

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 7-20-2021.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 7-20-2021.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 7-20-2021.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)
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(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

TUESDAY, JULY 20, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. **Row America;** applications PLPZ 2021 00288, for a Final Coastal Site Plan, to revise the paving material approved for the walkways on site, on a 59,590 sq. ft. property located at **89 River Road** in the WB Zone. (*Staff PL*) (*Must decide by 9/10/2021*) (*Maximum extension to decide available to 11/14/2021.*)

PUBLIC HEARING

(To commence after the above items are heard)

2. **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 9/16/2021.*) (*90 additional days of statutory time is available per the Governor's Executive Order.*) (*Seated: Alban, Macri, Levy, Goss for Hardman, and Yeskey.*)

3. **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)
4. **PAWS of Greenwich;** application PLPZ 2021 00277, for a Final Site Plan and Special Permit, for a change of use to a proposed grooming, day care, training and board facility for canines with sale of related pet products on a 0.51-acre parcel located at **1340 East Putnam Avenue** in the LB Zone. (Staff: MA) (**Must open by 8/26/2021**) (Maximum extension to decide available to 10/30/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)
5. **Eric R. Jayaweera & 28 Windrose Way LLC.;** application PLPZ 2021 00269, for a Final Coastal Re-Subdivision, to revise a common lot line and make an 1,834 sq. ft. equal area of exchange between parcels located at **25 Windrose Way and 28 Windrose Way** in the RA-2 Zone. (Staff: JP) (**Must decide by 8/13/2021.**) (Maximum Extension to decide available to 10/12/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.)
6. **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.)
7. **Burning Tree Country Club;** application PLPZ 2021 00271, for a Final Site Plan and Special Permit, 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 a 158.41-acres parcel located at **120 Perkins Road** in the RA-2 Zone. (Staff: MA) (**Must open by 8/26/2021**) (Maximum extension to decide available to 10/30/2021)

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9. **9-11 South Water Street LLC.**; application PLPZ 2021 00248, for a Final Coastal Site Plan and Special Permit, to construct a mixed use building to include a commercial retail store on the first floor and two moderate income housing units on the second floor, as previously approved under application PLPZ 2014 00429, on a 0.115-acre parcel located at **9-11 South Water Street** in the LBR-2 Zone. *(Staff: KD) (Must open by 8/12/2021) (Maximum extension to decide available to 10/16/2021)*
10. **DISCUSSION ITEMS:**
11. **DECISION ITEMS:**
12. **APPROVAL OF MINUTES:**
13. **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.)*

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 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 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-

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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 8/3/2021.) (Maximum Extension to decide available to 10/7/2021.) (44 additional days of statutory time is available per the Governor's Executive Order.) (Postponed at the 7/7/2021 Meeting)*

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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>.

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JULY 20, 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.*

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Motion to approve final coastal site plan with modifications

Moved by Macri. Seconded by Lowe

Voting in Favor: Alban, Macri, Levy, Lowe (for Hardman), and Yeskey

5-0

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***Motion to approve final coastal site plan and special permit with modifications
Moved by Macri. Seconded by Levy
Voting in Favor: Alban, Macri, Levy, Goss (for Hardman), and Yeskey
5-0***

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Moved by Macri. Seconded by Lowe
Voting in Favor: Alban, Macri, Levy, Lowe (for Hardman), and Yeskey
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Motion to find not a subdivision or re-subdivision with modifications

Moved by Yeskey. Seconded by Lowe

Voting in Favor: Alban, Goss (for Macri), Levy, Lowe (for Hardman), and

Yeskey

5-0

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Application PLPZ 2021 00248 has been Postponed by Applicant

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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.)

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 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 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 8/3/2021.) (Maximum Extension to decide available to 10/7/2021.) (44 additional days of statutory time is available per the Governor's Executive Order.) (Postponed at the 7/7/2021 Meeting)

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.)

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.)

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 as soon as possible in advance of the event.