

1. Meeting Materials

Documents:

[JULY 11, 2017 ACTION AGENDA.PDF](#)
[JULY 11, 2017 FINAL AGENDA.PDF](#)
[JULY 11, 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
July 11, 2017

ACTION AGENDA WITH DECISIONS

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

Alternate Members Present: Dennis Yeskey, and Victoria Goss

Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe;** application PLPZ 2017 00264 for a final subdivision to merge the properties located at 255, 257, 259, 261 & 263 Millbank Avenue and 71 Havemeyer Place in the R-6 zone. (Staff: PL) (Must decide by 7/30/2017) (Maximum extension available to 9/28/2017) (Page Number: 9)

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PUBLIC HEARING 7:15 PM

2. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe;** applications PLPZ 2017 00262 and PLPZ 2017 00263, for a final site plan and special permit, to demolish five (5) single-family homes, and construct a new nineteen (19) unit multi-family dwelling, underground parking for nineteen (19) vehicles, on-grade parking for eighteen (18) vehicles, landscaping and related site improvements on properties totaling 84,767 square feet and located at 255, 257, 259, 261, and 263 Millbank Avenue, and 71 Havemeyer Place in the R-6 zone. (Staff: PL) (Must open by 8/5/2017) (Maximum extension available to 10/9/2017) (Page Number: 22)

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3. **Windy Knolls Greenwich, LLC**; applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. *(Staff: MA) (Must open by 8/5/2017) (Maximum extension available to 10/9/2017) (Page Number: 143)*

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4. **Donald Kudrick and Necla Kirtock of 47 Nutmeg Drive and Hagpop Kechejian and Alenoosh Avanesians of 45 Nutmeg Drive**; application PLPZ 2017 00271, for a final re-subdivision, to revise the common boundary between the parcels at 45 and 47 Nutmeg Drive where 45 Nutmeg Drive would be reduced by 0.4189 acres to 2.2224 acres and 47 Nutmeg Drive would be increased by 0.4189 acres to 2.4615 acres for properties located at 45 and 47 Nutmeg Drive in the RA-2 zone. *(Staff: MA) (Must open by 8/1/2017) (Maximum extension available to 9/30/2017) (Page Number: 245)*

Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Fox

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

5-0

5. **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) (Page Number: 270)*

Closed – No Action

6. **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) (Page Number: 364)*

Postponed to the July 18, 2017 Meeting

7. **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) (Page Number: 438)*

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

8. **Xanadu Management, LLC and Sushi Soba Restaurant**; applications PLPZ 2017 00278 and PLPZ 2017 00279, for a final site plan and special permit, to expand an existing restaurant use into the adjacent retail use space and increase the restaurant to 24 seats on a 0.835-acres property located at 1345 East Putnam Avenue in the LB zone. *(Staff: CT) (Must open by 8/17/2017) (Maximum extension available to 10/21/2017) (Page Number: 483)*

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

9. **The Anthis Corporation**; applications PLPZ 2017 00268 and PLPZ 2017 00269, for a final site plan and special permit, to change uses in the building and convert the basement level to active commercial space related to the first floor use, remove commercial use from the second floor and convert it to storage, employee lounge and administrative office to be used in connection with the first and basement floor use, and convert the third floor to a single residential dwelling unit on a 3,482 square foot property located at 33 Lewis Street in the CGBR zone. *(Staff: MK) (Must open by 8/5/2017) (Maximum extension available to 10/9/2017) (Page Number: 511)*

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REGULAR MEETING CONTINUED

10. **DISCUSSION ITEMS:**

11. **DECISION ITEMS:**

- a. **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

- b. **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) (Closed at the 6/27/2017 meeting, no action taken) (Must decide by 8/31/2017) (Maximum Extension available to 9/9/2017) (Continued from the 6/1/2017 and 6/13/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Seated at the 6/27/2017 meeting: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

No Action

- c. **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 re-zoning 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 decide by 8/31/2017) (Maximum extension available to 9/9/2017) (Closed at the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

No Action

12. **APPROVAL OF MINUTES:**

June 1, 2017

Motion to approve Minutes of June 1, 2017

Moved by Fox, seconded by Macri

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

5-0

June 27, 2017

Motion to approve Minutes of June 27, 2017

Moved by Fox, seconded by Macri

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

5-0

13. **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:**

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)*

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)*

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 close by 8/1/2017) (Maximum extension available to 10/5/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

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 close by 8/1/2017) (Maximum extension available to 10/5/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

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 close by 8/1/2017) (Maximum extension available to 10/5/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

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 close by 8/1/2017) (Maximum extension available to 10/5/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for 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)*

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 7/23/2017) (Extension granted to 7/23/17. Maximum extension available to 9/9/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

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1. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe;** application PLPZ 2017 00264 for a final subdivision to merge the properties located at 255, 257, 259, 261 & 263 Milbank Avenue and 71 Havemeyer Place in the R-6 zone. *(Staff: PL) (Must decide by 7/30/2017) (Maximum extension available to 9/28/2017)*

PUBLIC HEARING 7:15 PM

2. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe;** applications PLPZ 2017 00262 and PLPZ 2017 00263, for a final site plan and special permit, to demolish five (5) single-family homes, and construct a new nineteen (19) unit multi-family dwelling, underground parking for nineteen (19) vehicles, on-grade parking for eighteen (18) vehicles, landscaping and related site improvements on properties totaling 84,767 square feet and located at 255, 257, 259, 261, and 263 Milbank Avenue, and 71 Havemeyer Place in the R-6 zone. *(Staff: PL) (Must open by 8/5/2017) (Maximum extension available to 10/9/2017)*
3. **Windy Knolls Greenwich, LLC;** applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. *(Staff: MA) (Must open by 8/5/2017) (Maximum extension available to 10/9/2017)*

4. **Donald Kudrick and Necla Kirtock of 47 Nutmeg Drive and Hagpop Kechejian and Alenoosh Avanesians of 45 Nutmeg Drive;** application PLPZ 2017 00271, for a final re-subdivision, to revise the common boundary between the parcels at 45 and 47 Nutmeg Drive where 45 Nutmeg Drive would be reduced by 0.4189 acres to 2.2224 acres and 47 Nutmeg Drive would be increased by 0.4189 acres to 2.4615 acres for properties located at 45 and 47 Nutmeg Drive in the RA-2 zone. *(Staff: MA) (Must open by 8/1/2017) (Maximum extension available to 9/30/2017)*
5. **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)*
6. **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)*
7. **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)*
8. **Xanadu Management, LLC and Sushi Soba Restaurant;** applications PLPZ 2017 00278 and PLPZ 2017 00279, for a final site plan and special permit, to expand an existing restaurant use into the adjacent retail use space and increase the restaurant to 24 seats on a 0.835-acres property located at 1345 East Putnam Avenue in the LB zone. *(Staff: CT) (Must open by 8/17/2017) (Maximum extension available to 10/21/2017)*

9. **The Anthis Corporation;** applications PLPZ 2017 00268 and PLPZ 2017 00269, for a final site plan and special permit, to change uses in the building and convert the basement level to active commercial space related to the first floor use, remove commercial use from the second floor and convert it to storage, employee lounge and administrative office to be used in connection with the first and basement floor use, and convert the third floor to a single residential dwelling unit on a 3,482 square foot property located at 33 Lewis Street in the CGBR zone. *(Staff: MK) (Must open by 8/5/2017) (Maximum extension available to 10/9/2017)*

REGULAR MEETING CONTINUED

10. **DISCUSSION ITEMS:**

11. **DECISION ITEMS:**

- a. **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)*
- b. **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) (Closed at the 6/27/2017 meeting, no action taken) (Must decide by 8/31/2017) (Maximum Extension available to 9/9/2017) (Continued from the 6/1/2017 and 6/13/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Seated at the 6/27/2017 meeting: Maitland, Alban, Goss [for Levy], Fox, and Macri)*
- c. **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 re-zoning 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 decide by 8/31/2017) (Maximum extension available to 9/9/2017) (Closed at the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

12. **APPROVAL OF MINUTES:**

June 1, 2017
June 27, 2017

13. **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:**

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)*

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)*

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 close by 8/1/2017) (Maximum extension available to 10/5/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

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 close by 8/1/2017) (Maximum extension available to 10/5/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

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 close by 8/1/2017) (Maximum extension available to 10/5/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

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 close by 8/1/2017) (Maximum extension available to 10/5/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for 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)

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 7/23/2017) (Extension granted to 7/23/17. Maximum extension available to 9/9/2017) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*