1. Tentative Agenda
   Documents:

   TENTATIVE - 06-11-19.PDF

2. Final Agenda
   Documents:

   FINAL-06-11-19_.PDF

3. Action Agenda
   Documents:

   ACTION AGENDA 06-11-19.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

June 11, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. Andrew Greco; application PLPZ 2019 00193, for a final site plan to create an accessory affordable housing unit within the existing single family dwelling with a floor area in excess of 700 square feet on a 0.25-acre property located at 10 Susan Lane in the R-7 zone. (Staff: PL) (Must decide by 7/18/2019) (Maximum extension available to 9/21/2019)

2. Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station; application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at 1800 East Putnam Avenue in the GB Zone. (Staff: MA) (Must decide by 6/20/2019.) (Maximum extension available to 8/24/2019) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

3. Palmer Island LLC; application PLPZ 2019 00188 for a final coastal subdivision to divide a 67,605.38 sq. ft. property (53.329.21 sq. ft. for zoning purposes) located at 10 South End Court and create two lots where Lot 1 would equal 20,196.91 sq. ft., and Lot 2 would equal 19,382.84 sq. ft., and an open space area of 13,749.46 sq. ft. (equal to 25.8% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 7/1/2019) (Maximum extension to decide available to 8/30/2019)

4. Palmer Island, LLC, (Proposed Lot 1); application PLPZ 2019 00189 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2019 00188 located at 10 South End Court in the R-12 zone. (Staff: MA) (Must decide by 7/18/2019.) (Maximum extension to decide available to 9/21/2018.)
5. **Palmer Island LLC (Proposed Lot 2); application PLPZ 2019 00190 for a final coastal site plan** to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2019 00190 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 7/18/2019.) (Maximum extension to decide available to 9/21/2018.)*

6. **Charles Ziga, Trustee; application PLPZ 2019 00067, for a final coastal site plan** to construct a new dwelling, driveway, pool, terraces, and drainage and landscaping on a 1.2794-acres property located at 122 Cedar Cliff Road in the RA-1 and the COZ zones. *(Staff: PL) *(Must decide by 6/12/2019.) (Extension to decide granted to 6/12/2019.) (Maximum extension available to 7/27/2019) *(Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)*

7. **Terry Tattar; application PLPZ 2019 00208 for a final subdivision** to confirm that o Oak Street (Tax ID 04-1438/S) are separate and distinct building lot within the R-6 zone. *(Staff: PL) *(Must decide by 7/8/2019) *(Maximum extension to decide available to 9/6/2019)*

8. **Calabrese Property Association and Mariano Lozano; application PLPZ 2019 00102 for a final subdivision** to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at **16 Lakeview and 0 Lakeview Drive** in the R-12 Zone. *(Staff: PL) *(Must decide by 6/12/2019) *(Extension to decide granted to 6/12/2019. Maximum extension available to 7/28/2019) *(Continued from the 4/16/19 meeting) *(Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)*

**PUBLIC HEARING 7:15 PM**

9. **River Road Development LLC, applications PLPZ 2019 00075 and PLPZ 2019 00076 for a final coastal site plan and special permit,** to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway on a 1.36-acres property located at **89 River Road, Cos Cob,** in the WB and COZ Zones. *(Staff: PL) *(Must close by 6/11/2019) *(Extension to close granted. Maximum extension to close available to 7/25/2019) *(Continued from the 4/16/19 and 5/14/19 meetings) *(Seated: Alban, Macri, Hardman, Levy, Yeskey (for Fox)*
10. Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant; applications PLPZ 2019 00025 and PLPZ 2019 00026, for a final site plan and special permit, to make building and site plan improvements to accommodate Greenwich Country Day School's high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 - acres property located at 257 Stanwich Road in the RA-2 Zone. (Staff: PL) (Must close by 6/12/2019. Extension to close granted to 6/12/19.) (Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting. Left open from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox, who recused), and Hardman).

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

12. 19 W Elm Street Holdings, LLC.; applications PLPZ 2019 00153 and PLPZ 2019 00154, for a final site plan and special permit, to renovate and convert its existing retail food establishment to a restaurant use, increase seating to 42 seats total and seek approval for seasonal outdoor dining on a 13,765 sq. ft. property located at 19 West Elm Street in the CGB zone. (Staff: JP) (Must close by 6/18/2019.) (Maximum extension to close available to 8/22/2019) (Continued from the 5/14/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

13. 1075 Post Road Realty, LLC.; applications PLPZ 2019 00160 and PLPZ 2019 00161, for a final coastal site plan and special permit, to convert the current use from a retail food establishment to restaurant, provide seasonal outdoor dining, and expand seating to 8 seats on the first floor, 24 seats on the second floor and 10 seats for outdoor seasonal dining, totally 42 seats, and to share parking with the adjacent site at 5 Riverside Lane, for the properties located at 5 Riverside Lane and 1075 East Putnam Ave in the LBR-2 Zone. (Staff: MA) (Must open by 6/20/2019.) (Maximum extension to open available to 8/24/2019)
14. **1075 Post Road Realty, LLC.;** applications PLPZ 2019 00195 and PLPZ 2019 00196, for final costal site plan and special permit, to reconstruct a single story retail building for a 10,943 sq. ft. property located at 5 Riverside Lane in the LBR-2 Zone. *(Staff: MA) (Must close by 7/4/2019.) (Maximum extension to close available to 9/7/2019)*

15. **Planning and Zoning Staff;** application PLPZ 2019 00239, for a Zoning Text Amendment, to amend Section 6-110(h) of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: https://www.greenwichct.gov/CivicAlerts.aspx?CID=27 *(Staff: KD)*

**REGULAR MEETING CONTINUED**

16. **DISCUSSION ITEMS:**

17. **DECISION ITEMS:**

   a. **Sherwood Farm, LLC;** applications PLPZ 2018 00545 and PLPZ 2018 00546, for final site plan and special permit, to establish a specialized nursery for the propagation and sale of wetland plantings geared toward the installation of rain gardens on a 141,134.4 sq. ft. property located at 10 Sherwood Avenue in the RA-2 zone. *(Staff: BD) (Must decide by 7/18/2019) (Maximum extension to decide available to 7/22/2019) (Closed at the 5/14/19 meeting.) (Seated: Alban, Levy, Fox, Macri, and Hardman)*

18. **APPROVAL OF MINUTES:**

19. **OTHER:**

   b. Executive Session on pending litigation or personnel matters.

   c. Other items as may properly come before the Commission.

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

**Office Park LLC;** application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 7/27/2019)*
Office Park LLC; application PLPZ 2019 00071 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Office Park LLC; application PLPZ 2019 0072 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Parker Stacy; application PLPZ 2019 00066, for zoning text amendment, to amend Sections 6-5(a) (27.2) “Healthcare Professionals”, 6-94(b)(4), “Resident Medical Professional Office”, 6-94(b)(4)(a), and 6-94(b)(4)(b) as follows: (Text in Bold to be added. Text in [brackets] to be deleted.) (Staff: BD) (Must close by 6/26/2019. Extension to close granted to 7/25/2019) (Maximum extension to close available to 7/25/2019) (Left open from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

Amend Sec. 6-5(a) as follows:

(27.2) Healthcare Professional: A trained specialist or practitioner with an advanced degree or certification who works [one-on-one] with people to resolve health related issues. This includes psychologists, social workers, counselors, naturopaths, physical therapists, massage therapists, and nutritionists, but excludes licensed medical professionals.

Amend Sec. 6-94(b)(4) as follows:

(4) Resident Medical and Healthcare Professional Office.

(a) The purpose of this amendment is to recognize that the office of a resident medical and Healthcare professional is not a low impact use that can blend harmoniously into all residential neighborhoods. This use involves high traffic generation and parking demand, delivery of specialized supplies and materials, and creation of wastes requiring unique handling and disposal. It has historically been allowed as an accessory use in residential neighborhoods to bring an essential service close to where people live but significant changes in medical and Healthcare practice make it necessary to be selective about
the location of the use to protect neighborhoods from adverse impacts that
detract from their residential character. The Special Permit allows the
Commission to ensure compatibility of a resident medical and Healthcare
professional office with a neighborhood and protection of the public’s health,
safety, and welfare and the value of property.
(b) A Resident Medical and Healthcare Professional Office with not more than
two (2) non-resident support personnel, such as a secretary, receptionist, aide
or nurse provided that:
(1) Such use shall only be permitted on a lot in the RA-1 zone that is at least
one
and one-half times the minimum required lot size and on a lot in the R-20
zone
or in the R-12 Zone that is at least twice the minimum required lot size
and on
a lot in the R-7 or R-6 zone that is at least two and one-half times the
minimum
required lot size;
(2) No such office shall occupy more than 700 square feet or 25% of the gross
floor area in the premises, whichever is smaller;
(3) Parking shall be governed by Section 6-158 (as amended) but shall not be
permitted in the front yard;
(4) There shall be screening in accordance with the schedule set forth in
Section
6-180; and
(5) There shall be no other accessory use that might otherwise be permitted
under any section of these Regulations,
(6) Any group sessions or meeting shall be limited to no more than ten
(10) participants; and
(7) No group session shall be permitted after 8:00 p.m.

Miller Partners, LLC, application PLPZ 2019 00100, for a Zoning Map Amendment, to
re-zone the properties at 9 and 19 Livingston Place from R-6 to P-zone (as shown on a
zoning map on file in the Town Clerk’s office) on property located at 9 and 13 Livingston
Place in the R-6 zone. (Staff: BD) (Must close by 8/8/2019) (Maximum extension to close
granted.) (Opened at the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and
Hardman)

Miller Partners, LLC, application PLPZ 2019 00099, for a final site plan, to remove
existing residential structure on 9 Livingston and retain existing structure on 13
Livingston for continued use as a residential building, and construct a new surface
parking lot, with new drainage systems, to be used in connection with the operation of the
Miller Motorcars car dealerships at 342 and 348 West Putnam Avenue (see proposed
zone change application PLPZ 2019 00100) (Staff: BD) (Must decide by 8/10/2019)
(Maximum extension granted.) (Continued from the 4/30/19 meeting) (Seated: Alban,
Macri, Levy, Fox, and Hardman)
Greenwich Reform Synagogue, Inc.; applications PLPZ 2019 00043 and PLPZ 2019 00044, for final site plan and special permit, to amend conditions of approval granted by the Planning and Zoning Board of Appeals under Appeal No. 2017 00715 and clarification of an approval condition for the religious institution use issued by the Planning and Zoning Commission under final site plan and special permit PLPZ 2014 00608 and PLPZ 2014 00610 for the property located at 92 Orchard Street in the R-12 zone. (Staff: BD) (Must close by 7/11/2019. Maximum extension to close granted.) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)

343 West Putnam Avenue, LLC; applications PLPZ 2019 00157 and PLPZ 2019 00158, for a final site plan and special permit, to make architectural alterations to the building, landscaping improvements, parking lot restriping, and a change of use from motor vehicle sales and service to motor vehicle repair, on a 35,908 sq. ft. property located at 343 west Putnam Avenue in the GB zone. (Staff: PL) (Must close by 7/4/2019.) (Maximum extension to close available to 9/7/2019) (Left open from the 5/30/19 meeting) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), and Hardman.)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

June 11, 2019

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. Andrew Greco; application PLPZ 2019 00193, for a final site plan to create an accessory affordable housing unit within the existing single family dwelling with a floor area in excess of 700 square feet on a 0.25-acre property located at 10 Susan Lane in the R-7 zone. (Staff: JP) (Must decide by 7/18/2019) (Maximum extension available to 9/21/2019)

2. Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station; application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at 1800 East Putnam Avenue in the GB Zone. (Staff: MA) (Must decide by 6/20/2019.) (Maximum extension available to 8/24/2019) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

Application PLPZ 2019 00149 has been Postponed. Extension Granted.

3. Palmer Island LLC; application PLPZ 2019 00188 for a final coastal subdivision to divide a 67,605.38 sq. ft. property (53,329.21 sq. ft. for zoning purposes) located at 10 South End Court and create two lots where Lot 1 would equal 20,196.91 sq. ft., and Lot 2 would equal 19,382.84 sq. ft., and an open space area of 13,749.46 sq. ft. (equal to 25.8% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 7/1/2019) (Maximum extension to decide available to 8/30/2019)

Application PLPZ 2019 00188 has been Postponed by applicant.
4. **Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2019 00189 for a final coastal site plan to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2019 00188 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 7/18/2019.) (Maximum extension to decide available to 9/21/2018.)*

**Application PLPZ 2019 00189 has been Postponed by applicant.**

5. **Palmer Island LLC (Proposed Lot 2);** application PLPZ 2019 00190 for a final coastal site plan to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2019 00190 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 7/18/2019.) (Maximum extension to decide available to 9/21/2018.)*

**Application PLPZ 2019 00190 has been Postponed by applicant.**

6. **Charles Ziga, Trustee;** application PLPZ 2019 00067, for a final coastal site plan to construct a new dwelling, driveway, pool, terraces, and drainage and landscaping on a 1.2794-acres property located at 122 Cedar Cliff Road in the RA-1 and the COZ zones. *(Staff: PL) (Must decide by 6/12/2019.) (Extension to decide granted to 6/12/2019.) (Maximum extension available to 7/27/2019) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)*

7. **Terry Tattar;** application PLPZ 2019 00208 for a final subdivision to confirm that Oak Street (Tax ID 04-1438/S) are separate and distinct building lot within the R-6 zone. *(Staff: PL) (Must decide by 7/8/2019) (Maximum extension to decide available to 9/6/2019)*

8. **Calabrese Property Association and Mariano Lozano;** application PLPZ 2019 00102 for a final subdivision to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at **16 Lakeview and 0 Lakeview Drive** in the R-12 Zone. *(Staff: PL) (Must decide by 6/12/2019) (Extension to decide granted to 6/12/2019. Maximum extension available to 7/28/2019) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)*

**PUBLIC HEARING 7:15 PM**

9. **River Road Development LLC, applications PLPZ 2019 00075 and PLPZ 2019 00076 for a final costal site plan and special permit, to construct a three story building where the first floor would be a rowing club and the upper two floors would be**
residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway on a 1.36-acres property located at **89 River Road, Cos Cob**, in the WB and COZ Zones. *(Staff: PL) (Must close by 6/11/2019) (Extension to close granted. Maximum extension to close available to 7/25/2019)* *(Continued from the 4/16/19 and 5/14/19 meetings)* *(Seated: Alban, Macri, Hardman, Levy, Yeskey (for Fox))*

10. **Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant;** applications PLPZ 2019 00025 and PLPZ 2019 00026, for a **final site plan and special permit**, to make building and site plan improvements to accommodate Greenwich Country Day School's high school program an make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP#3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155 -acres property located at **257 Stanwich Road** in the RA-2 Zone. *(Staff: PL) (Must close by 6/12/2019. Extension to close granted to 6/12/19.)* *(Maximum extension to close available to 6/27/2019)* *(Opened at the 3/19/19 meeting. Left open from the 5/14/19 Meeting.)* *(Seated: Alban, Macri, Levy, Goss (for Fox, who recused), and Hardman).*

11. **Paradigm 44-48 West Putnam Ave LLC.;** applications PLPZ 2019 00137 and PLPZ 2019 00138, for a **final site plan and special permit**, to allow for use of a portion of the premises as a retail use and relief from a prior condition of approval (site plan and special permit #1736) that was previously identified by the Commission as the “mezzanine space”, but which is actually on the second floor, “be considered part of the ground floor level for use purposes” on a 1.271-acres property located at 44-48 West Putnam Avenue in the CGBR and CGIO Zones. *(Staff: PL) (Must open by 6/20/2019.)* *(Maximum extension to open available to 8/24/2019)*
12. 19 W Elm Street Holdings, LLC.; applications PLPZ 2019 00153 and PLPZ 2019 00154, for a final site plan and special permit, to renovate and convert its existing retail food establishment to a restaurant use, increase seating to 42 seats total and seek approval for seasonal outdoor dining on a 13,765 sq. ft. property located at 19 West Elm Street in the CGB zone. (Staff: JP) (Must close by 6/18/2019.) (Maximum extension to close available to 8/22/2019) (Continued from the 5/14/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

Application PLPZ 2019 00153 has been Postponed. Extension Granted.

13. 1075 Post Road Realty, LLC.; applications PLPZ 2019 00160 and PLPZ 2019 00161, for a final costal site plan and special permit, to convert the current use from a retail food establishment to restaurant, provide seasonal outdoor dining, and expand seating to 8 seats on the first floor, 24 seats on the second floor and 10 seats for outdoor seasonal dining, totally 42 seats, and to share parking with the adjacent site at 5 Riverside Lane, for the properties located at 5 Riverside Lane and 1075 East Putnam Ave in the LBR-2 Zone. (Staff: MA) (Must open by 6/20/2019.) (Maximum extension to open available to 8/24/2019)

14. 1075 Post Road Realty, LLC.; applications PLPZ 2019 00195 and PLPZ 2019 00196, for final costal site plan and special permit, to reconstruct a single story retail building for a 10,943 sq. ft. property located at 5 Riverside Lane in the LBR-2 Zone. (Staff: MA) (Must close by 7/4/2019.) (Maximum extension to close available to 9/7/2019)

15. Planning and Zoning Staff; application PLPZ 2019 00239, for a Zoning Text Amendment, to amend Section 6-110(h) of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: https://www.greenwichct.gov/CivicAlerts.aspx?CID=27 (Staff: KD)

REGULAR MEETING CONTINUED

16. DISCUSSION ITEMS:
17. DECISION ITEMS:

a. Sherwood Farm, LLC; applications PLPZ 2018 00545 and PLPZ 2018 00546, for final site plan and special permit, to establish a specialized nursery for the propagation and sale of wetland plantings geared toward the installation of rain gardens on a 141,134.4 sq. ft. property located at 10 Sherwood Avenue in the RA-2 zone. (Staff: BD) (Must decide by 7/18/2019) (Maximum extension to decide available to 7/22/2019) (Closed at the 5/14/19 meeting.) (Seated: Alban, Levy, Fox, Macri, and Hardman)

18. APPROVAL OF MINUTES:

19. OTHER:

b. Executive Session on pending litigation or personnel matters.

c. Other items as may properly come before the Commission.

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Office Park LLC; application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Office Park LLC; application PLPZ 2019 00071 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Office Park LLC; application PLPZ 2019 0072 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))
Parker Stacy; application PLPZ 2019 00066, for zoning text amendment, to amend Sections 6-5(a) (27.2) “Healthcare Professionals”, 6-94(b)(4), “Resident Medical Professional Office”, 6-94(b)(4)(a), and 6-94(b)(4)(b) as follows: *(Text in Bold to be added. Text in [brackets] to be deleted.)* *(Staff: BD)* *(Must close by 6/26/2019. Extension to close granted to 6/26/2019) (Maximum extension to close available to 7/25/2019) (Left open from the 4/16/19 meeting) *(Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))*

Amend Sec. 6-5(a) as follows:

(27.2) **Healthcare Professional**: A trained specialist or practitioner with an advanced degree or certification who works [one-on-one] with people to resolve health related issues. This includes psychologists, social workers, counselors, naturopaths, physical therapists, massage therapists, and nutritionists, but excludes licensed medical professionals.

Amend Sec. 6-94(b)(4) as follows:

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

(a) The purpose of this amendment is to recognize that the office of a resident medical and Healthcare professional is not a low impact use that can blend harmoniously into all residential neighborhoods. This use involves high traffic generation and parking demand, delivery of specialized supplies and materials, and creation of wastes requiring unique handling and disposal. It has historically been allowed as an accessory use in residential neighborhoods to bring an essential service close to where people live but significant changes in medical and Healthcare practice make it necessary to be selective about the location of the use to protect neighborhoods from adverse impacts that detract from their residential character. The Special Permit allows the Commission to ensure compatibility of a resident medical and Healthcare professional office with a neighborhood and protection of the public’s health, safety, and welfare and the value of property.

(b) A Resident Medical and Healthcare Professional Office with not more than two (2) non-resident support personnel, such as a secretary, receptionist, aide or nurse provided that:

(1) Such use shall only be permitted on a lot in the RA-1 zone that is at least one and one-half times the minimum required lot size and on a lot in the R-20 zone or in the R-12 Zone that is at least twice the minimum required lot size and on a lot in the R-7 or R-6 zone that is at least two and one-half times the minimum required lot size:

(2) No such office shall occupy more than 700 square feet or 25% of the gross floor area in the premises, whichever is smaller;

(3) Parking shall be governed by Section 6-158 (as amended) but shall not be
permitted in the front yard;
(4) There shall be screening in accordance with the schedule set forth in Section 6-180; and
(5) There shall be no other accessory use that might otherwise be permitted under any section of these Regulations,
(6) Any group sessions or meeting shall be limited to no more than ten (10) participants; and
(7) No group session shall be permitted after 8:00 p.m.

Miller Partners, LLC, application PLPZ 2019 00100, for a Zoning Map Amendment, to re-zone the properties at 9 and 19 Livingston Place from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk’s office) on property located at 9 and 13 Livingston Place in the R-6 zone. (Staff: BD) (Must close by 8/8/2019) (Maximum extension to close granted.) (Opened at the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)

Miller Partners, LLC, application PLPZ 2019 00099, for a final site plan, to remove existing residential structure on 9 Livingston and retain existing structure on 13 Livingston for continued use as a residential building, and construct a new surface parking lot, with new drainage systems, to be used in connection with the operation of the Miller Motorcars car dealerships at 342 and 348 West Putnam Avenue (see proposed zone change application PLPZ 2019 00100) (Staff: BD) (Must decide by 8/10/2019) (Maximum extension granted.) (Continued from the 4/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman)

Greenwich Reform Synagogue, Inc.; applications PLPZ 2019 00043 and PLPZ 2019 00044, for final site plan and special permit, to amend conditions of approval granted by the Planning and Zoning Board of Appeals under Appeal No. 2017 00715 and clarification of an approval condition for the religious institution use issued by the Planning and Zoning Commission under final site plan and special permit PLPZ 2014 00608 and PLPZ 2014 00610 for the property located at 92 Orchard Street in the R-12 zone. (Staff: BD) (Must close by 7/11/2019. Maximum extension to close granted.) (Continued from the 4/02/19 meeting) (Seated: Alban, Levy, Fox, Macri, and Hardman)

343 West Putnam Avenue, LLC; applications PLPZ 2019 00157 and PLPZ 2019 00158, for a final site plan and special permit, to make architectural alterations to the building, landscaping improvements, parking lot restriping, and a change of use from motor vehicle sales and service to motor vehicle repair, on a 35,908 sq. ft. property located at 343 west Putnam Avenue in the GB zone. (Staff: PL) (Must close by 7/4/2019.) (Maximum extension to close available to 9/7/2019) (Left open from the 5/30/19 meeting) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), and Hardman.)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

June 11, 2019

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy, Andrew Fox, and Dave Hardman
Alternate Member Present: Dennis Yeskey, and Victoria Goss
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director / Assistant Town Planner

REGULAR MEETING 7:00 PM

1. Andrew Greco; application PLPZ 2019 00193, for a final site plan to create an accessory affordable housing unit within the existing single family dwelling with a floor area in excess of 700 square feet on a 0.25-acre property located at 10 Susan Lane in the R-7 zone. (Staff: JP) (Must decide by 7/18/2019) (Maximum extension available to 9/21/2019)

Left Open

2. Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station; application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at 1800 East Putnam Avenue in the GB Zone. (Staff: MA) (Must decide by 6/20/2019.) (Maximum extension available to 8/24/2019) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

Application PLPZ 2019 00149 has been Postponed. Extension Granted.
3. **Palmer Island LLC;** application PLPZ 2019 00188 for a **final coastal subdivision** to divide a 67,605.38 sq. ft. property (53,329.21 sq. ft. for zoning purposes) located at 10 South End Court and create two lots where Lot 1 would equal 20,196.91 sq. ft., and Lot 2 would equal 19,382.84 sq. ft., and an open space area of 13,749.46 sq. ft. (equal to 25.8% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Must decide by 7/1/2019) (Maximum extension to decide available to 8/30/2019)*

**Application PLPZ 2019 00188 has been Postponed by applicant.**

4. **Palmer Island, LLC, (Proposed Lot 1);** application PLPZ 2019 00189 for a **final coastal site plan** to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2019 00188 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 7/18/2019.) (Maximum extension to decide available to 9/21/2018.)*

**Application PLPZ 2019 00189 has been Postponed by applicant.**

5. **Palmer Island LLC (Proposed Lot 2);** application PLPZ 2019 00190 for a **final coastal site plan** to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2019 00189 located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 7/18/2019.) (Maximum extension to decide available to 9/21/2018.)*

**Application PLPZ 2019 00190 has been Postponed by applicant.**

6. **Charles Ziga, Trustee;** application PLPZ 2019 00067, for a **final coastal site plan** to construct a new dwelling, driveway, pool, terraces, and drainage and landscaping on a 1.2794-acres property located at 122 Cedar Cliff Road in the RA-1 and the COZ zones. *(Staff: PL) (Must decide by 6/12/2019.) (Extension to decide granted to 6/12/2019.) (Maximum extension available to 7/27/2019) (Continued from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, and Goss (for Hardman). Fox recused)*

   Motion to approve with final coastal site plan with modifications
   Moved by Macri, seconded by Hardman
   Voting in favor: Alban, Macri, Goss *(for Levy)*, Yeskey *(for Fox)*, and Hardman
   5-0

7. **Terry Tattar;** application PLPZ 2019 00208 for a **final subdivision** to confirm that Oak Street (Tax ID 04-1438/S) are separate and distinct building lot within the R-6 zone. *(Staff: PL) (Must decide by 7/8/2019) (Maximum extension to decide available to 9/6/2019)*

   Postponed by applicant
8. **Calabrese Property Association and Mariano Lozano**: application PLPZ 2019 00102 for a final subdivision to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at 16 Lakeview and 0 Lakeview Drive in the R-12 Zone. *(Staff: PL) (Must decide by 6/12/2019) (Extension to decide granted to 6/12/2019. Maximum extension available to 7/28/2019) (Continued from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)*

Postponed by applicant. Max extension granted.

**PUBLIC HEARING 7:15 PM**

9. **River Road Development LLC**, applications PLPZ 2019 00075 and PLPZ 2019 00076 for a final costal site plan and special permit, to construct a three story building where the first floor would be a rowing club and the upper two floors would be residential apartments, with six (6) units per floor. Twenty-one (21) new boat slips and a rowing dock, which was previously approved, would be constructed. The boat slips will be made available to the public at-large, and not restricted solely for use of the residences, as well as construction of a 15-foot-wide public access easement along the water with a 10-foot-wide “plank-style” stone paver walkway on a 1.36-acres property located at **89 River Road, Cos Cob**, in the WB and COZ Zones. *(Staff: PL) (Must close by 6/11/2019) (Extension to close granted. Maximum extension to close available to 7/25/2019) (Continued from the 4/16/19 and 5/14/19 meetings) (Seated: Alban, Macri, Hardman, Levy, Yeskey (for Fox)*

Closed. No action taken.
10. Stanwich School, Inc. record owner, and Greenwich Country Day School, Inc. applicant; applications PLPZ 2019 00025 and PLPZ 2019 00026, for a final site plan and special permit, to make building and site plan improvements to accommodate Greenwich Country Day School’s high school program and make modifications to the previously approved plans for Stanwich School (FSP #3766 and SP #3767), which include: the demolition of the North Wing of the existing classroom building and construction, of a new Arts Quad; additions to the existing classroom building to provide additional educational space, kitchen, and a performing arts center; site improvements, including driveway, parking and landscape modifications. The proposed plan will involve certain driveway and site improvements on adjoining land on property located at 247 Stanwich Road owned by The St. Agnes Roman Catholic Church Corp. as permitted by easement agreement between St. Agnes and Stanwich School. In addition, a request to modify certain conditions imposed on the property under Final Site Plan #3766 and Zoning Board of Appeals (ZBA) Appeal #9516 on a 32.4155-acre property located at 257 Stanwich Road in the RA-2 Zone. (Staff: PL) (Must close by 6/12/2019. Extension to close granted to 6/12/19.) (Maximum extension to close available to 6/27/2019) (Opened at the 3/19/19 meeting. Left open from the 5/14/19 Meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox, who recused), and Hardman).

Closed. No action taken.

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

Left Open and continued

12. 19 W Elm Street Holdings, LLC.; applications PLPZ 2019 00153 and PLPZ 2019 00154, for a final site plan and special permit, to renovate and convert its existing retail food establishment to a restaurant use, increase seating to 42 seats total and seek approval for seasonal outdoor dining on a 13,765 sq. ft. property located at 19 West Elm Street in the CGB zone. (Staff: JP) (Must close by 6/18/2019.) (Maximum extension to close available to 8/22/2019) (Continued from the 5/14/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

Application PLPZ 2019 00153 has been Postponed. Extension Granted.
13. 1075 Post Road Realty, LLC.; applications PLPZ 2019 00160 and PLPZ 2019 00161, for a **final costal site plan and special permit**, to convert the current use from a retail food establishment to restaurant, provide seasonal outdoor dining, and expand seating to 8 seats on the first floor, 24 seats on the second floor and 10 seats for outdoor seasonal dining, totally 42 seats, and to share parking with the adjacent site at 5 Riverside Lane, for the properties located at 5 Riverside Lane and 1075 East Putnam Ave in the LBR-2 Zone. *(Staff: MA)* *(Must open by 6/20/2019.)* *(Maximum extension to open available to 8/24/2019)* *(Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Hardman)*

Closed. No action taken.

14. 1075 Post Road Realty, LLC.; applications PLPZ 2019 00195 and PLPZ 2019 00196, for **final costal site plan and special permit**, to reconstruct a single story retail building for a 10,943 sq. ft. property located at 5 Riverside Lane in the LBR-2 Zone. *(Staff: MA)* *(Must close by 7/4/2019.)* *(Maximum extension to close available to 9/7/2019)* *(Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Hardman)*

Closed. No action taken.

15. Planning and Zoning Staff; application PLPZ 2019 00239, for a **Zoning Text Amendment**, to amend Section 6-110(h) of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: https://www.greenwichct.gov/CivicAlerts.aspx?CID=27 *(Staff: KD)*

Motion to approve text amendment as proposed
Moved by Macri, seconded by Levy
Voting in favor: Alban, Macri, Levy, Fox, and Hardman
5-0

REGULAR MEETING CONTINUED

16. DISCUSSION ITEMS:
17. DECISION ITEMS:

a. Sherwood Farm, LLC; applications PLPZ 2018 00545 and PLPZ 2018 00546, for final site plan and special permit, to establish a specialized nursery for the propagation and sale of wetland plantings geared toward the installation of rain gardens on a 141,134.4 sq. ft. property located at 10 Sherwood Avenue in the RA-2 zone. (Staff: BD) (Must decide by 7/18/2019) (Maximum extension to decide available to 7/22/2019) (Closed at the 5/14/19 meeting.) (Seated: Alban, Levy, Fox, Macri, and Hardman)

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

18. APPROVAL OF MINUTES:

19. OTHER:

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

Motion to add nomination of Paul Pugliese as an agenda item to a new term to the ARC.
Moved by Alban, seconded by Macri
Voting in favor: Alban, Macri, Levy, Fox, and Hardman
5-0

Upon a second motion to nominate Paul Pugliese to a new four-year term on the ARC beginning October 2018 ending October 2020
Moved by Macri, seconded by Fox
Voting in favor: Alban, Macri, Levy, Fox, and Hardman
5-0

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Office Park LLC; application PLPZ 2019 00070 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019, 071, 072, on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))
Office Park LLC; application PLPZ 2019 00071 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 072, on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Office Park LLC; application PLPZ 2019 00072 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park’s Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478 and PLPZ 2019 070, 071 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. (Staff: PL) (Must decide by 7/27/2019) (Maximum extension to decide granted) (Continued from the 3/19/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Goss (for Hardman))

Parker Stacy; application PLPZ 2019 00066, for zoning text amendment, to amend Sections 6-5(a) (27.2) “Healthcare Professionals”, 6-94(b)(4), “Resident Medical Professional Office”, 6-94(b)(4)(a), and 6-94(b)(4)(b) as follows: (Text in Bold to be added. Text in [brackets] to be deleted.) (Staff: BD) (Must close by 6/26/2019. Extension to close granted to 6/26/2019) (Maximum extension to close available to 7/25/2019) (Left open from the 4/16/19 meeting) (Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox))

Amend Sec. 6-5(a) as follows:

(27.2) Healthcare Professional: A trained specialist or practitioner with an advanced degree or certification who works [one-on-one] with people to resolve health related issues. This includes psychologists, social workers, counselors, naturopaths, physical therapists, massage therapists, and nutritionists, but excludes licensed medical professionals.

Amend Sec. 6-94(b)(4) as follows:

(4) Resident Medical and Healthcare Professional Office.

(a) The purpose of this amendment is to recognize that the office of a resident medical and Healthcare professional is not a low impact use that can blend harmoniously into all residential neighborhoods. This use involves high traffic generation and parking demand, delivery of specialized supplies and materials, and creation of wastes requiring unique handling and disposal. It has historically been allowed as an accessory use in residential neighborhoods to bring an essential service close to where people live but significant changes in medical and Healthcare practice make it necessary to be selective about the location of the use to protect neighborhoods from adverse impacts that detract from their residential character. The Special Permit allows the
Commission to ensure compatibility of a resident medical and Healthcare professional office with a neighborhood and protection of the public’s health, safety, and welfare and the value of property.

(b) A Resident Medical and Healthcare Professional Office with not more than two (2) non-resident support personnel, such as a secretary, receptionist, aide or nurse provided that:

1. Such use shall only be permitted on a lot in the RA-1 zone that is at least one and one-half times the minimum required lot size and on a lot in the R-20 zone or in the R-12 Zone that is at least twice the minimum required lot size and on a lot in the R-7 or R-6 zone that is at least two and one-half times the minimum required lot size;

2. No such office shall occupy more than 700 square feet or 25% of the gross floor area in the premises, whichever is smaller;

3. Parking shall be governed by Section 6-158 (as amended) but shall not be permitted in the front yard;

4. There shall be screening in accordance with the schedule set forth in Section 6-180; and

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