

1. Meeting Materials

Documents:

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[JUNE 27, 2017 TENTATIVE AGENDA.PDF](#)

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

June 27, 2017

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Peter Levy

Alternate Members Present: Victoria Goss (seated for Levy)

Alternate Member Absent: Dennis Yeskey

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. **Stillmun Partners LLC**; application PLPZ 2017 00210 for a final coastal site plan to demolish the existing residence located on the property, and construct a new single-family residence, driveway, retaining walls, stairs, stormwater controls and related site improvements on a 15,000 sq. ft. property located at 2 Little Cove Place in the R-12 zone. *(Staff: MA) (Must decide by 7/20/2017) (Maximum extension available to 9/23/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 10)*

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri

5-0

PUBLIC HEARING 7:15 PM

2. **J&J Greenwich, LLC**; applications PLPZ 2017 00195 and PLPZ 2017 00196, for a final site plan and special permit, to merge 1137 East Putnam Avenue and 5 Sheephill Road; remove the existing structures; and construct a new four-story, 40,931 sq. ft. mixed-use building with moderate-income housing units on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. (Staff: KD) (**Must open by 7/6/2017**) (Maximum extension available to 9/9/2017) (Page Number: 108)

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3. **Greenwich Avenue – Annex, Willgreen Holdings, LLC**; applications PLPZ 2017 00206, PLPZ 2017 00207, for a preliminary site plan and special permit, to convert the vacant 2nd floor of the annex building into two apartments, remove the existing car elevator, and associated bulkhead, construct a new fire stair and elevator, and remove a fire escape that extends onto the municipal parking lot to the west, on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR zone. (Staff: AP) (**Must open by 7/6/2017**) (Maximum extension available to 9/9/2017) (Page Number: 223)

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4. **Brunswick School, Inc.**; applications PLPZ 2017 00202 and PLPZ 2017 00203, for a final site plan and special permit, to construct a 707 sq. ft. addition to the existing school building and convert existing storage and maintenance space into additional library space on the lower level; enclose an outdoor alley, construct a new stair and elevator on the ground floor to access the new library space; and construct a new glass atrium-like space over the ground floor stair; and relocate the storage and mechanical uses to a new shed on a 10.5661 acres property located at 100 Maher Avenue in the R-20 zone. (Staff: PL) (**Must open by 7/6/2017**) (Maximum extension available to 9/9/2017) (Page Number: 278)

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

5. **Oneida Indian Harbor LLC**; applications PLPZ 2017 00225 and PLPZ 2017 00226, for a final coastal site plan and special permit, to renovate an existing 2 ½ story, 8,752 sq. ft. single family home, construct an addition and new accessory building increasing the gross floor area to 12,575.21 sq. ft., new patio areas, a parking court and resurfacing of the existing driveway on a 3.057-acres property located at 58 Oneida Drive in the R-20 zone. (Staff: MK) (**Must open by 7/20/2017**) (Maximum extension available to 9/23/2017) (Page Number: 345)

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6. **Tom Kennedy et. al;** applications PLPZ 2017 00211 and PLPZ 2017 00212, for a final site plan and special permit, to construct additions to the existing two-family house, construct a new driveway, two (2) garage spaces, four (4) parking surface parking spaces and associated site and drainage improvements on a 16,297 sq. ft. property located at 58 Spring Street in the R-6 zone. *(Staff: CT) (Must open by 7/20/2017) (Maximum extension available to 9/23/2017) (Page Number: 458)*

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7. **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 close by 7/6/2017) (Maximum Extension available to 7/8/2017) (Continued from the 6/1/2017 and 6/13/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 505)*

Closed – No Action Taken

8. **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 decide by 7/19/2017) (Maximum extension available to 9/10/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 573)*

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

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri
5-0

9. **1073 King Street, LLC;** application PLPZ 2017 00194, for a Building Zone Map Amendment, to re-zone the property from RA-2 to LBR-1 zone, as shown on a rezoning map on file in the Town Clerk's Office for a 28,648 sq. ft. property located at 1073 King Street in the RA-2 zone. *(Staff: KD) (Must open by 7/6/2017) (Maximum extension available to 9/9/2017) (Page Number: 599)*

Closed – No Action Taken

REGULAR MEETING CONTINUED

10. **1073 King Street, LLC**; application PLPZ 2017 00193, for a final site plan to make: an addition to the existing dwelling, driveways, parking areas; related drainage and septic systems improvements; and new signage to operate a retail-food establishment and office use on a 28,648 sq. ft. property located at 1073 King Street currently in the RA-2 zone but requesting a building zone map amendment to re-zone the subject property to the LBR-1 Zone (per application PLPZ 2017 00194). *(Staff: KD) (Must decide by 7/6/2017) (Maximum extension available to 9/9/2017) (Page Number: 649)*

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11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**

- a. **79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC**, applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final coastal 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 decide by 8/17/2017) (Maximum extension to decide available to 10/14/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri

5-0

- b. **Frank D. Gari and Debora Rae Gari, Trustees of the Second Amended Gari Family Trust**; applications PLPZ 2017 00168 and PLPZ 2017 00169, for a final site plan and special permit, to convert an existing single-family residence into a two-family residence and install two (2) additional parking spaces and providing four (4) parking spaces on site on a 10,000 sq. ft. property located at 61 Sherwood Place in the R-6 zone. *(Staff: AP) (Must decide by 8/17/2017) (Maximum extension available to 10/21/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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

- c. **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-acres property located at 52 and 68 John Street in the RA-4 zone. *(Staff: AP) (Must decide by 8/17/2017) (Maximum extension to available to 9/19/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Motion to approve final site plan and special permit with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri
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- d. **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 decide by 8/17/2017) (Maximum extension available to 8/19/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

No Action

13. **APPROVAL OF MINUTES:**

June 1, 2017

No Action on Minutes of June 1, 2017

June 13, 2017

Motion to approve Minutes of June 13, 2017

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri

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:**

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*)

Withdrawn

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 7/27/2017*) (*Maximum extension granted*) (*Continued from the 4/18/2017 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

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 close by 7/11/2017) (Extension to close granted to 7/11/2017) (Maximum extension available to 9/9/2017) (Continued from the 6/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

56 OFP, LLC; applications PLPZ 2017 00177 and PLPZ 2017 00178, for a final site plan and special permit, to construct a new multi-family building to contain eight (8) units and a sixteen (16) car parking garage, six (6) surface parking spaces and related site and drainage improvements, on a 34,380.31 sq. ft. property located at 56 Old Field Point Road in the R-6 zone. *(Staff: PL) (Must close by 7/18/2017) (Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Lars N. Nielsen, Trustee and Quan Feng, Trustee; applications PLPZ 2017 00143 and PLPZ 2017 00144, for a final site plan and special permit, to: demolish the existing residence and detached garage, maintain the existing pump house and construct a new detached garage at 22 Close Road; demolish the existing residence and shed; maintain the existing tennis shed and tennis court; modify and add to the existing tennis building and construct a new main residence at 21 Topping Road; demolish a gazebo at 0 Topping Road; and consolidate the three (3) lots into one (1) single lot, for properties located at 22 Close Road, 0 Topping Road, and 21 Topping Road in the RA-4 zone. *(Staff: MK) (Must close by 7/18/2017) (Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Brandon and Blair Hall; applications PLPZ 2017 00150 and PLPZ 2017 00151, for a final site plan and special permit, to remove the existing features on-site and construct a new single family dwelling, pool, pool house, sports court, paved driveway, and related site and drainage improvements on a 2.6884-acres property located at 41 Rock Ridge Avenue in the RA-2 zone. *(Staff: MA) (Must close by 7/18/2017) (Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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 7/22/2017) (Maximum extension to close available to 7/22/2017) (Continued from the 5/2/2017, 6/1/2017, and 6/13/2017 meetings) (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 7/27/2017) (Maximum extension granted) (Continued from the 4/18/2017, 5/16/17, and 6/13/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

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

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FINAL AGENDA

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- b. **Frank D. Gari and Debora Rae Gari, Trustees of the Second Amended Gari Family Trust**; applications PLPZ 2017 00168 and PLPZ 2017 00169, for a final site plan and special permit, to convert an existing single-family residence into a two-family residence and install two (2) additional parking spaces and providing four (4) parking spaces on site on a 10,000 sq. ft. property located at 61 Sherwood Place in the R-6 zone. (Staff: AP) (**Must decide by 8/17/2017**) (Maximum extension available to 10/21/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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13. **APPROVAL OF MINUTES:**

June 1, 2017
June 13, 2017

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:**

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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 7/27/2017) (Maximum extension granted) (Continued from the 4/18/2017, 5/16/17, and 6/13/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Stillmun Partners LLC**; application PLPZ 2017 00210 for a final coastal site plan to demolish the existing residence located on the property, and construct a new single-family residence, driveway, retaining walls, stairs, stormwater controls and related site improvements on a 15,000 sq. ft. property located at 2 Little Cove Place in the R-12 zone. *(Staff: MA) (Must decide by 7/20/2017) (Maximum extension available to 9/23/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

PUBLIC HEARING 7:15 PM

2. **J&J Greenwich, LLC**; applications PLPZ 2017 00195 and PLPZ 2017 00196, for a final site plan and special permit, to merge 1137 East Putnam Avenue and 5 Sheephill Road; remove the existing structures; and construct a new four-story, 40,931 sq. ft. mixed-use building with moderate-income housing units on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. *(Staff: KD) (Must open by 7/6/2017) (Maximum extension available to 9/9/2017)*
3. **Greenwich Avenue – Annex, Willgreen Holdings, LLC**; applications PLPZ 2017 00206, PLPZ 2017 00207, for a preliminary site plan and special permit, to convert the vacant 2nd floor of the annex building into two apartments, remove the existing car elevator, and associated bulkhead, construct a new fire stair and elevator, and remove a fire escape that extends onto the municipal parking lot to the west, on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR zone. *(Staff: AP) (Must open by 7/6/2017) (Maximum extension available to 9/9/2017)*

4. **Brunswick School, Inc.;** applications PLPZ 2017 00202 and PLPZ 2017 00203, for a final site plan and special permit, to construct a 707 sq. ft. addition to the existing school building and convert existing storage and maintenance space into additional library space on the lower level; enclose an outdoor alley, construct a new stair and elevator on the ground floor to access the new library space; and construct a new glass atrium-like space over the ground floor stair; and relocate the storage and mechanical uses to a new shed on a 10.5661 acres property located at 100 Maher Avenue in the R-20 zone. (Staff: PL) (**Must open by 7/6/2017**) (Maximum extension available to 9/9/2017)
5. **Oneida Indian Harbor LLC;** applications PLPZ 2017 00225 and PLPZ 2017 00226, for a final coastal site plan and special permit, to renovate an existing 2 ½ story, 8,752 sq. ft. single family home, construct an addition and new accessory building increasing the gross floor area to 12,575.21 sq. ft., new patio areas, a parking court and resurfacing of the existing driveway on a 3.057-acres property located at 58 Oneida Drive in the R-20 zone. (Staff: MK) (**Must open by 7/20/2017**) (Maximum extension available to 9/23/2017)
6. **Tom Kennedy et. al;** applications PLPZ 2017 00211 and PLPZ 2017 00212, for a final site plan and special permit, to construct additions to the existing two-family house, construct a new driveway, two (2) garage spaces, four (4) parking surface parking spaces and associated site and drainage improvements on a 16,297 sq. ft. property located at 58 Spring Street in the R-6 zone. (Staff: CT) (**Must open by 7/20/2017**) (Maximum extension available to 9/23/2017)
7. **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 close by 7/6/2017**) (Maximum Extension available to 7/8/2017) (Continued from the 6/1/2017 and 6/13/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)
8. **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 decide by 7/19/2017**) (Maximum extension available to 9/10/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

9. **1073 King Street, LLC**; application PLPZ 2017 00194, for a Building Zone Map Amendment, to re-zone the property from RA-2 to LBR-1 zone, as shown on a rezoning map on file in the Town Clerk's Office for a 28,648 sq. ft. property located at 1073 King Street in the RA-2 zone. (Staff: KD) (**Must open by 7/6/2017**) (Maximum extension available to 9/9/2017)

REGULAR MEETING CONTINUED

10. **1073 King Street, LLC**; application PLPZ 2017 00193, for a final site plan to make: an addition to the existing dwelling, driveways, parking areas; related drainage and septic systems improvements; and new signage to operate a retail-food establishment and office use on a 28,648 sq. ft. property located at 1073 King Street currently in the RA-2 zone but requesting a building zone map amendment to re-zone the subject property to the LBR-1 Zone (per application PLPZ 2017 00194). (Staff: KD) (**Must decide by 7/6/2017**) (Maximum extension available to 9/9/2017)
11. **DISCUSSION ITEMS:**
12. **DECISION ITEMS:**
- a. **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 decide by 8/17/2017**) (Maximum extension to decide available to 10/14/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)
- b. **Frank D. Gari and Debora Rae Gari, Trustees of the Second Amended Gari Family Trust**; applications PLPZ 2017 00168 and PLPZ 2017 00169, for a final site plan and special permit, to convert an existing single-family residence into a two-family residence and install two (2) additional parking spaces and providing four (4) parking spaces on site on a 10,000 sq. ft. property located at 61 Sherwood Place in the R-6 zone. (Staff: AP) (**Must decide by 8/17/2017**) (Maximum extension available to 10/21/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- c. **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-acres property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (Must decide by 8/17/2017) (Maximum extension to available to 9/19/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)

- d. **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 decide by 8/17/2017) (Maximum extension available to 8/19/2017) (Closed at the 6/13/2017 meeting with no action taken) (Seated: Maitland, Alban, Levy, Fox, and Macri)

13. **APPROVAL OF MINUTES:**

June 1, 2017
June 13, 2017

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:**

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)

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 7/27/2017) (Maximum extension granted) (Continued from the 4/18/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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 close by 7/11/2017) (Extension to close granted to 7/11/2017) (Maximum extension available to 9/9/2017) (Continued from the 6/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

56 OFF, LLC; applications PLPZ 2017 00177 and PLPZ 2017 00178, for a final site plan and special permit, to construct a new multi-family building to contain eight (8) units and a sixteen (16) car parking garage, six (6) surface parking spaces and related site and drainage improvements, on a 34,380.31 sq. ft. property located at 56 Old Field Point Road in the R-6 zone. (Staff: PL) (Must close by 7/18/2017) (Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Lars N. Nielsen, Trustee and Quan Feng, Trustee; applications PLPZ 2017 00143 and PLPZ 2017 00144, for a final site plan and special permit, to: demolish the existing residence and detached garage, maintain the existing pump house and construct a new detached garage at 22 Close Road; demolish the existing residence and shed; maintain the existing tennis shed and tennis court; modify and add to the existing tennis building and construct a new main residence at 21 Topping Road; demolish a gazebo at 0 Topping Road; and consolidate the three (3) lots into one (1) single lot, for properties located at 22 Close Road, 0 Topping Road, and 21 Topping Road in the RA-4 zone. (Staff: MK) (Must close by 7/18/2017) (Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Brandon and Blair Hall; applications PLPZ 2017 00150 and PLPZ 2017 00151, for a final site plan and special permit, to remove the existing features on-site and construct a new single family dwelling, pool, pool house, sports court, paved driveway, and related site and drainage improvements on a 2.6884-acres property located at 41 Rock Ridge Avenue in the RA-2 zone. (Staff: MA) (Must close by 7/18/2017) (Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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 7/22/2017) (Maximum extension to close available to 7/22/2017) (Continued from the 5/2/2017, 6/1/2017, and 6/13/2017 meetings) (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 7/27/2017) (Maximum extension granted) (Continued from the 4/18/2017, 5/16/17, and 6/13/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*