

1. Tentative Agenda

Documents:

[TENTATIVE - 07-23-19.PDF](#)

2. Final Agenda

Documents:

[FINAL - 07-23-19.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 07-23-19.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

July 23, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Locust 57, LLC**; request for a five-year extension of time to start and complete work, related to application 2018 00215, for an administrative site plan, to construct a new two family building with a one car garage and tandem parking on a 10,197 sq. ft. property located at **57 Locust Street** in the R-6 zone, approved by the Commission at their 7/29/2014 meeting. (*Staff: PL*)
2. **Locust 59, LLC**; request for a five-year extension of time to start and complete work, related to application 2018 00216, for an administrative site plan, to construct a new two family building with a one car garage and tandem parking on a 10,163 sq. ft. property located at **59 Locust Street** in the R-6 zone, approved by staff on 9/21/18. (*Staff: PL*)
3. **Rehabilitation of the Byram Fire Station**, application PLPZ 2019 00289, for a final site plan for a renovation and rehabilitation of the existing Byram Fire Station, including interior renovations, converting the four existing bays into drive-through bays, reinforce structure to meet seismic code requirements, add an elevator to access second floors, replace all windows on a 15,948 sq. ft. property located at **266 Delavan Avenue** in the R-6 Zone. (*Staff PL*) (*Must decide by 9/12/2019*) (*Maximum extension to decide available to 11/16/2019*).
4. **Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station**; application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at **1800 East Putnam Avenue** in the GB zone (*Staff: MA*) (*Must decide by 8/24/2019.*) (*Maximum extension granted*) (*Continued from the 5/30/19 meeting*) (*Seated: Alban, Macri, Levy, Fox, and Hardman*).

5. **John Margenot**; application PLPZ 2019 00249 for a final coastal site plan to construct additions and make renovations to an existing two-family home and related site and stormwater improvements on a 9,443 sq. ft. property located at **29 Davenport Avenue** the R-6 and COZ zones. (Staff: *BD*) (Must decide by 8/3/2019) (Maximum extension to decide available to 10/7/2019.) (Continued from the 7/9/19 meeting) (Seated: *Alban, Macri, Lowe (for Levy), Fox, and Hardman*).
6. **Palmer Island LLC**; application PLPZ 2019 00188 for a final coastal subdivision to divide a 67,605.38 sq. ft. property (53,329.21 sq. ft. for zoning purposes) located at **10 South End Court** and create two lots where Lot 1 would equal 20,196.91 sq. ft., and Lot 2 would equal 19,382.84 sq. ft., and an open space area of 13,749.46 sq. ft. (equal to 25.8% of the total zoning lot area) in the R-12 zone (Staff: *MA*) (Must decide by 8/6/2019) (Extension to decide granted. Maximum extension to decide available to 8/30/2019). (Continued from the 6/25/19 meeting.) (Seated: *Alban, Macri, Levy, Fox, and Hardman*.)
7. **Palmer Island, LLC., (Proposed Lot 1)**; application PLPZ 2019 00189 for a final coastal site plan, to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2019 00188 located at **10 South End Court** in the R-12 zone (Staff: *MA*) (Must decide by 8/6/2019) (Extension to decide granted to 8/6/19. Maximum extension to decide available to 9/21/2018.) (Continued from the 6/25/19 meeting.) (Seated: *Alban, Macri, Levy, Fox, and Hardman*.)
8. **Palmer Island LLC (Proposed Lot 2)**; application PLPZ 2019 00190 for a final coastal site plan, to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2019 00190 located at **10 South End Court** in the R-12 zone (Staff: *MA*) (Must decide by 8/6/2019) (Extension to decide granted to 8/6/19. Maximum extension to decide available to 9/21/2018.) (Continued from the 6/25/19 meeting.) (Seated: *Alban, Macri, Levy, Fox, and Hardman*.)
9. **Calabrese Property Association and Mariano Lozano**; application PLPZ 2019 00102 for a final subdivision, to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at **16 Lakeview and 0 Lakeview Drive** in the R-12 zone (Staff: *PL*) (Must decide by 7/10/2019) (Extension to decide granted to 7/10/2019. Maximum extension available to 7/23/2019) (Continued from the 4/16/19 and 7/9/19 meetings) (Seated: *Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)*).

10. **Timothy K. Saunders**; application PLPZ 2019 00212, for a final subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. and Parcel B would be 13,100 sq. ft. and no designated open space. The subject parcel is located at **249 Valley Road** in the R-12 zone. (Staff: BD) (Must decide by 7/9/2019) (Maximum extension to decide available to 9/7/2019.) (Continued from the 7/9/19 meeting) (Seated: Alban, Macri, Lowe (for Levy), Fox, and Hardman).
11. **15 Westaway LLC**; application PLPZ 2019 00250, for a final coastal site plan, to construct a new dwelling, driveway, rear deck, and related site and stormwater improvements on a 18,283 sq. ft. property located at **15 West Way** in the R-20 and COZ zones. (Staff: JP) (Must decide by 8/3/2019) (Maximum extension to decide available to 10/7/2019.)
12. **SBP Dublin Hill, LLC**; application PLPZ 2019 00009, for a final subdivision, to subdivide the existing 19.303-acres parcel into five (5) parcels and an open space parcel of 2.9114-acres (equal to 15% of the total lot area being subdivided) and a proposed extension of Dublin Hill Drive, a private road. Lot 1 is proposed to be 3.0447-acres, Lot 2 is proposed to be 3.0819-acres, Lot 3 is proposed to be 3.1506-acres, Lot 4 is proposed to be 3.0059-acres, and Lot 5 is proposed to be 3.2709-acres (3.1273-acres less access way). All land being consider is located at 42 Dublin Hill Drive and is within the RA-2 Zone. (Staff: MA) (Must decide by 8/24/2019) (Maximum extension to decide available to 10/23/19)
13. **Judith Kane and Ireneé May**; application PLPZ 2019 00210, for a final site plan, to make alterations to an existing three-family dwelling, add a second floor over the current garage and convert a garage bay into living space on a 11,470 sq. ft. parcel at **123 Havemayer Place** in the R-6 zone (Staff: BD) (Must decide by 9/21/2019) (Maximum extension to decide granted.) (Continued from the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

PUBLIC HEARING 7:15 PM

14. **CLT Fairway, LLC.**; application PLPZ 2019 00182, for a final re-subdivision, to divide a 2.8424-acres property into two (2) parcels of 1.129-acres and 1.0847-acres, and open space parcel on 17,211 sq. ft., equal to 15.1% of the total lot area, for a property located at **7 Fairway Lane** in the RA-1 zone (Staff: BD) (Must decide by 8/6/2019) (Extension to 8/6/19 granted. Maximum extension to decide available to 8/28/2019). (Continued from the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

15. **Grahampton Association, Inc., Susan L. Whitman TR, First County Bank, Leslie and Ashish Bhutani, Debra & Marc Shore, Robert Miller TR, and Four A Properties, LLC**, record owners, for a final re-subdivision, PLPZ 2019 00267, to improve an existing drainage system in the open space for Map #7413 as filed on the Town of Greenwich Land Records, as approved as part of re-subdivision application FRSB # 1332 and per Section 6-261 of the Town of Greenwich Subdivision Regulations on a parcel identified as Open Space Parcel “P”, also known as **0 Clapboard Ridge Road** (Tax ID #11-9041) and part of the re-subdivision which contains **88, 100, 102, 104 and 110 Clapboard Ridge Road** in the RA-2 zone. (Staff: BD) (Must decide by 8/19/19) (Maximum extension to decide available to 10/18/2019.)
16. **Twenty-Two Forty-Four WPutnam Ave LP.**; applications PLPZ 2019 00223 and PLPZ 2019 00224, for final site plan and special permit, for a change of use from retail (coffee shop) to a restaurant use (Luzzo's Pizzeria) on a property without and front or rear building line, on a property located at **24 West Putnam Avenue** in the CGBR and CGIO zones (Staff: PL) (Must close by 7/30/19) (Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman.)
17. **Elizabeth and Thomas Whit Armstrong Jr.**; application PLPZ 2019 00186, for a Zoning Map Amendment, to re-zone **107 Patterson Avenue** from the R-20 to the R-20-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). (Staff: JP) (Must close by 8/19/19) (Maximum extension to close available to 10/17/2019.) (Left open at the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)
18. **Elizabeth and Thomas Whit Armstrong Jr.**; applications PLPZ 2019 00184 and PLPZ 2019 00185, for final site plan and special permit, to convert an existing garage on the property to a cottage/pool house with two bedrooms, a full kitchen and 1.5 baths and to add a former of approximately 285 SF on a 33,109 SF property located at **107 Patterson Avenue** in the R-20 zone and subject to a rezoning application (see application PLPZ 2019 00186) to the R-20-HO zone. (Staff: JP) (Must close by 8/19/19) (Maximum extension to close available to 10/17/2019.) (Left open at the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)
19. **55 Arch LLC**; application PLPZ 2019 00180, for a Zoning Map Amendment, to re-zone **55 Arch Street** from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). (Staff: JP) (Must close by 7/30/19) (Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman.)

20. **55 Arch LLC**; applications PLPZ 2019 00178 and PLPZ 2019 00179, for a final site plan and special permit, to allow for an addition of approximately 1,379 square feet above the single-story portion of the existing building and other site improvements, on a 0.3247-acres property located at **55 Arch Street** in the CGB and CGIO zones and subject to a rezoning application (see application PLPZ 2019 00180) to the CGB-HO zone. *(Staff: JP) (Must close by 7/30/19) (Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)*

REGULAR MEETING CONTINUED

21. DISCUSSION ITEMS:

22. APPROVAL OF MINUTES:

June 25, 2019

July 9, 2019

23. 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:

The Battle Hill Corporation; applications PLPZ 2019 00221 and PLPZ 2019 00222, for a final site plan and special permit, to remove the existing improvements and redevelop the property with a three-story residential building over a ground-level parking garage providing 16 spaces. The proposes building would have a total of seven (7) residential units with two (2) units (over 20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on a 10,522 sq. ft. property located at **62 Mason Street** in the CGB Zone. *(Staff: MA) (Must open by 8/3/19) (Maximum extension to open available to 10/7/2019.)*

Charles Moore; application PLPZ 2019 00241, for a final site plan, to designate two units (Units 61F and 63F) of the existing four (4) units, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g where one unit would be offered at 80% of the State’s median income and the second would be offered at 60% of the State’s Median income. The proposal is in response to a zoning violation to validate these units and no new construction is proposed as part of this application. The subject parcel is a 7,500 sq. ft. property located at **63 Oak Ridge Street** in the R-6 zone. *(Staff: PL) ((Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to*

decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)

HM Hamilton, LLC; application PLPZ 2019 00242, for a final site plan, to designate one (1) unit in a current three-unit dwelling, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a zoning violation to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 7,375 sq. ft. property located at **241 Hamilton Avenue** in the R-6 zone. *(Staff: PL) (Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)*

SGS Clapboard Ridge, LLC; application PLPZ 2019 00238, for a final subdivision, to subdivide an existing 7.9877-acres parcel into two parcels where Lot 1 would be 3.7895-acres and Lot 2 would be 3.000-acres and an open space parcel of 1.1982-acres would be proposed (equal to 15% of the total lot area). The subject parcel is located at **214 Clapboard Ridge Road** in the RA-2 zone. *(Staff: SB) (Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to decide available to 10/7/2019.)*

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

July 23, 2019

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Locust 57, LLC**; request for a five-year extension of time to start and complete work, related to application 2018 00215, for an administrative site plan, to construct a new two family building with a one car garage and tandem parking on a 10,197 sq. ft. property located at **57 Locust Street** in the R-6 zone, approved by the Commission at their 7/29/2014 meeting. (*Staff: PL*) (*page 9*)
2. **Locust 59, LLC**; request for a five-year extension of time to start and complete work, related to application 2018 00216, for an administrative site plan, to construct a new two family building with a one car garage and tandem parking on a 10,163 sq. ft. property located at **59 Locust Street** in the R-6 zone, approved by staff on 9/21/18. (*Staff: PL*) (*page 33*)
3. **Rehabilitation of the Byram Fire Station**, application PLPZ 2019 00289, for a final site plan for a renovation and rehabilitation of the existing Byram Fire Station, including interior renovations, converting the four existing bays into drive-through bays, reinforce structure to meet seismic code requirements, add an elevator to access second floors, replace all windows on a 15,948 sq. ft. property located at **266 Delavan Avenue** in the R-6 Zone. (*Staff PL*) (*Must decide by 9/12/2019*) (*Maximum extension to decide available to 11/16/2019*). (*page 53*)
4. **Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station**; application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at **1800 East Putnam Avenue** in the GB zone (*Staff: MA*) (*Must decide by 8/24/2019*.) (*Maximum extension granted*) (*Continued from the 5/30/19 meeting*) (*Seated: Alban, Macri, Levy, Fox, and Hardman*). (*page 78*)

5. **John Margenot**; application PLPZ 2019 00249 for a final coastal site plan to construct additions and make renovations to an existing two-family home and related site and stormwater improvements on a 9,443 sq. ft. property located at **29 Davenport Avenue** the R-6 and COZ zones. (Staff: *BD*) (Must decide by 8/3/2019) (Maximum extension to decide available to 10/7/2019.) (Continued from the 7/9/19 meeting) (Seated: *Alban, Macri, Lowe (for Levy), Fox, and Hardman*). (page 253)
6. **Palmer Island LLC**; application PLPZ 2019 00188 for a final coastal subdivision to divide a 67,605.38 sq. ft. property (53,329.21 sq. ft. for zoning purposes) located at **10 South End Court** and create two lots where Lot 1 would equal 20,196.91 sq. ft., and Lot 2 would equal 19,382.84 sq. ft., and an open space area of 13,749.46 sq. ft. (equal to 25.8% of the total zoning lot area) in the R-12 zone (Staff: *MA*) (Must decide by 8/6/2019) (Extension to decide granted. Maximum extension to decide available to 8/30/2019). (Continued from the 6/25/19 meeting.) (Seated: *Alban, Macri, Levy, Fox, and Hardman*). (page 520)
7. **Palmer Island, LLC., (Proposed Lot 1)**; application PLPZ 2019 00189 for a final coastal site plan, to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2019 00188 located at **10 South End Court** in the R-12 zone (Staff: *MA*) (Must decide by 8/6/2019) (Extension to decide granted to 8/6/19. Maximum extension to decide available to 9/21/2018.) (Continued from the 6/25/19 meeting.) (Seated: *Alban, Macri, Levy, Fox, and Hardman*). (page 655)
8. **Palmer Island LLC (Proposed Lot 2)**; application PLPZ 2019 00190 for a final coastal site plan, to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2019 00190 located at **10 South End Court** in the R-12 zone (Staff: *MA*) (Must decide by 8/6/2019) (Extension to decide granted to 8/6/19. Maximum extension to decide available to 9/21/2018.) (Continued from the 6/25/19 meeting.) (Seated: *Alban, Macri, Levy, Fox, and Hardman*). (page 704)
9. **Calabrese Property Association and Mariano Lozano**; application PLPZ 2019 00102 for a final subdivision, to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at **16 Lakeview and 0 Lakeview Drive** in the R-12 zone (Staff: *PL*) (Must decide by 7/23/2019) (Maximum extension to decide granted) (Continued from the 4/16/19 and 7/9/19 meetings) (Seated: *Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox)*). (page 762)

10. **Timothy K. Saunders**; application PLPZ 2019 00212, for a final subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. and Parcel B would be 13,100 sq. ft. and no designated open space. The subject parcel is located at **249 Valley Road** in the R-12 zone. (Staff: BD) (Must decide by 7/9/2019) (Maximum extension to decide available to 9/7/2019.) (Continued from the 7/9/19 meeting) (Seated: Alban, Macri, Lowe (for Levy), Fox, and Hardman).

Application PLPZ 2019 00212 Postponed

11. **15 Westaway LLC**; application PLPZ 2019 00250, for a final coastal site plan, to construct a new dwelling, driveway, rear deck, and related site and stormwater improvements on a 18,283 sq. ft. property located at **15 West Way** in the R-20 and COZ zones. (Staff: JP) (Must decide by 8/3/2019) (Maximum extension to decide available to 10/7/2019). (page 824)
12. **SBP Dublin Hill, LLC**; application PLPZ 2019 00009, for a final subdivision, to subdivide the existing 19.303-acres parcel into five (5) parcels and an open space parcel of 2.9114-acres (equal to 15% of the total lot area being subdivided) and a proposed extension of Dublin Hill Drive, a private road. Lot 1 is proposed to be 3.0447-acres, Lot 2 is proposed to be 3.0819-acres, Lot 3 is proposed to be 3.1506-acres, Lot 4 is proposed to be 3.0059-acres, and Lot 5 is proposed to be 3.2709-acres (3.1273-acres less access way). All land being consider is located at **42 Dublin Hill Drive** and is within the RA-2 Zone. (Staff: MA) (Must decide by 8/24/2019) (Maximum extension to decide available to 10/23/19). (page 872)
13. **Judith Kane and Ireneé May**; application PLPZ 2019 00210, for a final site plan, to make alterations to an existing three-family dwelling, add a second floor over the current garage and convert a garage bay into living space on a 11,470 sq. ft. parcel at **123 Havemayer Place** in the R-6 zone (Staff: BD) (Must decide by 9/21/2019) (Maximum extension to decide granted.) (Continued from the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman). (page 987)

PUBLIC HEARING 7:15 PM

14. **CLT Fairway, LLC.**; application PLPZ 2019 00182, for a final re-subdivision, to divide a 2.8424-acres property into two (2) parcels of 1.129-acres and 1.0847-acres, and open space parcel on 17,211 sq. ft., equal to 15.1% of the total lot area, for a property located at **7 Fairway Lane** in the RA-1 zone (Staff: BD) (Must decide by 8/6/2019) (Extension to 8/6/19 granted. Maximum extension to decide available to 8/28/2019). (Continued from the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman).

Application PLPZ 2019 00182 Postponed

15. **Grahampton Association, Inc., Susan L. Whitman TR, First County Bank, Leslie and Ashish Bhutani, Debra & Marc Shore, Robert Miller TR, and Four A Properties, LLC**, record owners, for a final re-subdivision, PLPZ 2019 00267, to improve an existing drainage system in the open space for Map #7413 as filed on the Town of Greenwich Land Records, as approved as part of re-subdivision application FRSB # 1332 and per Section 6-261 of the Town of Greenwich Subdivision Regulations on a parcel identified as Open Space Parcel “P”, also known as **0 Clapboard Ridge Road** (Tax ID #11-9041) and part of the re-subdivision which contains **88, 100, 102, 104 and 110 Clapboard Ridge Road** in the RA-2 zone. (Staff: BD) (Must decide by 8/19/19) (Maximum extension to decide available to 10/18/2019).

Application PLPZ 2019 00267 Postponed

16. **Twenty-Two Fourty-Four WPutnam Ave LP.**; applications PLPZ 2019 00223 and PLPZ 2019 00224, for final site plan and special permit, for a change of use from retail (coffee shop) to a restaurant use (Luzzo's Pizzeria) on a property without and front or rear building line, on a property located at **24 West Putnam Avenue** in the CGBR and CGIO zones (Staff: PL) (Must close by 7/30/19) (Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman).

Application PLPZ 2019 00223 Postponed Extension Granted

17. **Elizabeth and Thomas Whit Armstrong Jr.**; application PLPZ 2019 00186, for a Zoning Map Amendment, to re-zone **107 Patterson Avenue** from the R-20 to the R-20-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). (Staff: JP) (Must close by 8/19/19) (Maximum extension to close available to 10/17/2019.) (Left open at the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman). (page 1025)
18. **Elizabeth and Thomas Whit Armstrong Jr.**; applications PLPZ 2019 00184 and PLPZ 2019 00185, for final site plan and special permit, to convert an existing garage on the property to a cottage/pool house with two bedrooms, a full kitchen and 1.5 baths and to add a former of approximately 285 SF on a 33,109 SF property located at **107 Patterson Avenue** in the R-20 zone and subject to a rezoning application (see application PLPZ 2019 00186) to the R-20-HO zone. (Staff: JP) (Must close by 8/19/19) (Maximum extension to close available to 10/17/2019.) (Left open at the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman). (page 1107)

19. **55 Arch LLC**; application PLPZ 2019 00180, for a Zoning Map Amendment, to re-zone **55 Arch Street** from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). (Staff: JP) (Must close by 7/30/19) (Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman).

Application PLPZ 2019 00180 Postponed

20. **55 Arch LLC**; applications PLPZ 2019 00178 and PLPZ 2019 00179, for a final site plan and special permit, to allow for an addition of approximately 1,379 square feet above the single-story portion of the existing building and other site improvements, on a 0.3247-acres property located at **55 Arch Street** in the CGB and CGIO zones and subject to a rezoning application (see application PLPZ 2019 00180) to the CGB-HO zone. (Staff: JP) (Must close by 7/30/19) (Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman).

Application PLPZ 2019 00179 Postponed

REGULAR MEETING CONTINUED

21. DISCUSSION ITEMS:

22. APPROVAL OF MINUTES:

June 25, 2019
July 9, 2019

23. 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:**

The Battle Hill Corporation; applications PLPZ 2019 00221 and PLPZ 2019 00222, for a final site plan and special permit, to remove the existing improvements and redevelop the property with a three-story residential building over a ground-level parking garage providing 16 spaces. The proposes building would have a total of seven (7) residential units with two (2) units (over 20%) being "Moderate Income" units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on a 10,522 sq. ft. property located at **62 Mason Street** in the

CGB Zone. (Staff: MA) (Must open by 8/3/19) (Maximum extension to open available to 10/7/2019.)

Charles Moore; application PLPZ 2019 00241, for a final site plan, to designate two units (Units 61F and 63F) of the existing four (4) units, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g where one unit would be offered at 80% of the State’s median income and the second would be offered at 60% of the State’s Median income. The proposal is in response to a zoning violation to validate these units and no new construction is proposed as part of this application. The subject parcel is a 7,500 sq. ft. property located at **63 Oak Ridge Street** in the R-6 zone. (Staff: PL) ((Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)

HM Hamilton, LLC; application PLPZ 2019 00242, for a final site plan, to designate one (1) unit in a current three-unit dwelling, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a zoning violation to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 7,375 sq. ft. property located at **241 Hamilton Avenue** in the R-6 zone. (Staff: PL) (Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)

SGS Clapboard Ridge, LLC; application PLPZ 2019 00238, for a final subdivision, to subdivide an existing 7.9877-acres parcel into two parcels where Lot 1 would be 3.7895-acres and Lot 2 would be 3.000-acres and an open space parcel of 1.1982-acres would be proposed (equal to 15% of the total lot area). The subject parcel is located at **214 Clapboard Ridge Road** in the RA-2 zone. (Staff: SB) (Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to decide available to 10/7/2019.)

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

July 23, 2019

ACTION AGENDA WITH DECISIONS

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

Regular Members Absent: Dave Hardman

Alternate Member Present: Peter Lowe

Alternate Member Absent: 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

1. **Locust 57, LLC**; request for a five-year extension of time to start and complete work, related to application 2018 00215, for an administrative site plan, to construct a new two family building with a one car garage and tandem parking on a 10,197 sq. ft. property located at **57 Locust Street** in the R-6 zone, approved by the Commission at their 7/29/2014 meeting. (*Staff: PL*)

Motion to approve extension of time

Moved by Macri, seconded by Levy

Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)

5-0

2. **Locust 59, LLC**; request for a five-year extension of time to start and complete work, related to application 2018 00216, for an administrative site plan, to construct a new two family building with a one car garage and tandem parking on a 10,163 sq. ft. property located at **59 Locust Street** in the R-6 zone, approved by staff on 9/21/18. (*Staff: PL*)

Motion to approve extension of time

Moved by Macri, seconded by Levy

Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)

5-0

3. **Rehabilitation of the Byram Fire Station**, application PLPZ 2019 00289, for a final site plan for a renovation and rehabilitation of the existing Byram Fire Station, including interior renovations, converting the four existing bays into drive-through bays, reinforce structure to meet seismic code requirements, add an elevator to access second floors, replace all windows on a 15,948 sq. ft. property located at **266 Delavan Avenue** in the R-6 Zone. *(Staff PL) (Must decide by 9/12/2019) (Maximum extension to decide available to 11/16/2019).*

Motion to approve final site plan with modifications
Moved by Macri, seconded by Levy
Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)
5-0

4. **Greenwich Hotel Limited Partnership / Greenwich Center Limited Partnership, Havemeyer Lane Replacement Pumping Station**; application PLPZ 2019 00149, for a final site plan for the removal of the existing water pump station on Havemeyer Lane, and relocation of the pump station to the Hyatt Regency property located at **1800 East Putnam Avenue** in the GB zone *(Staff: MA) (Must decide by 8/24/2019.) (Maximum extension granted) (Continued from the 5/30/19 meeting) (Seated: Alban, Macri, Levy, Fox, and Hardman).*

Motion to approve final site plan with modifications
Moved by Macri, seconded by Fox
Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)
5-0

5. **John Margenot**; application PLPZ 2019 00249 for a final coastal site plan to construct additions and make renovations to an existing two-family home and related site and stormwater improvements on a 9,443 sq. ft. property located at **29 Davenport Avenue** the R-6 and COZ zones. *(Staff: BD) (Must decide by 8/3/2019) (Maximum extension to decide available to 10/7/2019.) (Continued from the 7/9/19 meeting) (Seated: Alban, Macri, Lowe (for Levy), Fox, and Hardman).*

Motion to approve final coastal site plan with modifications
Moved by Macri, seconded by Levy
Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)
5-0

6. **Palmer Island LLC**; application PLPZ 2019 00188 for a final coastal subdivision to divide a 67,605.38 sq. ft. property (53,329.21 sq. ft. for zoning purposes) located at **10 South End Court** and create two lots where Lot 1 would equal 20,196.91 sq. ft., and Lot 2 would equal 19,382.84 sq. ft., and an open space area of 13,749.46 sq. ft. (equal to 25.8% of the total zoning lot area) in the R-12 zone (*Staff: MA*) (*Must decide by 8/6/2019*) (*Extension to decide granted. Maximum extension to decide available to 8/30/2019*). (*Continued from the 6/25/19 meeting.*) (*Seated at 6/25/19 meeting: Alban, Macri, Levy, Fox. and Hardman.*) (*Seated at 7/23/19 meeting: Alban, Macri, Levy, Fox. and Lowe (forHardman).*)

Continued

7. **Palmer Island, LLC., (Proposed Lot 1)**; application PLPZ 2019 00189 for a final coastal site plan, to demolish the existing residence and construct a new single family residence and related site improvements on proposed lot 1 of the pending subdivision application PLPZ 2019 00188 located at **10 South End Court** in the R-12 zone (*Staff: MA*) (*Must decide by 8/6/2019*) (*Extension to decide granted to 8/6/19. Maximum extension to decide available to 9/21/2018.*) (*Continued from the 6/25/19 meeting.*) (*Seated at 6/25/19 meeting: Alban, Macri, Levy, Fox. and Hardman.*) (*Seated at 7/23/19 meeting: Alban, Macri, Levy, Fox. and Lowe (forHardman)*)

Continued

8. **Palmer Island LLC (Proposed Lot 2)**; application PLPZ 2019 00190 for a final coastal site plan, to construct a new single family residence and related site improvements on proposed lot 2 of the pending subdivision application PLPZ 2019 00190 located at **10 South End Court** in the R-12 zone (*Staff: MA*) (*Must decide by 8/6/2019*) (*Extension to decide granted to 8/6/19. Maximum extension to decide available to 9/21/2018.*) (*Continued from the 6/25/19 meeting.*) (*Seated at 6/25/19 meeting: Alban, Macri, Levy, Fox. and Hardman.*) (*Seated at 7/23/19 meeting: Alban, Macri, Levy, Fox. and Lowe (forHardman)*)

Continued

9. **Calabrese Property Association and Mariano Lozano**; application PLPZ 2019 00102 for a final subdivision, to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at **16 Lakeview and 0 Lakeview Drive** in the R-12 zone (*Staff: PL*) (**Must decide by 7/23/2019**) (*Maximum extension to decide granted*) (*Continued from the 4/16/19 and 7/9/19 meetings*) (*Seated: Alban, Macri, Hardman, Goss (for Levy), Yeskey (for Fox).*)

Withdrawn by Applicant at meeting

10. **Timothy K. Saunders**; application PLPZ 2019 00212, for a final subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. and Parcel B would be 13,100 sq. ft. and no designated open space. The subject parcel is located at **249 Valley Road** in the R-12 zone. (Staff: BD) (Must decide by 7/9/2019) (Maximum extension to decide available to 9/7/2019.) (Continued from the 7/9/19 meeting) (Seated: Alban, Macri, Lowe (for Levy), Fox, and Hardman).

Application PLPZ 2019 00212 Postponed

11. **15 Westaway LLC**; application PLPZ 2019 00250, for a final coastal site plan, to construct a new dwelling, driveway, rear deck, and related site and stormwater improvements on a 18,283 sq. ft. property located at **15 West Way** in the R-20 and COZ zones. (Staff: JP) (Must decide by 8/3/2019) (Maximum extension to decide available to 10/7/2019).

Motion to approve final coastal site plan with modifications

Moved by Macri, seconded by Levy

Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)

5-0

12. **SBP Dublin Hill, LLC**; application PLPZ 2019 00009, for a final subdivision, to subdivide the existing 19.303-acres parcel into five (5) parcels and an open space parcel of 2.9114-acres (equal to 15% of the total lot area being subdivided) and a proposed extension of Dublin Hill Drive, a private road. Lot 1 is proposed to be 3.0447-acres, Lot 2 is proposed to be 3.0819-acres, Lot 3 is proposed to be 3.1506-acres, Lot 4 is proposed to be 3.0059-acres, and Lot 5 is proposed to be 3.2709-acres (3.1273-acres less access way). All land being consider is located at **42 Dublin Hill Drive** and is within the RA-2 Zone. (Staff: MA) (Must decide by 8/24/2019) (Maximum extension to decide available to 10/23/19).

Motion to approve final subdivision with modifications

Moved by Macri, seconded by Fox

Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)

5-0

13. **Judith Kane and Ireneé May**; application PLPZ 2019 00210, for a final site plan, to make alterations to an existing three-family dwelling, add a second floor over the current garage and convert a garage bay into living space on a 11,470 sq. ft. parcel at **123 Havemayer Place** in the R-6 zone (*Staff: BD*) (*Must decide by 9/21/2019*) (*Maximum extension to decide granted.*) (*Continued from the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

Motion to approve final site plan with modifications

Moved by Macri, seconded by Fox

Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)

5-0

PUBLIC HEARING 7:15 PM

14. **CLT Fairway, LLC.**; application PLPZ 2019 00182, for a final re-subdivision, to divide a 2.8424-acres property into two (2) parcels of 1.129-acres and 1.0847-acres, and open space parcel on 17,211 sq. ft., equal to 15.1% of the total lot area, for a property located at **7 Fairway Lane** in the RA-1 zone (*Staff: BD*) (*Must decide by 8/6/2019*) (*Extension to 8/6/19 granted. Maximum extension to decide available to 8/28/2019.*) (*Continued from the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

Application PLPZ 2019 00182 Postponed

15. **Grahampton Association, Inc., Susan L. Whitman TR, First County Bank, Leslie and Ashish Bhutani, Debra & Marc Shore, Robert Miller TR, and Four A Properties, LLC**, record owners, for a final re-subdivision, PLPZ 2019 00267, to improve an existing drainage system in the open space for Map #7413 as filed on the Town of Greenwich Land Records, as approved as part of re-subdivision application FRSB # 1332 and per Section 6-261 of the Town of Greenwich Subdivision Regulations on a parcel identified as Open Space Parcel "P", also known as **0 Clapboard Ridge Road** (Tax ID #11-9041) and part of the re-subdivision which contains **88, 100, 102, 104 and 110 Clapboard Ridge Road** in the RA-2 zone. (*Staff: BD*) (*Must decide by 8/19/19*) (*Maximum extension to decide available to 10/18/2019.*)

Application PLPZ 2019 00267 Postponed

16. **Twenty-Two Fourty-Four WPutnam Ave LP.**; applications PLPZ 2019 00223 and PLPZ 2019 00224, for final site plan and special permit, for a change of use from retail (coffee shop) to a restaurant use (Luzzo's Pizzeria) on a property without and front or rear building line, on a property located at **24 West Putnam Avenue** in the CGBR and CGIO zones (*Staff: PL*) (*Must close by 7/30/19*) (*Maximum extension to*

close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman).

Application PLPZ 2019 00223 Postponed Extension Granted

17. **Elizabeth and Thomas Whit Armstrong Jr.;** application PLPZ 2019 00186, for a Zoning Map Amendment, to re-zone **107 Patterson Avenue** from the R-20 to the R-20-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). *(Staff: JP) (Must close by 8/19/19) (Maximum extension to close available to 10/17/2019.) (Left open at the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman).*

Motion to approve zoning map amendment

Moved by Macri, seconded by Fox

Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)

5-0

18. **Elizabeth and Thomas Whit Armstrong Jr.;** applications PLPZ 2019 00184 and PLPZ 2019 00185, for final site plan and special permit, to convert an existing garage on the property to a cottage/pool house with two bedrooms, a full kitchen and 1.5 baths and to add a former of approximately 285 SF on a 33,109 SF property located at **107 Patterson Avenue** in the R-20 zone and subject to a rezoning application (see application PLPZ 2019 00186) to the R-20-HO zone. *(Staff: JP) (Must close by 8/19/19) (Maximum extension to close available to 10/17/2019.) (Left open at the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman).*

Motion to approve final site plan and special permit

Moved by Macri, seconded by Fox

Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)

5-0

19. **55 Arch LLC**; application PLPZ 2019 00180, for a Zoning Map Amendment, to re-zone **55 Arch Street** from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). (Staff: JP) (Must close by 7/30/19) (Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman).

Application PLPZ 2019 00180 Postponed

20. **55 Arch LLC**; applications PLPZ 2019 00178 and PLPZ 2019 00179, for a final site plan and special permit, to allow for an addition of approximately 1,379 square feet above the single-story portion of the existing building and other site improvements, on a 0.3247-acres property located at **55 Arch Street** in the CGB and CGIO zones and subject to a rezoning application (see application PLPZ 2019 00180) to the CGB-HO zone. (Staff: JP) (Must close by 7/30/19) (Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman).

Application PLPZ 2019 00179 Postponed

REGULAR MEETING CONTINUED

21. DISCUSSION ITEMS:

22. APPROVAL OF MINUTES:

June 25, 2019
No Action taken

July 9, 2019
No Action taken

23. 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:**

The Battle Hill Corporation; applications PLPZ 2019 00221 and PLPZ 2019 00222, for a final site plan and special permit, to remove the existing improvements and redevelop the property with a three-story residential building over a ground-level parking garage providing 16 spaces. The proposes building would have a total of seven (7) residential

units with two (2) units (over 20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on a 10,522 sq. ft. property located at **62 Mason Street** in the CGB Zone. *(Staff: MA) (Must open by 8/3/19) (Maximum extension to open available to 10/7/2019.)*

Charles Moore; application PLPZ 2019 00241, for a final site plan, to designate two units (Units 61F and 63F) of the existing four (4) units, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g where one unit would be offered at 80% of the State’s median income and the second would be offered at 60% of the State’s Median income. The proposal is in response to a zoning violation to validate these units and no new construction is proposed as part of this application. The subject parcel is a 7,500 sq. ft. property located at **63 Oak Ridge Street** in the R-6 zone. *(Staff: PL) ((Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)*

HM Hamilton, LLC; application PLPZ 2019 00242, for a final site plan, to designate one (1) unit in a current three-unit dwelling, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a zoning violation to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 7,375 sq. ft. property located at **241 Hamilton Avenue** in the R-6 zone. *(Staff: PL) (Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)*

SGS Clapboard Ridge, LLC; application PLPZ 2019 00238, for a final subdivision, to subdivide an existing 7.9877-acres parcel into two parcels where Lot 1 would be 3.7895-acres and Lot 2 would be 3.000-acres and an open space parcel of 1.1982-acres would be proposed (equal to 15% of the total lot area). The subject parcel is located at **214 Clapboard Ridge Road** in the RA-2 zone. *(Staff: SB) (Must decide by 8/7/2019) (Extension granted to 8/7/19. Maximum extension to decide available to 10/7/2019.)*