

1. Final Agenda

Documents:

[FINAL AGENDA 7-15-2021.PDF](#)

2. Final Agenda - Revised\_

Documents:

[FINAL AGENDA 7-15-2021\\_REVISIED.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 7-15-2021.PDF](#)

START: \_\_\_\_\_  
END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## VIRTUAL MEETING to be held via [ZOOM](#)

Please use the link below to view, listen, and/or participate in this meeting:  
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>  
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805  
(877) 853-5257 (Toll Free)  
(888) 475-4499 (Toll Free)  
(833) 548-0276 (Toll Free)  
(833) 548-0282 (Toll Free)  
Webinar ID: 889 0152 1350  
Password: 0518864

## THURSDAY, JULY 15, 2021

### FINAL AGENDA

#### REGULAR MEETING 5:00 PM

#### 1. DISCUSSION ITEMS:

- a. **Tullamore LLC.**; application PLPZ 2021 00260, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to renovate the lower level into a 2-bedroom residential and 1 bath unit with an open kitchen and living room space and designate such unit as “affordable” pursuant to Sec. 8-30g of the Connecticut General Statutes on property located at **21 Melrose Avenue** in the R-6 Zone.

*To view the pre-application materials, please click [here](#).*

- b. **Burning Tree Country Club**; application PLPZ 2021 00271, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct a fourth paddle tennis court between the existing tennis courts and the swimming pool and re-stripe the parking area along the existing tennis courts along the Interlaken Road entrance to compensate for the parking spaces lost by adding the new paddle tennis court on property located at **120 Perkins Road** in the RA-2 Zone.

*To view the pre-application materials, please click [here](#).*

- c. **Plaza 200, LLC.**; application PLPZ 2021 00278, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make amendments to Sec. 6-46 and 6-47 of the Town's Building Zone regulations and develop the property with a "cluster" approach with six (6) detached dwellings, a community barn and a solar array on property located at **1141 King Street** in the RA-4 Zone.  
*To view the pre-application materials, please click [here](#).*
- d. **420 Field Point RD Partners LLC.**; application PLPZ 2021 00279, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to renovate the existing buildings and reduce the number of guest rooms by combining existing suites. The barn would be renovated to provide for two (2) guest rooms without changing the overall number of rooms on property located at **420 Field Point Road** in the R-20 Zone.  
*To view the pre-application materials, please click [here](#).*
- e. **GEH Properties & Strickland Nine LLC.**; application PLPZ 2021 00280, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to transfer 4,703 sf of lot area from 9 Strickland Road to 133 East Putnam Avenue and request a zoning map amendment of the portion of the parcel from R-7 to LBR-2 HO. The transfer and re-zoning would permit the addition of seven (7) more parking spaces to the property. The subject action would be located at **133 East Putnam Avenue and 9 Strickland Road** in the LBR-2-HO and in the R-7 Zone.  
*To view the pre-application materials, please click [here](#).*
- f. **Riverside Yacht Club**; application PLPZ 2021 00291, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct an addition to the main clubhouse building on property located at **102 Club Road** in the RA-2 Zone.  
*To view the pre-application materials, please click [here](#).*

## **PUBLIC HEARING**

*(To commence after the above items are heard)*

2. **Thurles LLC.**; application PLPZ 2021 00238, for a Zoning Text Amendment, to **amend Sections 6-100 and 6-103.1** of the Town of Greenwich Building Zone Regulations to permit restaurant uses on the second floor in the CGBR zone. A complete copy of the proposed text amendments is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at: <https://www.greenwichct.gov/DocumentCenter/View/23506/Revised-Text-7721-S7317975>. (Staff: PL) (Must close by 8/11/2021) (Maximum extension to close available to 10/15/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)  
*To view the proposed revised language submitted by the applicant, please click [here](#).*

**3. DECISION ITEMS:**

**4. APPROVAL OF MINUTES:**

**5. OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,  
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

---

**Jonathan & Acko Sangha Horton;** application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 7/20/2021.) (Maximum extension to open available to 9/23/2021.) (29 additional days of statutory time is still available per the Governor's Executive Order.)

**Bruce Museum, Inc.;** application PLPZ 2021 00203, for a Final Site Plan Coastal and Special Permit, for a proposed modification to PLPZ 2017 00045/46 to enlarge and enclose an approved exterior deck to create an indoor sculpture gallery on a 5.846-acres parcel located at **1 Museum Drive** in the R-6 Zone. (Staff: PL) (Must Close by 7/20/2021) (Opened at the 6/8/2021 meeting) (Maximum extension to close available to 9/18/2021). (85 additional days of statutory time is available per the Governor's Executive Order.) (Seated: Alban, Macri, Levy, Goss for Hardman, and Yeskey.)

**Xiaokui Qin & Hui Wen;** application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 7/20/2021.) (Maximum Extension to decide available to 9/18/2021.) (24 additional days of statutory time is available per the Governor's Executive Order.)

**Bernardo Luciano;** application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. (Staff: JP) (Must open by 7/20/2021) (Maximum extension to open available to 9/23/2021). (85 additional days of statutory time is available per the Governor's Executive Order.)

**Denis & Jennifer Manelski;** application PLPZ 2021 00211, for a Final Site Plan and Special Permit, to construct a new single-family home and guesthouse with a total volume of 244,499 cubic feet on a 5.597-acre parcel located at **29 Meadowcroft Lane** in the RA-2 Zone. (Staff: JP) (Must close by 7/27/2021) (Maximum extension to close available to 9/30/2021). (90 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 6/22/2021 Meeting.) (Seated: Alban, Macri, Levy, Barolak for Hardman, Lowe for Yeskey)

**Jeffrey & Romina Puckett;** application PLPZ 2021 00097, for a final coastal site plan, to: raise the existing dwelling; construct a new addition; construct a new terrace; and construct associated site improvements on a 0.164-acre parcel located at **47 Edgewater Drive** in the R-12 Zone. (Staff: PL) (Must decide by 7/20/2021.) (Maximum Extension to decide available to 9/10/2021.) (56 additional days of statutory time is available per the Governor's Executive Order.) (Postponed at the 7/7/2021 Meeting)

**YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. (Staff: MA) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (50 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 5/25/2021 Meeting.) (Seated: Alban, Macri, Levy, Lowe for Hardman, and Yeskey)

**491 Riversville Road Estate Trust;** application PLPZ 2021 00140, for a Final Site Plan and Special Permit, to merge two lots and construct a new dwelling exceeding 150,000 cubic feet in building volume and containing an indoor athletic facility exceeding 1,200 square feet on a 5.48-acre parcel and 4.98-acre parcel located at **483-491 Riversville Road** in the RA-4 Zone. (Staff: JP) (Must open by 7/20/2021) (Maximum extension to open available to 9/23/2021). (57 additional days of statutory time is available per the Governor's Executive Order.)

**Sherwood Avenue, LLC.;** application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must close by 8/11/2021.) (Maximum extension to close available to 8/13/2021.) (0 additional days of statutory time available per the Governor's Executive Order.)

**Greenwich Hospital;** application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)

**Greenwich Hospital;** application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)

**Greenwich Hospital;** application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). (Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive

*Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

***The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or [demetria.nelson@greenwichct.org](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.***

START: \_\_\_\_\_  
END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## VIRTUAL MEETING to be held via ZOOM

Please use the link below to view, listen, and/or participate in this meeting:  
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>  
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805  
(877) 853-5257 (Toll Free)  
(888) 475-4499 (Toll Free)  
(833) 548-0276 (Toll Free)  
(833) 548-0282 (Toll Free)  
Webinar ID: 889 0152 1350  
Password: 0518864

## THURSDAY, JULY 15, 2021

### FINAL AGENDA

#### REGULAR MEETING 5:00 PM

#### 1. DISCUSSION ITEMS:

- a. **Tullamore LLC.**; application PLPZ 2021 00260, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to renovate the lower level into a 2-bedroom residential and 1 bath unit with an open kitchen and living room space and designate such unit as “affordable” pursuant to Sec. 8-30g of the Connecticut General Statutes on property located at **21 Melrose Avenue** in the R-6 Zone.

*To view the pre-application materials, please click [here](#).*

- b. **Burning Tree Country Club**; application PLPZ 2021 00271, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct a fourth paddle tennis court between the existing tennis courts and the swimming pool and re-stripe the parking area along the existing tennis courts along the Interlaken Road entrance to compensate for the parking spaces lost by adding the new paddle tennis court on property located at **120 Perkins Road** in the RA-2 Zone.

*To view the pre-application materials, please click [here](#).*

- c. **Plaza 200, LLC.;** application PLPZ 2021 00278, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make amendments to Sec. 6-46 and 6-47 of the Town’s Building Zone regulations and develop the property with a “cluster” approach with six (6) detached dwellings, a community barn and a solar array on property located at **1141 King Street** in the RA-4 Zone.  
*To view the pre-application materials, please click [here](#).*
- d. **420 Field Point RD Partners LLC.;** application PLPZ 2021 00279, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to renovate the existing buildings and reduce the number of guest rooms by combining existing suites. The barn would be renovated to provide for two (2) guest rooms without changing the overall number of rooms on property located at **420 Field Point Road** in the R-20 Zone.  
*To view the pre-application materials, please click [here](#).*
- e. **GEH Properties & Strickland Nine LLC.;** application PLPZ 2021 00280, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to transfer 4,703 sf of lot area from 9 Strickland Road to 133 East Putnam Avenue and request a zoning map amendment of the portion of the parcel from R-7 to LBR-2 HO. The transfer and re-zoning would permit the addition of seven (7) more parking spaces to the property. The subject action would be located at **133 East Putnam Avenue and 9 Strickland Road** in the LBR-2-HO and in the R-7 Zone.  
*To view the pre-application materials, please click [here](#).*
- f. **Riverside Yacht Club;** application PLPZ 2021 00291, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct an addition to the main clubhouse building on property located at **102 Club Road** in the RA-2 Zone.  
*To view the pre-application materials, please click [here](#).*
- g. **Chabad Lubavitch of Greenwich;** application PLPZ 2021 00316, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make use of the former Carmel Academy property for a pre-school program and amend certain conditions of the prior special permit approvals on property located at **270 Lake Avenue** in the RA-2 Zone.  
*To view the pre-application materials, please click [here](#).*



## **PUBLIC HEARING**

*(To commence after the above items are heard)*

2. **Thurles LLC.**; application PLPZ 2021 00238, for a Zoning Text Amendment, to **amend Sections 6-100 and 6-103.1** of the Town of Greenwich Building Zone Regulations to permit restaurant uses on the second floor in the CGBR zone. A complete copy of the proposed text amendments is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at: <https://www.greenwichct.gov/DocumentCenter/View/23506/Revised-Text-7721-S7317975>. (Staff: PL) (Must close by 8/11/2021) (Maximum extension to close available to 10/15/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

*To view the proposed revised language submitted by the applicant, please click [here](#).*

3. **DECISION ITEMS:**

4. **APPROVAL OF MINUTES:**

5. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,  
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

---

**Jonathan & Acko Sangha Horton**; application PLPZ 2021 00087, for a Zoning Map Amendment, to rezone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 7/20/2021.) (Maximum extension to open available to 9/23/2021.) (29 additional days of statutory time is still available per the Governor's Executive Order.)

**Bruce Museum, Inc.**; application PLPZ 2021 00203, for a Final Site Plan Coastal and Special Permit, for a proposed modification to PLPZ 2017 00045/46 to enlarge and enclose an approved exterior deck to create an indoor sculpture gallery on a 5.846-acre parcel located at **1 Museum Drive** in the R-6 Zone. (Staff: PL) (**Must Close by 7/20/2021**) (Opened at the 6/8/2021 meeting) (Maximum extension to close available to 9/18/2021). (85 additional days of statutory time is available per the Governor's Executive Order.) (Seated: Alban, Macri, Levy, Goss for Hardman, and Yeskey.)

**Xiaokui Qin & Hui Wen**; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 7/20/2021.) (Maximum Extension to decide available to 9/18/2021.) (24 additional days of statutory time is available per the Governor's Executive Order.)

**Bernardo Luciano;** application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. *(Staff: JP) Must open by 7/20/2021) (Maximum extension to open available to 9/23/2021). (85 additional days of statutory time is available per the Governor's Executive Order.)*

**Denis & Jennifer Manelski;** application PLPZ 2021 00211, for a Final Site Plan and Special Permit, to construct a new single-family home and guesthouse with a total volume of 244,499 cubic feet on a 5.597-acre parcel located at **29 Meadowcroft Lane** in the RA-2 Zone. *(Staff: JP) (Must close by 7/27/2021) (Maximum extension to close available to 9/30/2021). (90 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 6/22/2021 Meeting.) (Seated: Alban, Macri, Levy, Barolak for Hardman, Lowe for Yeskey)*

**Jeffrey & Romina Puckett;** application PLPZ 2021 00097, for a final coastal site plan, to: raise the existing dwelling; construct a new addition; construct a new terrace; and construct associated site improvements on a 0.164-acre parcel located at **47 Edgewater Drive** in the R-12 Zone. *(Staff: PL) (Must decide by 7/20/2021.) (Maximum Extension to decide available to 9/10/2021.) (56 additional days of statutory time is available per the Governor's Executive Order.) (Postponed at the 7/7/2021 Meeting)*

**YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. *(Staff: MA) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (50 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 5/25/2021 Meeting.) (Seated: Alban, Macri, Levy, Lowe for Hardman, and Yeskey)*

**491 Riversville Road Estate Trust;** application PLPZ 2021 00140, for a Final Site Plan and Special Permit, to merge two lots and construct a new dwelling exceeding 150,000 cubic feet in building volume and containing an indoor athletic facility exceeding 1,200 square feet on a 5.48-acre parcel and 4.98-acre parcel located at **483-491 Riversville Road** in the RA-4 Zone. *(Staff: JP) (Must open by 7/20/2021) (Maximum extension to open available to 9/23/2021). (57 additional days of statutory time is available per the Governor's Executive Order.)*

**Sherwood Avenue, LLC.;** application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. *(Staff: BD) (Must close by 8/11/2021.) (Maximum extension to close available to 8/13/2021.) (0 additional days of statutory time available per the Governor's Executive Order.)*

**Greenwich Hospital;** application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. *(Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

**Greenwich Hospital;** application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

**Greenwich Hospital;** application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). *(Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

***The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or [demetria.nelson@greenwichct.org](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.***

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## VIRTUAL MEETING to be held via [ZOOM](#)

Please click [here](#); to link to the audio recording file (.m4a) of the entire meeting.

Please click [here](#); to link to the transcribed audio file (.txt) of the entire meeting

**JULY 15, 2021**

## ACTION AGENDA WITH DECISIONS

***Regular Members Present and Seated:***

*Margarita Alban, Nicholas Macri, Peter Levy, and Dennis Yeskey*

***Regular Members Absent:***

*Dave Hardman*

***Alternate Members Present:***

*Victoria Goss, Peter Lowe, and Bob Barolak*

***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 5:00 PM**

**1. DISCUSSION ITEMS:**

- a. Tullamore LLC;** application PLPZ 2021 00260, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to renovate the lower level into a 2-bedroom residential and 1 bath unit with an open kitchen and living room space and designate such unit as “affordable” pursuant to Sec. 8-30g of the Connecticut General Statutes on property located at **21 Melrose Avenue** in the R-6 Zone. (p. 6)

*To view the pre-application materials, please click [here](#).*

*“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project*

- b. Burning Tree Country Club;** application PLPZ 2021 00271, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct a fourth paddle tennis court between the existing tennis courts and the swimming pool and re-stripe the parking area along the existing tennis courts along the Interlaken Road entrance to compensate for the parking spaces lost by adding the new paddle tennis court on property located at **120 Perkins Road** in the RA-2 Zone. (p. 29)

*To view the pre-application materials, please click [here](#).*

*“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project*

- c. Plaza 200, LLC.;** application PLPZ 2021 00278, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make amendments to Sec. 6-46 and 6-47 of the Town’s Building Zone regulations and develop the property with a “cluster” approach with six (6) detached dwellings, a community barn and a solar array on property located at **1141 King Street** in the RA-4 Zone. (p. 57)

*To view the pre-application materials, please click [here](#).*

*“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project*

- d. 420 Field Point RD Partners LLC.;** application PLPZ 2021 00279, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to renovate the existing buildings and reduce the number of guest rooms by combining existing suites. The barn would be renovated to provide for two (2) guest rooms without changing the overall number of rooms on property located at **420 Field Point Road** in the R-20 Zone. (p. 78)

*To view the pre-application materials, please click [here](#).*

*“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project*

- e. **GEH Properties & Strickland Nine LLC.**; application PLPZ 2021 00280, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to transfer 4,703 sf of lot area from 9 Strickland Road to 133 East Putnam Avenue and request a zoning map amendment of the portion of the parcel from R-7 to LBR-2 HO. The transfer and re-zoning would permit the addition of seven (7) more parking spaces to the property. The subject action would be located at **133 East Putnam Avenue and 9 Strickland Road** in the LBR-2-HO and in the R-7 Zone. (p. 118)

*To view the pre-application materials, please click [here](#).*

*“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project*

- f. **Riverside Yacht Club**; application PLPZ 2021 00291, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct an addition to the main clubhouse building on property located at **102 Club Road** in the RA-2 Zone. (p. 200)

*To view the pre-application materials, please click [here](#).*

*“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project*

- g. **Chabad Lubavitch of Greenwich**; application PLPZ 2021 00316, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make use of the former Carmel Academy property for a pre-school program and amend certain conditions of the prior special permit approvals on property located at **270 Lake Avenue** in the RA-2 Zone. (p. 231)

*To view the pre-application materials, please click [here](#).*

*“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project*

## **PUBLIC HEARING**

*(To commence after the above items are heard)*

2. **Thurles LLC.**; application PLPZ 2021 00238, for a Zoning Text Amendment, to **amend Sections 6-100 and 6-103.1** of the Town of Greenwich Building Zone Regulations to permit restaurant uses on the second floor in the CGBR zone. A complete copy of the proposed text amendments is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at: <https://www.greenwichct.gov/DocumentCenter/View/23506/Revised-Text-7721-S7317975>. (Staff: PL) (Must close by 8/11/2021) (Maximum extension to close available to 10/15/2021). (90 additional days of statutory time is available per the Governor's Executive Order.) (p. 285)  
*To view the proposed revised language submitted by the applicant, please click [here](#).*

**Left Open.**

3. **DECISION ITEMS:**
4. **APPROVAL OF MINUTES:**
5. **OTHER:**

### **APPLICATIONS HEARD, OR POSTED, PREVIOUSLY, THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

---

**Jonathan & Acko Sangha Horton**; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 7/20/2021.) (Maximum extension to open available to 9/23/2021.) (29 additional days of statutory time is still available per the Governor's Executive Order.)

**Bruce Museum, Inc.**; application PLPZ 2021 00203, for a Final Site Plan Coastal and Special Permit, for a proposed modification to PLPZ 2017 00045/46 to enlarge and enclose an approved exterior deck to create an indoor sculpture gallery on a 5.846-acre parcel located at **1 Museum Drive** in the R-6 Zone. (Staff: PL) (Must Close by 7/20/2021) (Opened at the 6/8/2021 meeting) (Maximum extension to close available to 9/18/2021). (85 additional days of statutory time is available per the Governor's Executive Order.) (Seated: Alban, Macri, Levy, Goss for Hardman, and Yeskey.)

**Xiaokui Qin & Hui Wen**; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 7/20/2021.) (Maximum Extension to decide available to 9/18/2021.) (24 additional days of statutory time is available per the Governor's Executive Order.)

**Bernardo Luciano;** application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. *(Staff: JP) Must open by 7/20/2021) (Maximum extension to open available to 9/23/2021). (85 additional days of statutory time is available per the Governor's Executive Order.)*

**Denis & Jennifer Manelski;** application PLPZ 2021 00211, for a Final Site Plan and Special Permit, to construct a new single-family home and guesthouse with a total volume of 244,499 cubic feet on a 5.597-acre parcel located at **29 Meadowcroft Lane** in the RA-2 Zone. *(Staff: JP) (Must close by 7/27/2021) (Maximum extension to close available to 9/30/2021). (90 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 6/22/2021 Meeting.) (Seated: Alban, Macri, Levy, Barolak for Hardman, Lowe for Yeskey)*

**Jeffrey & Romina Puckett;** application PLPZ 2021 00097, for a final coastal site plan, to: raise the existing dwelling; construct a new addition; construct a new terrace; and construct associated site improvements on a 0.164-acre parcel located at **47 Edgewater Drive** in the R-12 Zone. *(Staff: PL) (Must decide by 7/20/2021.) (Maximum Extension to decide available to 9/10/2021.) (56 additional days of statutory time is available per the Governor's Executive Order.) (Postponed at the 7/7/2021 Meeting)*

**YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. *(Staff: MA) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (50 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 5/25/2021 Meeting.) (Seated: Alban, Macri, Levy, Lowe for Hardman, and Yeskey)*

**491 Riversville Road Estate Trust;** application PLPZ 2021 00140, for a Final Site Plan and Special Permit, to merge two lots and construct a new dwelling exceeding 150,000 cubic feet in building volume and containing an indoor athletic facility exceeding 1,200 square feet on a 5.48-acre parcel and 4.98-acre parcel located at **483-491 Riversville Road** in the RA-4 Zone. *(Staff: JP) (Must open by 7/20/2021) (Maximum extension to open available to 9/23/2021). (57 additional days of statutory time is available per the Governor's Executive Order.)*

**Sherwood Avenue, LLC.;** application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. *(Staff: BD) (Must close by 8/11/2021.) (Maximum extension to close available to 8/13/2021.) (0 additional days of statutory time available per the Governor's Executive Order.)*



**Greenwich Hospital;** application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. *(Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

**Greenwich Hospital;** application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

**Greenwich Hospital;** application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). *(Staff: KD) (Must close by 7/20/2021) (Maximum extension to close available to 9/23/2021). (55 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

***The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or [demetria.nelson@greenwichct.org](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.***