1. Meeting Materials

Documents:

JUNE 16, 2015 ACTION AGENDA.PDF
JUNE 16, 2015 FINAL AGENDA.PDF
JUNE 16, 2015 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

June 16, 2015

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Richard Maitland, Margarita Alban, Frederick Brooks, and Peter Levy
Alternate Members Present: Nancy Ramer, Andrew Fox, and Nicholas Macri
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Robert Seale, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. 81 Byram Shore Road, LLC; application PLPZ 2014 00225, for a final coastal site plan, to amend previously approved plans to construct a new house, tennis court, and associated drainage by adding tennis court lighting on a 1.234 acre property located at 81 Byram Shore Road in the RA-1 zone. (Staff: PL) (Must decide by 7/23/2014) (Maximum extension available to 9/26/2015) (Page Number: 7)

Left Open – Continued to the June 30, 2015 Meeting

PUBLIC HEARING 7:15 PM
2. **Harbor House Inn LLC;** applications PLPZ 2015 00023 and PLPZ 2015 00024, for a final coastal site plan and special permit, to retain the existing building and convert the existing 23 room hotel into a multi-family dwelling containing six (6) single family three-bedroom units, with 16 parking spaces, and an increase of green area on a 24,443 sq. ft. property located at 165 Shore Road in the R-12 zone. *(Staff: RS) *(Must close by 6/17/2015) *(Maximum extension available to 7/16/2015) *(Continued from the 4/7/2015 and 5/19/2015 meetings) *(Seated: Heller, Maitland, Alban, Fox [for Brooks], and Levy, Ramer [seated for Heller at the 5/19/2015 meeting]) *(Page Number: 71)*

   Motion to approve final coastal site plan and special permit with modifications
   Moved by Maitland, seconded by Fox
   Voting in favor: Maitland, Alban, Fox (for Brooks), and Levy
   Voting against: Ramer (for Heller)
   4-1

3. **Alpha Realty and Development LLC;** applications PLPZ 2015 00078 and PLPZ 2015 00079, for a final site plan and special permit, to construct a second floor to a former restaurant, creating three (3) dwelling units with retail component of the first floor on a 17,647 sq. ft. property located at 1191 East Putnam Avenue, Riverside in the LB zone. *(Staff: CT) *(Must close by 8/13/2015) *(Maximum extension granted) *(Continued from the 5/5/2015 meeting) *(Seated: Heller, Maitland, Alban, Brooks, and Levy) *(Page Number: 115)*

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

4. **Gisele Nicolet;** applications PLPZ 2015 00199 and PLPZ 2015 00200, for a final site plan and special permit, to convert a single family residence to a two-family residence on a 10,000 sq. ft. property located at 80 Oak Ridge Street in the R-6 zone. *(Staff: CT) *(Must open by 7/9/2015) *(Maximum extension available to 9/12/2015) *(Page Number: 163)*

   Motion to approve final site plan and special permit with modifications
   Moved by Maitland, seconded by Brooks
   Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
   5-0
5. **Brian and Nisha Hurst**; applications PLPZ 2015 00201 and PLPZ 2015 00202, for a final site plan and special permit, to construct a 16,890 sq. ft. single family residence, an in-ground pool, pool cabanas, tennis court, driveway, motor courts, drainage, grading and associated site drainage totaling 358,292 cubic feet in volume in excess of the 150,000 cubic feet allowed on a 4.95 acre property located at 0 North Street in the RA-2 zone. *(Staff: PL) (Must decide by 7/9/2015) (Maximum extension available to 9/12/2015) (Page Number: 179)*

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

6. **Gregory and Elise Green**; application PLPZ 2015 00133, for a final re-subdivision, to subdivide a 7.611 acre property into two lots of 3.997 acres and 2.470 acres, with a 1.144 acres open space parcel on a 7.611 acre property located at 564 North Street in the RA-2 zone. *(Staff: MK) (Must decide by 6/17/2015) (Maximum extension available to 7/31/2015) (Page Number: 260)*

Motion to approve final re-subdivision with modifications
Moved by Maitland, seconded by Brooks
Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
5-0

7. **Chester Woodfield LLC**; application PLPZ 2015 00099, for a final re-subdivision, to subdivide the existing 11.482 acre lot into two (2) lots of 4.637 acres and 5.122 acres with a proposed 1.723 acre Open Space Area on property located at 17 Fort Hills Lane in the RA-2 zone. *(Staff: PL) (Must decide by 6/17/2015) (Maximum extension available to 7/16/2015) (Postponed at the 5/19/2015 meeting)*

Postponed by Applicant to June 30, 2015

8. **16 Hurlingham LLC**; applications PLPZ 2015 00158 and PLPZ 2015 00159, for a final site plan and special permit, to construct 8,672 sq. ft. of additions to an existing house and accessory structures in excess of 150,000 cubic feet in volume on a 10.164 acre property located at 16 Hurlingham Drive in the RA-4 zone. *(Staff: MK) (Must open by 6/25/2015) (Maximum extension available to 8/29/2015) (Page Number: 325)*

Motion to approve final site plan and special permit with modifications
Moved by Maitland, seconded by Brooks
Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
5-0
9. **Applejack CT, LLC;** applications PLPZ 2015 00207 and PLPZ 2015 00208, for a final site plan and special permit, to construct a 1,514 sq. ft. addition, resulting in a total volume of 310,638 cubic feet in excess of the 150,000 cubic feet allowed on a 11.46 acre property located at 45 John Street in the RA-4 zone. (Staff: MK) (Must decide by 7/9/2015) (Maximum extension available to 9/12/2015) (Page Number: 405)

   Left Open – Continued to the June 30, 2015 Meeting

10. **The Viewstone Homeowner’s Association, Inc.;** applications PLPZ 2015 00161 and PLPZ 2015 00162, for a preliminary site plan and special permit, to construct two new buildings each containing two dwelling units each, with two car garages, and two outside parking stalls in each driveway, construct a new driveway from View Street which is a 1.252 acre property already containing three buildings containing two dwelling units each on a 1.252 acre property located at 60 Spring Street in the R-6 zone. (Staff: PL) (Must open by 6/25/2015) (Maximum extension available to 8/29/2015) (Page Number: 484)

   Motion to move to final site plan with modifications
   Moved by Maitland, seconded by Brooks
   Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
   5-0
   No Action on special permit

   **REGULAR MEETING CONTINUED**

11. **DISCUSSION ITEMS:**

   a. Motion to appoint Nicholas Macri as ex-officio member of the New Lebanon Elementary School Building Committee.

      Moved by Heller, seconded by Alban
      All in favor: Heller, Maitland, Alban, Levy, and Fox
      5-0

12. **DECISION ITEMS:**

13. **APPROVAL OF MINUTES:**

   June 2, 2015

   Motion to approve minutes of June 2, 2015
   Moved by Alban, seconded by Brooks
   Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
   5-0
14. OTHER:

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

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Hawthorne Weaver Investors, LLC; application PLPZ 2015 00160, for a final subdivision, to subdivide a 29,253 sq. ft. lot into three lots of 7,745 sq. ft., 7,505 sq. ft., and 7,505 sq. ft., with a 2,556 sq. ft. proposed open space area on a 0.6715 acre property located at 64 Hawthorne Street North in the R-12 zone. (Staff: CT) (Must decide by 7/01/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/19/2015 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Brooks, and Levy)

Frank J. Gilbride II, Esq., Trustee of the 701 West Putnam Avenue Trust; applications PLPZ 2015 00048 and PLPZ 2015 00049, for a final site plan and special permit, to change the use of a 2,959 sq. ft. of office space to a yoga studio on a .7 acre property located at 701 West Putman Avenue in the R-6 zone. (Staff: CT) (Must close by 7/30/2015) (Maximum extension granted) (Continued from the 4/21/2015 meeting, postponed at the 5/19/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)

259 Milbank Avenue LLC, 261 Milbank Avenue LLC, and 263 Milbank Properties LLC; applications PLPZ 2015 00068 and PLPZ 2015 00069, for a final site plan and special permit, to demolish the existing 11,000 sq. ft. four (4) family dwelling and two (2) single family dwellings and construct two (2) new buildings totaling 20,006 sq. ft. in housing for a total of four (4) dwelling units over a common parking garage on a 36,414 sq. ft. property located at 259, 261, and 263 Milbank Avenue in the R-6 zone. (Staff: MK) (Must close by 6/15/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)

Saima Qamar; applications PLPZ 2015 00163 and PLPZ 2015 00164, for a final site plan and special permit, to construct an addition to an existing two-family house on a 6,334 sq. ft. property located at 19 Division Street in the R-6 zone. (Staff: PL) (Must open by 7/9/2015) (Maximum extension available to 9/12/2015) (Continued from the 6/2/2015 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Brooks, and Levy)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

June 16, 2015

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. 81 Byram Shore Road, LLC; application PLPZ 2014 00225, for a final coastal site plan, to amend previously approved plans to construct a new house, tennis court, and associated drainage by adding tennis court lighting on a 1.234 acre property located at 81 Byram Shore Road in the RA-1 zone. (Staff: PL) (Must decide by 7/23/2014) (Maximum extension available to 9/26/2015) (Page Number: 7)

PUBLIC HEARING 7:15 PM

2. Harbor House Inn LLC; applications PLPZ 2015 00023 and PLPZ 2015 00024, for a final coastal site plan and special permit, to retain the existing building and convert the existing 23 room hotel into a multi-family dwelling containing six (6) single family three-bedroom units, with 16 parking spaces, and an increase of green area on a 24,443 sq. ft. property located at 165 Shore Road in the R-12 zone. (Staff: RS) (Must close by 6/17/2015) (Maximum extension available to 7/16/2015) (Continued from the 4/7/2015 and 5/19/2015 meetings) (Seated: Heller, Maitland, Alban, Fox [for Brooks], and Levy, Ramer [seated for Heller at the 5/19/2015 meeting]) (Page Number: 71)

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4. **Gisele Nicolet;** applications PLPZ 2015 00199 and PLPZ 2015 00200, for a final site plan and special permit, to convert a single family residence to a two-family residence on a 10,000 sq. ft. property located at 80 Oak Ridge Street in the R-6 zone. *(Staff: CT) (Must open by 7/9/2015) (Maximum extension available to 9/12/2015) (Page Number: 163)*

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6. **Gregory and Elise Green;** application PLPZ 2015 00133, for a final re-subdivision, to subdivide a 7.611 acre property into two lots of 3.997 acres and 2.470 acres, with a 1.144 acres open space parcel on a 7.611 acre property located at 564 North Street in the RA-2 zone. *(Staff: MK) (Must decide by 6/17/2015) (Maximum extension available to 7/31/2015) (Page Number: 260)*

7. **Chester Woodfield LLC;** application PLPZ 2015 00099, for a final re-subdivision, to subdivide the existing 11.482 acre lot into two (2) lots of 4.637 acres and 5.122 acres with a proposed 1.723 acre Open Space Area on property located at 17 Fort Hills Lane in the RA-2 zone. *(Staff: PL) (Must decide by 6/17/2015) (Maximum extension available to 7/16/2015) (Postponed at the 5/19/2015 meeting)*

**Application PLPZ 2015 00099 has been POSTPONED to June 30, 2015**

8. **16 Hurlingham LLC;** applications PLPZ 2015 00158 and PLPZ 2015 00159, for a final site plan and special permit, to construct 8,672 sq. ft. of additions to an existing house and accessory structures in excess of 150,000 cubic feet in volume on a 10.164 acre property located at 16 Hurlingham Drive in the RA-4 zone. *(Staff: MK) (Must open by 6/25/2015) (Maximum extension available to 8/29/2015) (Page Number: 325)*

9. **Applejack CT, LLC;** applications PLPZ 2015 00207 and PLPZ 2015 00208, for a final site plan and special permit, to construct a 1,514 sq. ft. addition, resulting in a total volume of 310,638 cubic feet in excess of the 150,000 cubic feet allowed on a 11.46 acre property located at 45 John Street in the RA-4 zone. *(Staff: MK) (Must decide by 7/9/2015) (Maximum extension available to 9/12/2015) (Page Number: 405)*
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**REGULAR MEETING CONTINUED**

11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**

13. **APPROVAL OF MINUTES:**

   June 2, 2015

14. **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:**

**Hawthorne Weaver Investors, LLC;** application PLPZ 2015 00160, for a final subdivision, to subdivide a 29,253 sq. ft. lot into three lots of 7,745 sq. ft., 7,505 sq. ft., and 7,505 sq. ft., with a 2,556 sq. ft. proposed open space area on a 0.6715 acre property located at 64 Hawthorne Street North in the R-12 zone. *(Staff: CT) (Must decide by 7/01/2015) (Maximum extension available to 8/13/2015) (Continued from the 5/19/2015 meeting) (Seated: Ramer (for Heller), Maitland, Alban, Brooks, and Levy)*
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Saima Qamar; applications PLPZ 2015 00163 and PLPZ 2015 00164, for a **final site plan and special permit**, to construct an addition to an existing two-family house on a 6,334 sq. ft. property located at 19 Division Street in the R-6 zone. *(Staff: PL) (Must open by 7/9/2015) (Maximum extension available to 9/12/2015) (Continued from the 6/2/2015 meeting) (Seated: Ramer [for Heller], Maitland, Alban, Brooks, and Levy)*
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TENTATIVE AGENDA

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