1. Meeting Materials

Documents:

JULY 21, 2015 FINAL AGENDA.PDF
JULY 21, 2015 TENTATIVE AGENDA.PDF
JULY 21, 2015 ACTION AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

July 21, 2015

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. Patrick D. Coleman; request for an extension of time on final coastal site application FSP #3917-C to demolish the existing dwelling and construct a new 4,290 sq. ft. house and associated drainage and detention for stormwater on a 13,650 sq. ft. property located at 27 Grimes Road in the R-12 zone. (Staff: PL) (Application expires 7/21/2015) (Seated: Farricker, Heimbuch, Maitland, Marchese, and Alban (for Heller) (Page Number: 7)

2. 269 Palmer Hill Road LLC; application PLPZ 2015 00269 for a final subdivision to subdivide one 9.8606 acre property into six lots and one 1.5048 acre open space parcel on property located at 269 Palmer Hill Road, Old Greenwich in the RA-1 zone. (Staff: PL) (Must decide by 7/28/2015) (Maximum extension available to: 9/26/2015) (Page Number: 22)

3. 81 Byram Shore Road, LLC; application PLPZ 2014 00225, for a final coastal site plan, to amend previously approved plans to construct a new house, tennis court, and associated drainage by adding tennis court lighting on a 1.234 acre property located at 81 Byram Shore Road in the RA-1 zone. (Staff: PL) (Must decide by 7/23/2015) (Maximum extension available to 9/26/2015) (Continued from the 6/16/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 81)

PUBLIC HEARING 7:15 PM
4. **Mianus Marine Inc., Fred and Miranda Peters;** applications PLPZ 2015 00309 and PLPZ 2015 00310, for a final coastal site plan and special permit, to establish a rowing club through three phases; replacing existing dock with new rowing dock, renovate existing structures, and demolish the existing structures to build a new rowing club on a 1.3 acre property located at 89 and 137 River Road in the WB zone. *(Staff: PL) (Must open by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 129)*

5. **259 Milbank Avenue LLC, 261 Milbank Avenue LLC, and 263 Milbank Properties LLC;** applications PLPZ 2015 00068 and PLPZ 2015 00069, for a final site plan and special permit, to demolish the existing 11,000 sq. ft. four (4) family dwelling and two (2) single family dwellings and construct two (2) new buildings totaling 19,290 sq. ft. in housing for a total of four (4) dwelling units over a common parking garage on a 36,414 sq. ft. property located at 259, 261, and 263 Milbank Avenue in the R-6 zone. *(Staff: MK) (Must close by 8/13/2015) (Maximum extension granted) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 203)*

6. **Andrea Kimberly Fulton, Trustee;** applications PLPZ 2015 00297 and PLPZ 2015 00298, for a final coastal site plan and special permit, to construct a single family residence in excess of 150,000 cubic feet in volume on a 1.02 acre property located at 58 Club Road in the R-20 zone. *(Staff: RS) (Must open by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 290)*

7. **Greenwich Country Day School and GCDS, LLC;** application PLPZ 2015 00221, for a re-subdivision, to convey 12,637 sq. ft. from 50 Fairfield Road, which will decrease from 1.5167 acres to 1.2266 acres to the main Greenwich Country Day School Campus on 401 Old Church Road, which will increase from 33.2873 acres to 33.5774 acres on property located at 401 Old Church Road in the RA-1 zone. *(Staff: MK) (Must decide by 7/22/2015) (Maximum extension available to 9/5/2015) (Continued from the 6/30/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]) (Andrew Fox recused) (Page Number: 335)*

8. **Greenwich Country Day School;** applications PLPZ 2015 00219 and PLPZ 2015 00220, for a final site plan and special permit, to construct a 2,029 sq. ft. addition to the first floor of the Lower School on a 33+ acre property located at 401 Old Church Road in the RA-1 zone. *(Staff: MK) (Must close by 8/4/2015) (Maximum extension available to 10/8/2015) (Continued from the 6/30/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]) (Andrew Fox recused) (Page Number: 423)*
9. **Country Realty Co.;** applications PLPZ 2015 00205 and PLPZ 2015 00206, for a final site plan and special permit, to reconfigure the interior space to reduce the number of service bays from eleven (11) to five (5) and to increase the sales floor and display area and associated re-grading on a 37,166 sq. ft. property located at 241 West Putnam Avenue in the GB zone. *(Staff: RS)* *(Must close by 8/4/2015)* *(Maximum extension available to 10/8/2015)* *(Continued from the 6/30/2015 meeting)* *(Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]) (Page Number: 549)*

10. **Frank J. Gilbride II, Esq., Trustee of the 701 West Putnam Avenue Trust;** applications PLPZ 2015 00048 and PLPZ 2015 00049, for a final site plan and special permit, to change the use of a 2,959 sq. ft. of office space to a yoga studio on a .7 acre property located at 701 West Putman Avenue in the R-6 zone. *(Staff: CT)* *(Must close by 7/30/2015)* *(Maximum extension granted)* *(Continued from the 4/21/2015 meeting, postponed at the 5/19/2015 meeting)* *(Seated: Heller, Maitland, Alban, Brooks, and Levy)* *(Page Number: 629)*

**REGULAR MEETING CONTINUED**

11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**

   a. **The Viewstone Homeowner’s Association, Inc.;** applications PLPZ 2015 00162, for a SPECIAL PERMIT ONLY, to construct two new buildings each containing two dwelling units each, with two car garages, and two outside parking stalls in each driveway, construct a new driveway from View Street which is a 1.252 acre property already containing three buildings containing two dwelling units each on a 1.252 acre property located at 60 Spring Street in the R-6 zone. *(Staff: PL)* *(Must decide by 7/21/2015)* *(Maximum extension available to 8/29/2015)*

   **Application PLPZ 2015 00162 has been WITHDRAWN**

   b. **Country Realty Co.;** applications PLPZ 2015 00203 and PLPZ 2015 00204, for a final site plan and special permit, to convert the upper level from offices and sales to six (6) additional service bays for a total of fourteen (14) service bays in the building and construct a retaining wall to increase the parking on a 22,630 sq. ft. property located at 180 West Putnam Avenue in the GB zone. *(Staff: RS)* *(Must decide by 9/3/2015)* *(Maximum extension available to 9/12/2015)*
13. **APPROVAL OF MINUTES:**

June 30, 2015
July 7, 2015

14. **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:**

**Elk Homes Partners II, LP;** applications PLPZ 2015 00165 and PPZ 201500166, for a final site plan and special permit, to demolish the existing three-family dwelling and construct a new four-family dwelling with eight (8) proposed designated parking spaces on a 15,126 sq. ft. property located at 52 Brookside Drive in the GB zone. *(Staff: CT) (Must close by 8/4/2015) (Maximum extension available to 9/12/2015) (Continued from the 6/30/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]*)

**200 Greenwich Avenue LLC;** application PLPZ 2015 00198, for a text amendment, to amend Section 6-103(c) as follows: **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** *(Staff: KD) (Must open by 7/09/2015) (Maximum extension available to 9/12/2015) (Listed on the 7/7/2015 meeting, but not heard)*

Section 6-103(c) Permitted Uses
Subject to (B) above, the following uses are permitted:

Use Group 1 – Allowed on ground and second floor only, except that below grade floor area (basement) may be used provided that the number of floors of a building devoted to Use Group 1 shall not exceed two, and the number of usable or habitable floors shall not be more than three (3). *(6/27/95)*

Use Group 2a, [and] 2b **and 2c** – Allowed on second floor only. *(6/27/95)*

Use Group 3 – Allowed above ground floor. *(6/27/95)*

**200 Greenwich Avenue LLC;** applications PLPZ 2015 00196 and PLPZ 201500197, for a final site plan and special permit, to convert 9,365 sq. ft. of existing retail use to office space on a 1.006 acre property located at 200 Greenwich Avenue in the CGBR/CGIO zones. *(Staff: KD) (Must open by 8/05/2015) (Maximum extension available to 9/12/2015) (Listed on the 7/7/2015 meeting, but not heard)*
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
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July 21, 2015

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. Patrick D. Coleman; request for an extension of time on final coastal site application FSP #3917-C to demolish the existing dwelling and construct a new 4,290 sq. ft. house and associated drainage and detention for stormwater on a 13,650 sq. ft. property located at 27 Grimes Road in the R-12 zone. (Staff: PL) (Application expires 7/21/2015) (Seated: Farricker, Heimbuch, Maitland, Marchese, and Alban (for Heller) (Page Number: )

2. 269 Palmer Hill Road LLC; application PLPZ 2015 00269 for a final subdivision to subdivide one 9.8606 acre property into six lots and 1.5048 acres of set aside on property located at 269 Palmer Hill Road, Old Greenwich in the RA-1 zone. (Staff: PL) (Must decide by 7/28/2015) (Maximum extension available to: 9/26/2015) (Continued from the 6/16/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: )

3. 81 Byram Shore Road, LLC; application PLPZ 2014 00225, for a final coastal site plan, to amend previously approved plans to construct a new house, tennis court, and associated drainage by adding tennis court lighting on a 1.234 acre property located at 81 Byram Shore Road in the RA-1 zone. (Staff: PL) (Must decide by 7/23/2015) (Maximum extension available to 9/26/2015) (Continued from the 6/16/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: )

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5. **259 Milbank Avenue LLC, 261 Milbank Avenue LLC, and 263 Milbank Properties LLC;** applications PLPZ 2015 00068 and PLPZ 2015 00069, for a final site plan and special permit, to demolish the existing 11,000 sq. ft. four (4) family dwelling and two (2) single family dwellings and construct two (2) new buildings totaling 20,006 sq. ft. in housing for a total of four (4) dwelling units over a common parking garage on a 36,414 sq. ft. property located at 259, 261, and 263 Milbank Avenue in the R-6 zone. *(Staff: MK) (Must close by 8/13/2015) (Maximum extension granted) (Continued from the 5/5/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: )

6. **Andrea Kimberly Fulton, Trustee;** applications PLPZ 2015 00297 and PLPZ 2015 00298, for a final coastal site plan and special permit, to construct a single family residence in excess of 150,000 cubic feet in volume on a 1.02 acre property located at 58 Club Road in the R-20 zone. *(Staff: RS) (Must open by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: )

7. **Greenwich Country Day School and GCDS, LLC;** application PLPZ 2015 00221, for a re-subdivision, to convey 12,637 sq. ft. from 50 Fairfield Road, which will decrease from 1.5167 acres to 1.2266 acres to the main Greenwich Country Day School Campus on 401 Old Church Road, which will increase from 33.2873 acres to 33.5774 acres on property located at 401 Old Church Road in the RA-1 zone. *(Staff: MK) (Must decide by 7/22/2015) (Maximum extension available to 9/5/2015) (Continued from the 6/30/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]) (Andrew Fox recused) (Page Number: )

8. **Greenwich Country Day School;** applications PLPZ 2015 00219 and PLPZ 2015 00220, for a final site plan and special permit, to add a 2,029 sq. ft. addition to the first floor of the Lower School on a 33+ acre property located at 401 Old Church Road in the RA-1 zone. *(Staff: MK) (Must close by 8/4/2015) (Maximum extension available to 10/8/2015) (Continued from the 6/30/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]) (Andrew Fox recused) (Page Number: )
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**REGULAR MEETING CONTINUED**

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12. **DECISION ITEMS:**

   a. **The Viewstone Homeowner’s Association, Inc.;** applications PLPZ 2015 00162, for a SPECIAL PERMIT ONLY, to construct two new buildings each containing two dwelling units each, with two car garages, and two outside parking stalls in each driveway, construct a new driveway from View Street which is a 1.252 acre property already containing three buildings containing two dwelling units each on a 1.252 acre property located at 60 Spring Street in the R-6 zone. *(Staff: PL) (Must decide by 7/21/2015) (Maximum extension available to 8/29/2015)* 

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13. **APPROVAL OF MINUTES:**

June 30, 2015
July 7, 2015

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a. Executive Session on pending litigation or personnel matters.

b. Other items as may properly come before the Commission.

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Use Group 2a, [and] 2b and 2c – Allowed on second floor only. *(6/27/95)*

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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

July 21, 2015

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Richard Maitland, Margarita Alban, and Peter Levy
Regular Member Resigned: Frederic Brooks (effective July 10, 2015)
Alternate Members Present: Nancy Ramer, Andrew Fox (seated for Brooks), and Nicholas Macri
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Robert Seale, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. Patrick D. Coleman; request for an extension of time on final coastal site application FSP #3917-C to demolish the existing dwelling and construct a new 4,290 sq. ft. house and associated drainage and detention for stormwater on a 13,650 sq. ft. property located at 27 Grimes Road in the R-12 zone. (Staff: PL) (Application expires 7/21/2015) (Seated: Farricker, Heimbuch, Maitland, Marchese, and Alban (for Heller) (Page Number: 7)

   Motion to approve maximum extension of time permitted under PA 14-5
   Moved by Maitland, seconded by Fox
   Voting in favor: Heller, Maitland, Alban, Fox (for Brooks), and Levy
   5-0

2. 269 Palmer Hill Road LLC; application PLPZ 2015 00269 for a final subdivision to subdivide one 9.8606 acre property into six lots and one 1.5048 acre open space parcel on property located at 269 Palmer Hill Road, Old Greenwich in the RA-1 zone. (Staff: PL) (Must decide by 7/28/2015) (Maximum extension available to: 9/26/2015) (Page Number: 22)

   Left Open – Extension Granted to September 26, 2015
3. **81 Byram Shore Road, LLC;** application PLPZ 2014 00225, for a final coastal site plan, to amend previously approved plans to construct a new house, tennis court, and associated drainage by adding tennis court lighting on a 1.234 acre property located at 81 Byram Shore Road in the RA-1 zone. *(Staff: PL) (Must decide by 7/23/2015) (Maximum extension available to 9/26/2015) (Continued from the 6/16/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 81)*

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

**PUBLIC HEARING 7:15 PM**

4. **Mianus Marine Inc., Fred and Miranda Peters;** applications PLPZ 2015 00309 and PLPZ 2015 00310, for a final coastal site plan and special permit, to establish a rowing club, replace an existing dock and remove non-conforming retail and residential uses on a 1.3 acre property located at 89, 137, and 143 River Road in the WB zone. *(Staff: PL) (Must open by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 129)*

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

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Motion to approve final site plan and special permit with modifications  
Moved by Maitland, seconded by Fox  
Voting in favor: Heller, Maitland, Alban, Fox *(for Brooks)*, and Levy  
5-0
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   Motion to find not a subdivision or re-subdivision
   Moved by Maitland, seconded by Alban
   Voting in favor: Heller, Maitland, Alban, Macri *(for Brooks)*, and Levy 5-0
   Recused: Fox

8. **Greenwich Country Day School;** applications PLPZ 2015 00219 and PLPZ 2015 00220, for a final site plan and special permit, to construct a 2,029 sq. ft. addition to the first floor of the Lower School on a 33+ acre property located at 401 Old Church Road in the RA-1 zone. *(Staff: MK) *(Must close by 8/4/2015) (Page Number: 423)

   Motion to approve final site plan and special permit with modifications
   Moved by Maitland, seconded by Macri
   Voting in favor: Heller, Maitland, Alban, Macri *(for Brooks)*, and Levy 5-0
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Country Realty Co.; applications PLPZ 2015 00205 and PLPZ 2015 00206, for a final site plan and special permit, to reconfigure the interior space to reduce the number of service bays from eleven (11) to five (5) and to increase the sales floor and display area and associated re-grading on a 37,166 sq. ft. property located at 241 West Putnam Avenue in the GB zone. (Staff: RS) (Must close by 8/4/2015) (Maximum extension available to 10/8/2015) (Continued from the 6/30/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]) (Page Number: 549)

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

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

REGULAR MEETING CONTINUED

11. DISCUSSION ITEMS:

12. DECISION ITEMS:

a. The Viewstone Homeowner’s Association, Inc.; applications PLPZ 2015 00162, for a SPECIAL PERMIT ONLY, to construct two new buildings each containing two dwelling units each, with two car garages, and two outside parking stalls in each driveway, construct a new driveway from View Street which is a 1.252 acre property already containing three buildings containing two dwelling units each on a 1.252 acre property located at 60 Spring Street in the R-6 zone. (Staff: PL) (Must decide by 7/21/2015) (Maximum extension available to 8/29/2015)

Withdrawn
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Motion to approve final site plan and special permit with modifications
Moved by Maitland, seconded by Alban
Voting in favor: Heller, Maitland, Alban, Fox *(for Brooks)*, and Levy
5-0

### 13. APPROVAL OF MINUTES:

**June 30, 2015**

Motion to approve minutes of June 30, 2015
Moved by Alban, seconded by Fox
Voting in favor: Heller, Maitland, Alban, Fox *(for Brooks)*, and Levy
5-0

**July 7, 2015**

Motion to approve minutes of July 7, 2015
Moved by Alban, seconded by Fox
Voting in favor: Heller, Maitland, Alban, Fox *(for Brooks)*, and Levy
5-0

### 14. OTHER:

a. Executive Session on pending litigation or personnel matters. - None
b. Other items as may properly come before the Commission. - None

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