, addition or alteration to a single family dwelling to create a two-family dwelling, additions to an existing (2) two-family residence, addition or alteration to one or more multi-family dwellings or a combination of single family, two-family and/or multi-family dwellings on a lot. The building of two single family dwellings on a lot shall not be permitted, except as follows: the conversion of an existing accessory building to a single-family dwelling**

**provided both the accessory structure and the single-family home located on the lot are at least 50 years old. Additions and alterations made to change the use of the existing accessory structure may not add more than 15% to the gross floor area of the structure. In addition, the lot on which such a conversion is approved shall comply with the minimum lot area of the RMF zone in which the property is located and may not be diminished in size now or in the future.**

- (B) Boarding and Rooming Houses.**
  - (C) The total ground floor area of all buildings and structures shall occupy not more than 30% of the gross lot area. The total lot coverage shall not exceed 50% of the gross lot area.**
- (b) The following accessory uses shall be permitted in the RMF zone:
    - (1) Same as in R-7 zones.**
    - (2) For Housing Authority of the Town of Greenwich (HATG) residential developments, community space and service such as day care, job training and occasional medical check-up facilities, in accordance with Federal and State guidelines, may be located within HATG developments provided the total square footage of such accessory uses does not exceed 5% of gross square footage of all buildings on site and such services are limited to residents and families assisted through HATG.****
  - (c) The following accessory uses shall be prohibited in the RMF zone:  
Same as in R-7 zones.**
  - (d) Special Requirements. A definitive site plan conforming to Sec. 6-14 of these regulations shall be presented to the Commission with application for Special Permit which plan shall not be changed without the consent of the Commission.**

**AMEND Sec. 6-154. PARKING AND GARAGES FOR RESIDENTIAL PURPOSES.**

On lots used for single-family [or two (2) family] residence purposes or for boarding or rooming houses sufficient garage space or outdoor parking space shall be provided to accommodate the passenger cars used by the residents of such premises.

**AMEND Sec. 6-155. PARKING AND GARAGES FOR TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL PURPOSES.**

On lots used for **two-family and** multi-family residential purposes garage space and outdoor parking space shall be provided in accordance with the table of requirements shown below. Garage space shall be provided within the principal building or underground or in a separate building, and the plans of such garage

space must provide for convenient maneuvering of cars into or out of parking stalls, for safe and convenient entrances and exits, and for disposal of carbon monoxide fumes. Outdoor parking spaces shall be so arranged as not to encroach on the required width of any drive. In the case of existing business use to be converted to residential use in accordance with Sec. 6-110, the Commission may permit required garage parking spaces to be outdoor spaces.

Parking and parking aisles shall be prohibited within the required front yard unless the Commission finds that the parking and parking aisles are adequately screened by landscaping or substantial changes in topography.

#### REQUIRED PARKING FACILITIES FOR TWO AND MULTI-FAMILY DWELLINGS

1. Dwelling or group of dwellings to accommodate two or more families.
  - (a) Dwelling with one or two bedrooms\*: one garage space for each dwelling and one outdoor space for each dwelling.
  - (b) Dwelling with three or more bedrooms\*: one garage space for each dwelling and 1.6 outdoor spaces for each dwelling.
  - (c) Studio apartments\*: one garage space for each dwelling and 0.6 outdoor spaces for each dwelling.
  - (d) Tandem parking spaces may be permitted for spaces that serve each individual unit of a two-family dwelling.**
  - (e) Driveways serving two-family dwellings may be designed for vehicles to back out onto a Town of Greenwich-designated local roadway. Driveways designated for vehicles to back out onto all other roadways shall require a Special Permit from the Planning and Zoning Commission, subject to the provisions of Sec. 6-98(a)(4).**
- \* A den, study, loft or similar room shall be considered a bedroom for the purpose of determining the number of required parking spaces.

AMEND Section 6-205 SCHEDULE OF REQUIRED OPEN SPACES, LIMITING HEIGHTS AND BULK OF BUILDINGS (a copy of which is available in the planning and zoning office.)

DELETE Multi-family dwellings row under the R-6 Zone heading (See Table in Sec. 6-205)

DELETE footnote #1 and the renumbering of footnotes #2-4 accordingly (See Table in Sec. 6-205)

AMEND Sec. 6-205(a) Note 9:

Note 9. [The Planning and Zoning Commission may under Special Permit allow reduction in area per family to 3600 sq. ft. for dwelling units to be incorporated into existing structures which were existing and listed with the Tax Assessor as of October 27, 1981 and which are historically or

culturally significant, or important to the preservation of a neighborhood's character.

For purpose of Note 9, an addition which does not exceed the greater of 25% or 700 square feet shall be considered part of the existing structure.]

**Where three (3) or more principal buildings which are non-conforming in respect to front yard and street side yard exist within the same block and within the same zone as a lot in question, the average setback line of all existing principal buildings within the block and the zone may be followed in locating a new building or in reconstructing or altering an existing building on such lot.**

ADD **Note 9** to "Minimum Front Yard (Depth)" under the R-6 row of the Table in Sec. 6-205

10. **The Stanwich School;** applications PLPZ 2017 00140 and PLPZ 2017 00141, for a preliminary site plan and special permit, to eliminate approval of an unbuilt, 16,781 sq., ft. religious facility, retain the existing north wing of the school which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the school, approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32,415.5-acres property located at 257 Stanwich Road in the RA-2 zone. (Staff: PL) (**Must open by 6/8/2017**) (*Maximum extension available to 8/12/2017*)
11. **South Water Street Owner LLC;** applications PLPZ 2017 00133 and PLPZ 2017 00134, for a final coastal site plan and special permit, and amendment to the Stipulation of Settlement and construct a second, new three-story multi-family building consisting of fourteen (14) residential units with parking on the lowest level, residential units on the second and third floors, a green roof and roof top terrace, related parking and site improvements, and the extension of the existing pedestrian walkway to connect to the existing walkway along the Byram River on a 1.89-acres property located at 88 South Water Street in the WB zone. (Staff: KD) (**Must open by 6/8/2017**) (*Maximum extension available to 8/12/2017*)
12. **38 St. Roch Avenue, LLC;** applications PLPZ 2017 00093 and PLPZ 2017 00094, for a final site plan and special permit, to demolish all existing structures and construct two (2), new, multi-family dwellings with a total of seven (7) units, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), parking for 18 vehicles, and related site and drainage improvements, on a 32,782 sq. ft. property located at 38 St. Roch Avenue in the R-6 zone. (Staff: CT) (**Must open by 6/1/2017**) (*Maximum extension available to 7/29/2017*)

13. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. *(Staff: CT) (Must open by 6/3/2017) (Maximum to open has been granted) (Postponed at the 3/21/2017 and 4/18/2017 meetings)*
14. **500 Lake Avenue, LLC**; application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. *(Staff: PL) (Must decide by 6/17/2017) (Maximum extension available to 8/16/2017)*
15. **ITL Investments, LLC**; applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. *(Staff: MK) (Must close by 6/6/2017) (Maximum extension available to 6/17/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
16. **500 Lake Avenue, LLC and Foster Lake, LLC**; applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot "1" of proposed subdivision PLPZ 2017 00184 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. *(Staff: PL) (Must close by 6/15/2017) (Maximum extension granted) (Continued from the 3/7/2017 and 3/21/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

## **REGULAR MEETING CONTINUED**

17. **DISCUSSION ITEMS:**

18. **DECISION ITEMS:**

19. **APPROVAL OF MINUTES:**

May 2, 2017  
May 16, 2017

20. **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:**

**24 East Elm Street LLC;** application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). (Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**143 Sound Beach Avenue Associates, LP;** applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (Must close by 6/23/2017) (Maximum extension to close granted to 6/23/2017) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Winnetka Partners LLC;** applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acre property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (Must open by 7/15/2017) (Maximum extension to open has been granted)

**Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (Must close by 6/15/2017) (Maximum extension to close has been granted) (Continued from the 3/7/2017 and 05/2/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**330 Railroad Avenue, LLC;** application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** (Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is**

**issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be provided to confirm that appropriate sight lines will be maintained.** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

**79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC,** applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. (Staff: MK) (Must close by 6/14/2017) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC,** applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. (Staff: MK) (Must decide by 6/30/17) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Fisk Management LLC,** applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. (Staff: MK) (Must close by 6/27/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/17 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and 125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. (Staff: PL) (Must close by 6/15/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)