

1. Tentative Agenda

Documents:

[TENTATIVE - 07-30-19.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA - 07-30-19\\_.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA - 07-30-19.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 30, 2019**

## TENTATIVE AGENDA

### PUBLIC MEETING 7:00 PM

1. **Greenwich and Greenwich Plaza; Inc.** application PLPZ 2019 00291, for a Municipal Improvement to make changes to terminate and existing lease and propose a new lease, sale of public real property, and a major redesign of public real property between the Town of Greenwich and Greenwich Plaza, Inc., pursuant to Sec. 6-99(a)(2) of the Town of Greenwich Charter, regarding property located at **2 Steamboat Road and 2-28 Railroad Avenue**, Greenwich CT. *(Staff: PL) (Must act within 90 days of the Board of Selectman acting on the MI request. May defer up to an additional 90 days)*
2. **Greenwich and Greenwich Plaza; Inc.** application PLPZ 2019 00292, for a Zoning Text Amendment to amend Sec. 6-118.1 “USE REGULATIONS IN RAILROAD RIGHTS-OF-WAY” and add a new Sec. 6-205\*\*\*(c). A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, and also on the Town of Greenwich’s website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27>. *(Staff: PL) (Must open by 9/12/19) (Maximum extension to open available to 11/16/2019.)*
3. **Greenwich and Greenwich Plaza; Inc.** applications PLPZ 2019 00293 and PLPZ 2019 00294, for Preliminary Coastal Site Plan and Special Permit, to redevelop the north side of the Greenwich Train Station and surrounding mixed-use commercial block on the property located at **2-28 Railroad Avenue** in the CGB, CGBR, CGIO, Coastal Overlay and Flood Hazard Overlay Zones. *((Staff: PL) (Must open by 9/12/19) (Maximum extension to open available to 11/16/2019.)*

4. **Greenwich and Greenwich Plaza; Inc.** applications PLPZ 2019 00295 and PLPZ 2019 00296, for Preliminary Coastal Site Plan and Special Permit, to demolish the existing Taxi Stand and construction of a new south station and related driveway and site improvements on the property located at **2 Steamboat Road** in the GB, CGIO, Coastal Overlay and Flood Hazard Overlay Zones. (*Staff: PL) (Must open by 9/12/19) (Maximum extension to open available to 11/16/2019.)*)
5. **DISCUSSION ITEMS:**
  - a. **The Greenwich Academy, Inc.;** , to discuss changes to the approved parking layout along the south driveway related to the final site plan and special permit applications PLPZ 2018 00562 and PLPZ 2018 00563 to demolish and reconstruct Greenwich Academy's existing Lower School, renovations and expansion to the Middle School, partial demolition and renovations to the existing Young Hall, partial demolition and renovations to the existing Carriage House (aka Cowan Center Building), demolition of an ancillary non-academic buildings at 2 Patterson Avenue and 176 North Maple, and associated site infrastructure, traffic and parking, and landscaping improvements on a 33.034-acres property located at 200 North Maple Avenue in the R-20 and RA-1 zones.
6. **APPROVAL OF MINUTES:**
7. **OTHER:**
  - a. Executive Session on pending litigation or personnel matters.
  - b. Other items as may properly come before the Commission.

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

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

**July 30, 2019**

## FINAL AGENDA

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# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**July 30, 2019**

## **ACTION AGENDA WITH DECISIONS**

***Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy, and Dave Hardman***

***Regular Members Absent: Andrew Fox***

***Alternate Member Present: Victoria Goss, and Peter Lowe***

***Alternate Member Absent: Dennis Yeskey***

***Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner***

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