

1. Tentative Agenda

Documents:

[T-07-10-18 - FINAL.PDF](#)

2. Final Agenda

Documents:

[F-07-10-18 - FINAL.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 07-10-18 - FINAL.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

July 10, 2018
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC**; application PLPZ 2017 00583 for a modified final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, Subsection h, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD)
2. **Chestnut Street Realty Co. LP (Etourduissant)**; application PLPZ 2018 00273 for a final coastal site plan to use a portion of the existing warehouse building for the storage of exotic, antique and collectors' motor vehicles on a 5.89-acres property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 8/16/2018) (Maximum extension available to 10/20/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)
3. **Palmer Island LLC**; application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 7/20/2018) (Maximum extension to decide available to 9/18/2018)(Postponed at the 5/31/18 meeting) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)
4. **Robin Hill LLC & Smokey Hill LLC**; application PLPZ 2018 00195 for a preliminary subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Must decide by 8/11/2018) (Maximum extension to decide granted to 8/11/2018) (Maximum available to 8/21/2018) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)

5. **Smokey Hill LLC**; application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acre parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. *(Staff: BD) (Must decide by 8/11/2018) (Maximum extension to decide granted to 8/11/2018) (Maximum available to 8/21/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)*
6. **644 West Putnam Associates LLC**; application PLPZ 2018 00297 for a final site plan to add two (2) additional simultaneous active medical professionals to the WestMed tenant space on the second floor on property located at 644 West Putnam Avenue in the GBO zone. *(Staff: BD) (Must decide by 8/30/2018) (Maximum extension available to 11/3/2018)*

PUBLIC HEARING 7:15 PM

7. **J&J Greenwich, LLC**; applications PLPZ 2018 00269 and PLPZ 2018 00270, for a final site plan and special permit, to revise the mixed-use building with moderate-income housing units previously approved by the Planning and Zoning Commission under Final Site Plan and Special Permit applications PLPZ 2017 00195 and PLPZ 2017 00196 by: increasing the amount of floor area dedicated to residential use on the 2nd floor; reduce the overall square footage of the approved building by 30 sq. ft. reduce the overall size of the proposed underground parking structure, and reduce the overall parking of the site by 15 parking spaces on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. *(Staff: JP) (Must open by 8/16/2018) (Maximum extension to open available to 10/20/2018)*
8. **Marc and Debra Shore**; applications PLPZ 2018 00177 and PLPZ 2018 00178, for a final site plan and special permit, to make additions to a parcel which would further exceed the 150,000 cubic volume threshold requiring special permit per 6-101(a) on a 4.917-acre property located at 102 Clapboard Ridge Road in the RA-2 zone. *(Staff: BD) (Must open by 8/25/2018) (Maximum extension available to 8/25/2018) (Postponed at the 6/26/2018 meeting)*
9. **Michael J. Banks**; applications PLPZ 2018 00136 and PLPZ 2018 00137, for a final coastal site plan and special permit, to construct a new mixed-use building with a moderate income housing unit with general site improvements to the site which include four (4) surface parking spaces, two (2) spaces interior to the building and one ADA compliant surface parking space. The proposed building would house retail space and a jobbing establishment on the first floor, and four

- (4) one-bedroom units on the second floor, one (1) of which would be deed restricted as a moderate income unit per Section 6-110 of the Town's Building Zone Regulations on a 4,984 sq. ft. property located at 4 Armonk Street in the LBR-2 zone. (Staff: PL) (Must close by 8/9/2018) (Maximum extension to close granted) (Continued from the 5/1/2018 and 5/31/2018 meetings) (Seated: Maitland, Alban, Levy, Hardman (for Fox), and Yeskey (for Macri))
10. **Rockhill Real Estate VII LP;** application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. (Staff: PL) (**Must close by 7/17/2018**) (Maximum extension to open available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)

REGULAR MEETING CONTINUED

11. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00184 which would re-designate the property from the R-6 to a "P" zone. (Staff: PL) (Must decide by 7/11/2018) (Extension to decide granted to 7/11/2018. Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)
12. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. (Staff: PL) (Must decide by 7/11/2018) (Extension to decide granted to 7/11/2018. Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)
13. **DISCUSSION ITEMS:**
14. **DECISION ITEMS:**
15. **APPROVAL OF MINUTES:**

June 26, 2018

16. **OTHER:**

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

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

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

John Margenot; application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. *(Staff: PL) (Must decide by 7/11/2018) (Extension of time granted to 7/11/18. Maximum extension to decide available to 9/8/2018) (Postponed at the 6/12/2018 meeting) (Application was listed on the 6/12/2018 agenda, but not heard)*

Robert J. Natale, Jr.; application PLPZ 2018 00206 for a final subdivision to subdivide the existing 18,509 sq. ft. property and create two (2) parcels where Parcel "X" will be 7,600 sq. ft., and Parcel "Y" will be 10,909 sq. ft., (including an accessway of 2,303 sq. ft.) on property located at 259 Pemberwick Road in the R-7 zone. *(Staff: MA) (Maximum extension to decide by 8/25/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Elizabeth B. Ruprecht & William F. Ruprecht; application PLPZ 2018 00189 for a final subdivision to subdivide the two (2) parcels at 80 Sherwood Avenue and 0 Greenfield Place (Lot 1 of filed subdivision map #8463), totaling 7.4310-acres, into three (3) parcels where Parcel A would be 2.7527-acres, Parcel B would be 2.0727-acres, Parcel C would be 2.0020-acres, and an open space parcel of 0.6038-acres (equal to 15% of the 4.0201-acres of land not part of a previously approved subdivision) is proposed to be created in the RA-2 zone. *(Staff: SB) (Maximum extension to decide by 8/23/2018) (Postponed at the 6/12/2018 meeting) (Application was listed on the 6/12/2018 agenda, but not heard)*

Antoinette Delia; application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2018) (Maximum extension granted) (Postponed at the 6/12/2018 and 6/26/2018 meetings)*

St. Paul's Evangelical Lutheran Church, Inc.; application PLPZ 2018 00238 for a final coastal subdivision to confirm that 292 Delavan Avenue and 0 William Street (Tax ID 04-1023/S) are separate building lots from the main St. Paul's Evangelical Lutheran Church property at 286 Delavan Avenue. The Subject Parcels are within the R-6 and R-MF zones. *(Staff: BD) (Must decide by 7/24/2018) (Extension to decide granted to 7/24/2018. Maximum extension available to 9/8/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], and Fox) (Recused: Macri)*

Ali Fayed, Trustee/Pear Lane, LLC; application PLPZ 2018 00252 for a final coastal subdivision for an equal area exchange of 557 sq. ft. between properties located at 50 and 52 Pear Lane in the RA-1 and RA-2 zones. *(Staff: MA) (Must decide by 7/25/2018) (Extension to decide granted to 7/25/18. Maximum extension available to 9/19/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

Pear Lane, LLC; applications PLPZ 2018 00253 and PLPZ 2018 00254, for a final coastal site plan and special permit, to construct a new 5,310 sq. ft. dwelling the result of which would exceed the 150,000 cubic feet threshold of Sec. 6-101(a) and make related site improvements on a 70,131 sq. ft. property located at 52 Pear Lane in the RA-1 zone. *(Staff: MA) (Must close by 7/31/2018) (Maximum extension to close available to 10/4/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

Planning and Zoning Staff; application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception

uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are 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:

http://www.greenwichct.org/government/departments/planning_and_zoning/

(Staff: KD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

**TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION**

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

**July 10, 2018
FINAL AGENDA**

REGULAR MEETING 7:00 PM

1. **Anthony William Ruggiero**; request for a 90-day extension of time to file the mylar for approved application PLPZ 2018 00081 approved at the 04/17/18 meeting, for a final subdivision to subdivide an 8.621-acres parcel into two (2) parcels of 4.001-acres and 4.001-acres, an open space parcel of 0.620-acres and two (2) open space easement areas of 0.320 and 0.354-acres (equal to 15% of the total lot area) on a property located at 39 Aiken Road in the RA-4 zone. (Staff: BD) (Page Number: 10)
2. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC**; application PLPZ 2017 00583 for a modified final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, Subsection h, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD) (Page Number: 19)
3. **Chestnut Street Realty Co. LP (Etourduissant)**; application PLPZ 2018 00273 for a final coastal site plan to use a portion of the existing warehouse building for the storage of exotic, antique and collectors' motor vehicles on a 5.89-acres property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 8/16/2018) (Maximum extension available to 10/20/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 93)
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Application PLPZ 2018 00195 has been POSTPONED to August

6. **Smokey Hill LLC**; application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Must decide by 8/11/2018) (Maximum extension to decide granted to 8/11/2018) (Maximum available to 8/21/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)

Application PLPZ 2018 00196 has been POSTPONED to August

7. **644 West Putnam Associates LLC**; application PLPZ 2018 00297 for a final site plan to add two (2) additional simultaneous active medical professionals to the WestMed tenant space on the second floor on property located at 644 West Putnam Avenue in the GBO zone. (Staff: BD) (Must decide by 8/30/2018) (Maximum extension available to 11/3/2018) (Page Number: 349)

PUBLIC HEARING 7:15 PM

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REGULAR MEETING CONTINUED

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June 26, 2018

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Planning and Zoning Staff; application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are 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: http://www.greenwichct.org/government/departments/planning_and_zoning/ *(Staff: KD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

July 10, 2018

ACTION AGENDA WITH DECISIONS

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

Alternate Member Present: Dennis Yeskey, Victoria Goss, and Dave Hardman

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. **Anthony William Ruggiero**; request for a 90-day extension of time to file the mylar for approved application PLPZ 2018 00081 approved at the 04/17/18 meeting, for a final subdivision to subdivide an 8.621-acres parcel into two (2) parcels of 4.001-acres and 4.001-acres, an open space parcel of 0.620-acres and two (2) open space easement areas of 0.320 and 0.354-acres (equal to 15% of the total lot area) on a property located at 39 Aiken Road in the RA-4 zone. (Staff: BD) (Page Number: 10)

Motion to approve 90-day extension of time to file the mylar

Moved by Alban, seconded by Fox

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

5-0

2. **Lot 2A 176 Hamilton LLC & Lot 2B 176 Hamilton LLC**; application PLPZ 2017 00583 for a modified final site plan to demolish the existing two (2) 2-family homes and redevelop the land with a ten (10) unit (all one bedroom) residential "set-aside development" pursuant to CGS 8-30g, Subsection h, with parking and associated site improvements on a consolidated parcel (pursuant to PLPZ 2017 00582) located at 176 ½ Hamilton Avenue in the R-6 zone. (Staff: KD) (Page Number: 19)

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

3. **Chestnut Street Realty Co. LP (Etourduissant)**; application PLPZ 2018 00273 for a final coastal site plan to use a portion of the existing warehouse building for the storage of exotic, antique and collectors' motor vehicles on a 5.89-acres property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 8/16/2018) (Maximum extension available to 10/20/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 93)

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

4. **Palmer Island LLC**; application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 7/20/2018) (Maximum extension to decide available to 9/18/2018)(Postponed at the 5/31/18 meeting) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting) (Page Number: 186)

Left Open – Extension Granted to August 8, 2018

5. **Robin Hill LLC & Smokey Hill LLC**; application PLPZ 2018 00195 for a preliminary subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Must decide by 8/11/2018) (Maximum extension to decide granted to 8/11/2018) (Maximum available to 8/21/2018) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)

Postponed by Applicant to August

6. **Smokey Hill LLC**; application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Must decide by 8/11/2018) (Maximum extension to decide granted to 8/11/2018) (Maximum available to 8/21/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting)

Postponed by Applicant to August

7. **644 West Putnam Associates LLC**; application PLPZ 2018 00297 for a final site plan to add two (2) additional simultaneous active medical professionals to the WestMed tenant space on the second floor on property located at 644 West Putnam Avenue in the GBO zone. (Staff: BD) (Must decide by 8/30/2018) (Maximum extension available to 11/3/2018) (Page Number: 349)

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

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

5-0

PUBLIC HEARING 7:15 PM

8. **J&J Greenwich, LLC**; applications PLPZ 2018 00269 and PLPZ 2018 00270, for a final site plan and special permit, to revise the mixed-use building with moderate-income housing units previously approved by the Planning and Zoning Commission under Final Site Plan and Special Permit applications PLPZ 2017 00195 and PLPZ 2017 00196 by: increasing the amount of floor area dedicated to residential use on the 2nd floor; reduce the overall square footage of the approved building by 30 sq. ft. reduce the overall size of the proposed underground parking structure, and reduce the overall parking of the site by 15 parking spaces on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. (Staff: JP) (Must open by 8/16/2018) (Maximum extension to open available to 10/20/2018) (Page Number: 393)

Left Open

9. **Marc and Debra Shore**; applications PLPZ 2018 00177 and PLPZ 2018 00178, for a final site plan and special permit, to make additions to a parcel which would further exceed the 150,000 cubic volume threshold requiring special permit per 6-101(a) on a 4.917-acres property located at 102 Clapboard Ridge Road in the RA-2 zone. (Staff: BD) (Must open by 8/25/2018) (Maximum extension available to 8/25/2018) (Postponed at the 6/26/2018 meeting) (Page Number: 470)

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

10. **Michael J. Banks**; applications PLPZ 2018 00136 and PLPZ 2018 00137, for a final coastal site plan and special permit, to construct a new mixed-use building with a moderate income housing unit with general site improvements to the site which include four (4) surface parking spaces, two (2) spaces interior to the building and one ADA compliant surface parking space. The proposed building would house retail space and a jobbing establishment on the first floor, and four (4) one-bedroom units on the second floor, one (1) of which would be deed restricted as a moderate income unit per Section 6-110 of the Town's Building Zone Regulations on a 4,984 sq. ft. property located at 4 Armonk Street in the LBR-2 zone. (Staff: PL) (Must close by 8/9/2018) (Maximum extension to close granted) (Continued from the 5/1/2018 and 5/31/2018 meetings) (Seated: Maitland, Alban, Levy, Hardman (for Fox), and Yeskey (for Macri)) (Page Number: 568)

Left Open

11. **Rockhill Real Estate VII LP;** application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. *(Staff: PL) (Must close by 7/17/2018) (Maximum extension to open available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting) (Page Number: 636)*

Left Open – Extension Granted to July 25, 2018

REGULAR MEETING CONTINUED

12. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00184 which would re-designate the property from the R-6 to a “P” zone. *(Staff: PL) (Must decide by 7/11/2018) (Extension to decide granted to 7/11/2018. Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting) (Page Number: 661)*

Left Open – Extension Granted to July 25, 2018

13. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 7/11/2018) (Extension to decide granted to 7/11/2018. Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Postponed at the 6/26/2018 meeting) (Page Number: 717)*

Left Open – Extension Granted to July 25, 2018

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

June 26, 2018

Motion to approve minutes of June 26, 2018

Moved by Fox, seconded by Macri

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

5-0

17. **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:**

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

John Margenot; application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. (Staff: PL) (Must decide by 7/11/2018) (Extension of time granted to 7/11/18. Maximum extension to decide available to 9/8/2018) (Postponed at the 6/12/2018 meeting) (Application was listed on the 6/12/2018 agenda, but not heard)

Robert J. Natale, Jr.; application PLPZ 2018 00206 for a final subdivision to subdivide the existing 18,509 sq. ft. property and create two (2) parcels where Parcel "X" will be 7,600 sq. ft., and Parcel "Y" will be 10,909 sq. ft., (including an accessway of 2,303 sq. ft.) on property located at 259 Pemberwick Road in the R-7 zone. (Staff: MA) (Maximum extension to decide by 8/25/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Elizabeth B. Ruprecht & William F. Ruprecht; application PLPZ 2018 00189 for a final subdivision to subdivide the two (2) parcels at 80 Sherwood Avenue and 0 Greenfield Place (Lot 1 of filed subdivision map #8463), totaling 7.4310-acres, into three (3) parcels where Parcel A would be 2.7527-acres, Parcel B would be 2.0727-acres, Parcel C would be 2.0020-acres, and an open space parcel of 0.6038-acres (equal to 15% of the 4.0201-acres of land not part of a previously approved subdivision) is proposed to be created in the RA-2 zone. *(Staff: SB) (Maximum extension to decide by 8/23/2018) (Postponed at the 6/12/2018 meeting) (Application was listed on the 6/12/2018 agenda, but not heard)*

Antoinette Delia; application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2018) (Maximum extension granted) (Postponed at the 6/12/2018 and 6/26/2018 meetings)*

St. Paul's Evangelical Lutheran Church, Inc.; application PLPZ 2018 00238 for a final coastal subdivision to confirm that 292 Delavan Avenue and 0 William Street (Tax ID 04-1023/S) are separate building lots from the main St. Paul's Evangelical Lutheran Church property at 286 Delavan Avenue. The Subject Parcels are within the R-6 and R-MF zones. *(Staff: BD) (Must decide by 7/24/2018) (Extension to decide granted to 7/24/2018. Maximum extension available to 9/8/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], and Fox) (Recused: Macri)*

Ali Fayed, Trustee/Pear Lane, LLC; application PLPZ 2018 00252 for a final coastal subdivision for an equal area exchange of 557 sq. ft. between properties located at 50 and 52 Pear Lane in the RA-1 and RA-2 zones. *(Staff: MA) (Must decide by 7/25/2018) (Extension to decide granted to 7/25/18. Maximum extension available to 9/19/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

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Planning and Zoning Staff; application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are 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:

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(Staff: KD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)