

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 7-18-2023.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 7-18-2023.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 7-18-2023.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

Tuesday, July 18, 2023

TENTATIVE AGENDA

REGULAR MEETING 4:00 PM

(Dinner break to occur at/or near 7:00 PM if necessary)

1. DISCUSSION ITEMS:

- a. **Greenwich CMS Building Committee;** application PLPZ 2023 00276, 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 propose construction of new middle school building and redevelopment of the existing athletic fields, on a 21.72-acre parcel located at **9 Indian Rock Lane** in the R-12 zone.

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

4. **9 Glenville Street LLC**; application PLPZ 2023 00199, for a Final Site Plan and Special Permit, to demolish the existing garage and dwelling on the property and to construct a 17,437.4 square foot mixed-use retail and residential building with associated underground and surface parking. The new building will contain 4,354.6 square feet of use group 8 mixed-use retail space on the first floor and 4 dwelling units on both the second and third floors, for a total of 8 dwelling units in 12,944.4 square feet of space, including 1 moderate income dwelling unit, on a 23,746 square foot parcel, located at **9 Glenville Street**, in the LBR-2 zone. *(Staff: TK) (Hearing opened 6/21/2023) (Must close by 7/26/23.) (Maximum extension to close available to 9/29/2023.) (Seated: Alban, Macri, Levy, Welles for Lowe, Yeskey)*

5. **Greenwich Place L/CAL LLC**; application PLPZ 2023 00240, for a Final Site Plan and Special Permit, to demolish and reconstruct pool clubhouse, new bathroom building, adding 2,582 sq.ft. of gross floor area, and perform associated grading and landscaping, resulting in 349,325 sq. ft of on-site gross floor area, and building volume in excess of 150,000 cubic feet, on 22 acres of property located at **0 Western Junior Highway** in the R-6 zone. *(Staff: MA) (Must open by 8/25/2023) (Maximum extension to open available to 10/29/23)*

6. **Berkley Insurance Company**; application PLPZ 2023 00234, Final Site Plan and Special Permit, to renovate the existing office building by replacing the rooftop mechanical equipment and installing an acoustic barrier, constructing the penthouse conference room and exterior terrace approved in 2021, with minor modifications, constructing a room for the generator and an oil storage area within the building, installing new lighting in the garage area, replacing the existing revolving entrance door, to construct a guard house at the entrance on Museum Drive, and to install associated landscaping on a 2.913-acre parcel, located at **475 Steamboat Road**, in the GB and COZ Zones. *(Staff: TK) (Must open by 8/25/2023) (Maximum extension to open available to 10/29/23)*

REGULAR MEETING (continued)**7. APPROVAL OF MINUTES:**

January 4, 2022
 February 1, 2022
 July 19, 2022
 August 2, 2022

8. OTHER:

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

Greenwich Academy, Inc.; application PLPZ 2023 00152, 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 propose a trial busing program in order to accommodate proposed additional enrollment of up to 100 new students over the next four years, on a 33.034-acre property located at **200 North Maple Avenue** in the R-20 and RA-1 zones.

240 GA, LLC; application PLPZ 2023 00163, for a Final Site Plan and Special Permit, to construct a 40,844 sq. ft., 4-story, 40-unit assisted housing development, of which 8 units will be designated as affordable based on the “area” (not “State”) median income, pursuant to Connecticut General Statutes Section 8-30g and with funding from the Affordable Housing Trust Fund, on a 1.32-acre property located at **240 Greenwich Avenue** in the CGB, CGBR, and CGIOZ zones. *(Staff: MA) (Must close by 8/10/2023.) (Maximum extension to close available to 10/14/2023.) (Opened at the 7/6/2023 meeting) (Seated: Alban, Macri, Jenkins (for Lowe), Levy, Yeskey)*

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- a. **Greenwich CMS Building Committee;** application PLPZ 2023 00276, 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 propose construction of new middle school building and redevelopment of the existing athletic fields, on a 21.72-acre parcel located at **9 Indian Rock Lane** in the R-12 zone.
 - *To view the pre-application materials, please click [here](#).*

- b. **The Whitby School, Inc.;** application PLPZ 2023 00256, 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 propose renovation and expansion of the school's existing maintenance barn and surrounding area as well as construction of a new maintenance building, on a 31.1329-acre parcel located at **969 Lake Avenue** in the RA-4 zone.
- **To view the pre-application materials, please click [here](#).**
- c. **Lamasa Realty LLC;** application PLPZ 2023 00246, 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 confirm River Street Lots 115 and 116 as separate and distinct zoning lots for building purposes in order to construct a duplex on each lot, on three (3) parcels totaling 0.401-acres located at **0 River Street, 0 Hollow Wood Lane and 28 Hollow Wood Lane** in the R-6 Zone.
- **To view the pre-application materials, please click [here](#).**
- d. **Zhongxian Tang;** application PLPZ 2023 00261, 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 propose construction of an addition and remodeling of the existing building in order to create a second, five-bedroom dwelling unit as well as a request to waive the parking requirement, on a 0.172-acre parcel located at **31 Prospect Street** in the R-6 zone.
- **To view the pre-application materials, please click [here](#).**
2. **4 Chasmar Road, LLC;** application PLPZ 2023 00133, for a Final Subdivision, to demolish the existing house, subdivide a 18,821 sq. ft. lot into two parcels where Parcel "A" will equal 7,550 sf and Parcel "B" will equal 8,446 sf, with a set aside of 2,825 sf (Open Space Parcel P), and construct two single family homes on a property located at **4 Chasmar Road** in the R-7 zone. *(Staff: BD) (Must decide by 7/18/2023.) (Extension to decide granted. Maximum extension to decide available to 8/10/2023.)*
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3. **Michael Jones Tr/ Vicki Johnson Tr/ NILI LLC/ Network Development Company;** application PLPZ 2023 00174, for a Final Subdivision to merge and/or revise the lot lines between five parcels at **0 Sunshine Avenue and 0 Florence Road** to result in two parcels, a 26,765 SF parcel and 17,624 SF parcel, in the R-7 zone. *(Staff: BD) (Must decide by 8/30/23.) (Maximum extension to decide granted.)*

[Application PLPZ 2023 00174 has been postponed by applicant.](#)

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(To commence after the above items are heard)

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

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Tuesday, July 18, 2023

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated:

Margarita Alban, Nicholas Macri, and Peter Lowe (arrived at 4:07 p.m.)

Regular Members Absent:

Peter Levy and Dennis Yeskey

Alternate Members Present:

Arn Welles, Bob Barolak and Mary Jenkins

Staff Members Present:

*Patrick LaRow, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner
and Tracy Kulikowski, Deputy Director Planning and Zoning/Assistant Town Planner*

FINAL AGENDA

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 - *To view the pre-application materials, please click [here](#).*
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 - *To view a Traffic Study provided by the applicant, 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.”

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 - **To view a Sewer Acknowledgement Letter provided by the applicant, please click [here](#).**
 - **To view Engineering Department comments, please click [here](#).**

Motion to approve final subdivision with modifications

Moved by Macri, Second by Welles

Voting: Alban, Macri, Welles (for Levy), Lowe, Jenkins (for Yeskey)

5-0

3. **Michael Jones Tr/ Vicki Johnson Tr/ NILI LLC/ Network Development Company**; application PLPZ 2023 00174, for a Final Subdivision to merge and/or revise the lot lines between five parcels at **0 Sunshine Avenue and 0 Florence Road** to result in two parcels, a 26,765 SF parcel and 17,624 SF parcel, in the R-7 zone. *(Staff: BD) (Must decide by 8/30/23.) (Maximum extension to decide granted.)*

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Moved by Macri, Second by Jenkins

Voting: Alban, Macri, Welles (for Levy), Lowe, Jenkins (for Yeskey)

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 - **To view an Acoustic Report and Davenport Gate Usage Logs from 2022 and 2023, please click [here](#).**
 - **To view EMAC comments regarding this application, please click [here](#).**

LEFT OPEN.

REGULAR MEETING (continued)

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Motion to approve minutes

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