1. Meeting Materials

Documents:

AUGUST 2, 2016 ACTION AGENDA.PDF
AUGUST 2, 2016 FINAL AGENDA.PDF
AUGUST 2, 2016 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
August 2, 2016
ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, and Nancy Ramer
Regular Members Absent: Peter Levy, and Andrew Fox
Alternate Members Present: Nicholas Macri (seated for Fox), Dennis Yeskey (seated for Levy), 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

REGULAR MEETING 6:00 PM

1. Bruce Museum; application PLPZ 2016 00282 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (Staff: KD) (Must act by 8/14/2016) (May defer approval for any length of time reasonably necessary) (Page Number: 10)

   Motion to defer decision and follow the timeline of the final coastal site plan/special permit; PLPZ 2016 00407 and PLPZ 2016 00408
   Moved by Alban, seconded by Macri
   Voting in favor: Maitland, Alban, Yeskey (for Levy), Macri (for Fox), and Ramer
   5-0

2. Aux Delices; application PLPZ 2016 00276 for an outdoor dining permit for the placement of 3 tables and a total of 6 chairs on a restaurant patio for seasonal outdoor dining on a property located at 1075 East Putnam Avenue (Riverside) in the LBR-2 zone. (Staff: MK) (Must decide by 8/2/2016) (Extension granted to 8/2/2016. Maximum extension available to 9/24/2016)

   Postponed by Applicant – Extension Granted to September 8, 2016
3. **Michael Odierna and James and Lisa McDonald;** application PLPZ 2016 00325 for a final coastal subdivision to make an equal area exchange of land between properties located at 33 Sachem Road (now and proposed to be 21,984 sq. ft.) and 35 Sachem Road (now and proposed to be 19,905 sq. ft.) in the R-12 zone. *(Staff: MK) (Must decide by 8/9/2016) (Maximum extension available to 10/8/2016) (Page Number: 18)*  

   **Left Open – Extension Granted to October 8, 2016**

4. **Urstadt Biddle Properties;** application PLPZ 2016 00368 for final coastal site plan approval to change the use of a portion of a current martial arts school use to a personal service use and modify the conditions of Administrative Site Plan approval #3703 which was further modified by Administrative Site Plan approvals #3972 and PLPZ 2014 00545 on a 37,432 sq. ft. parcel located at 393-407 East Putnam Avenue, Cos Cob in the LB Zone. *(Staff: MK) (Must decide by 9/9/2016) (Maximum extension available to 11/13/2016) (Page Number: 49)*  

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5. **Michael M. Taylor, et al.;** application PLPZ 2016 00293 for a final site plan to remove two parking spaces out of service to install a concrete pad to support dumpsters on a 34,458 sq. ft. property located at 152 East Putnam Avenue, Cos Cob in the LBR-2 zone. *(Staff: PL) (Must decide by 8/11/2016) (Maximum extension available to 10/15/2016) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 68)*  

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6. **Yolanda Cortese;** application PLPZ 2016 00186 for a final subdivision approval to subdivide a 2.518 acre parcel into 2 lots containing 1.0587 acres and 1.0803 acres, respectively, with a .3775 acres open space parcel on property located at 41 Oak Street in the RA-1 zone. *(Staff: MK) (Must decide by 8/3/2016) (Maximum extension available to 8/6/2016) (Continued from the 6/23/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 76)*  

   Motion to approve final subdivision with modifications  
   Moved by Alban, seconded by Macri  
   Voting in favor: Maitland, Alban, Yeskey *(for Levy)*, Macri *(for Fox)*, and Ramer  
   5-0
7. **IL Mandorlo, LLC**; application PLPZ 2016 00243 for a final coastal subdivision to transfer 23,500 sq. ft. of upland area from Parcel A to Parcel B of the two undeveloped tracts that comprise the address at 0 Indian Field Road (aka 602 Indian Field Road) on a property located at 0 Indian Field Road in the RA-2 zone. *(Staff: MA) (Must decide by 8/2/2016) (Maximum extension available to 8/24/2016) (Continued from the 6/23/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Ramer) (Page Number: 138)*

   Application converted to a preliminary coastal subdivision by applicant
   Motion to move preliminary coastal subdivision to final coastal subdivision with modifications
   Moved by Alban, seconded by Ramer
   Voting in favor: Maitland, Alban, Yeskey (for Levy), Macri (for Fox), and Ramer
   5-0

8. **Carmine Santoro, The Estate of Joan Santoro (Santora), Barbara Santoro Wilson, and Deborah Ann Santoro**; application PLPZ 2016 00310 for a final subdivision to subdivide a 29,381 sq. ft. property into two (2) 11,317 sq. ft. lots and a 6,747 sq. ft. open-space parcel on property located at 51 Sheep Hill Road in the R-7 zone. *(Staff: MA) (Must decide by 9/24/2016) (Maximum extension granted) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 168)*

   Motion to approve final subdivision with modifications
   Moved by Alban, seconded by Ramer
   Voting in favor: Maitland, Alban, Yeskey (for Levy), Macri (for Fox), and Ramer
   5-0

9. **Aristide Achy-Brou & Ijeoma Akunyili**; application PLPZ 2016 00291 for a final subdivision to subdivide a 19,215 sq. ft. parcel into 7,879.8 sq. ft. lot and a 8,451.5 sq. ft. lot with two open space parcels of 2,318.7 sq. ft. and 565.4 sq. ft. on property located at 48 Sound Beach Avenue in the R-7 zone. *(Staff: MA) (Must decide by 8/3/2016) (Extension granted to 8/3/2016, maximum extension available to 9/17/2016) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 248)*

   Motion to approve final subdivision with modifications
   Moved by Alban, seconded by Ramer
   Voting in favor: Maitland, Alban, Yeskey (for Levy), Macri (for Fox), and Ramer
   5-0
10. **Robert S.E. Stone**; application PLPZ 2016 00319 for a **final subdivision** to subdivide a 36,103 sq. ft. property into a 15,343 sq. ft. lot and a 15,344 sq. ft. lot with a 5,415 sq. ft. open space parcel on property located at 50 Lockwood Avenue in the R-12 zone. *(Staff: PL) (Must decide by 8/6/2016) (Maximum extension available to 10/5/2016) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 309)*

Motion to approve final subdivision with modifications
Moved by Alban, seconded by Ramer
Voting in favor: Maitland, Alban, Yeskey *(for Levy)*, Macri *(for Fox)*, and Ramer
5-0

11. **Greenwich Historical Society**; application PLPZ 2016 00364 for a **final coastal subdivision** to consolidate the majority of the Historical Society's property into one 77,011 sq. ft. parcel, in order for historic restoration of 47 Strickland Road, demolition of the existing archives building and construction of a new 7,741 sq. ft. archives/gallery building, interior alterations to the existing J. L. Bush Storehouse, and construction of a new parking lot and restriping of the existing parking lot on properties located at 39 and 47 Strickland Road in the R-6 and R-7 zones. *(Staff: PL) (Must decide by 8/29/2016) (Maximum extension available to 10/28/2016) (Page Number: 318)*

Motion to find not a subdivision or re-subdivision
Moved by Alban, seconded by Ramer
Voting in favor: Maitland, Alban, Yeskey *(for Levy)*, Macri *(for Fox)*, and Ramer
5-0

**PUBLIC HEARING 7:15 PM**

12. **Greenwich Historical Society**; applications PLPZ 2016 00361 and PLPZ 2016 00363 for a **final coastal site plan and special permit**, to: make historic restoration of 47 Strickland Road; demolish the existing archive building to construct a new 7,741 sq. ft. archive/gallery building, make interior alterations to the existing J.L. Bush Storehouse, and construct a new parking lot and restriping of the existing parking lot on properties located at 39 and 47 Strickland Road in the R-6 zone. *(Staff: PL) (Must decide by 9/9/2016) (Maximum extension available to 11/13/2016) (Page Number: 408)*

Motion to approve final coastal site plan and special permit with modifications
Moved by Alban, seconded by Ramer
Voting in favor: Maitland, Alban, Yeskey *(for Levy)*, Macri *(for Fox)*, and Ramer
5-0
13. **William J. Vizzo, Trustee**; applications PLPZ 2016 00254 and PLPZ 2016 00255, for a final site plan and special permit, to demolish the existing two-family home and construct a new, two-family dwelling with associated site grading, drainage, utilities, and landscaping on a 8,790 sq. ft. property located at 66 Cos Cob Avenue in the R-6 zone. *(Staff: MK) (Must close by 8/3/2016) (Extension granted to 8/3/2016 Maximum extension available to 10/1/2016) (Continued from the 6/23/2016 meeting where it was converted from a preliminary to a final) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 526)*

Left Open – Extension Granted to September 9, 2016

14. **Coleman Business Holdings LLC**; applications PLPZ 2016 00328 and PLPZ 2016 00329, for a final site plan and special permit, to make a change in use of a legally non-conforming dental practice to a chiropractic practice on a 12,636 sq. ft. property located at 11 Maple Avenue in the R-20 zone. *(Staff: KD) (Must decide by 8/25/2016) (Maximum extension available to 10/29/2016) (Page Number: 577)*

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

15. **The Milbrook Corporation** – *(West Side improvements to Clubhouse and pool facility of 4 acre property)*; applications PLPZ 2016 00322 and PLPZ 2016 00323 for a final site plan and special permit, to construct additions to the main club house, reconfigure the existing dining and bar facilities, reconfigure the pool deck and snack bar, make additions to the existing pool building, construct a pool kiosk, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available on a 4 acre property located at 0 West Brother Drive and 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must decide by 8/25/2016) (Maximum extension available to 10/29/2016) (Page Number: 648)*

Motion to approve final site plan and special permit with modifications
Moved by Alban, seconded by Macri
Voting in favor: Maitland, Alban, Yeskey *(for Levy)*, Macri *(for Fox)*, and Ramer
5-0
16. **The Milbrook Corporation** – (East Side, paddle tennis renovations, 61 acre property); applications PLPZ 2016 00320 and PLPZ 2016 00321, for a final site plan and special permit, to replace the existing paddle tennis hut with a new paddle tennis hut, construct the forth paddle tennis court, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available, on a 61 acre property located at 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must decide by 8/25/2016) (Maximum extension available to 10/29/2016) (Page Number: 696)*

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

17. **27 Bayside Terrace, LLC.;** application PLPZ 2016 00286, for final coastal re-subdivision to re-subdivide an existing 32,150 sq. ft. parcel into two (2) new parcels where Lot A would be 12,830 sq. ft., Lot B would be 13,012 sq. ft. (excluding the accessway), and the open space parcel would be 4,877 sq. ft. (15% of the total lot area) on a property located at 27 Bayside Terrace in the R-12 zone. *(Staff: MK) (Must open by 8/3/2016) (Extension to open granted, maximum extension available to 9/14/2016) (Page Number: 747)*

   Left Open – Extension Granted to September 21, 2016

**REGULAR MEETING CONTINUED**

18. **27 Bayside Terrace LLC;** application PLPZ 2016 00288, for a final coastal site plan to construct a new individual single family residential structure within one hundred feet of a coastal resource area and associated with re-subdivision PLPZ 2016 00286 on proposed Parcel A located at 27 Bayside Terrace in the R-12 zone. *(Staff: MK) (Must decide by 8/11/2016) (Maximum extension available to 10/15/2016) (Page Number: 831)*

   Left Open – Extension Granted to September 21, 2016

19. **27 Bayside Terrace LLC;** application PLPZ 2016 00287, for a final coastal site plan to construct a new individual single family residential structure within one hundred feet of a coastal resource area and associated with re-subdivision PLPZ 2016 0286 on proposed Parcel B located at 27 Bayside Terrace in the R-12 zone. *(Staff: MK) (Must decide by 8/11/2016) (Maximum extension available to 10/15/2016) (Page Number: 924)*

   Left Open – Extension Granted to September 21, 2016
20. **DISCUSSION ITEMS:**

21. **DECISION ITEMS:**

(a) **Greenwich Country Day School;** application PLPZ 2016 00257, for a **special permit only,** for: the demolition and reconstruction of a large portion of the existing Middle School Building; rehabilitation and renovation of the Warner House which is the front portion of the existing middle school; interior renovations of the existing Dining Hall/Library Building; and associated site infrastructure and landscaping improvements on a 41.5 acres property located at 401 Old Church Road in the RA-1 zone. *(Staff: PL) (Must decide by 9/9/2016) (Maximum extension available to 11/13/2016) (Moved to final at the 7/6/2016 meeting, no action on special permit) (Seated: Maitland, Alban, Goss (for Levy), Macri (for Fox who recused) and Ramer)*

Withdrawn

(b) **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al;** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a **final site plan and special permit,** to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone (“HODZ”). *(Staff: KD) (Must decide by 9/9/2016) (Maximum extension available to 9/17/2016) (Continued from the 4/5/2016, 5/17/2016, and 6/21/2016 meetings) (Seated: Maitland, Alban, Macri [for Levy at the 6/21/2016 meeting], Fox, and Ramer) (Closed at the 7/6/2016 meeting, no action taken) (Seated 7/6/2016: Maitland, Alban, Macri (for Levy), Fox, and Ramer)*

No Action Taken
22. **APPROVAL OF MINUTES:**

July 6, 2016

No Action on minutes of July 6, 2016

July 19, 2016

Motion to approve minutes of July 19, 2016
Moved by Maitland, seconded by Ramer
Voting in favor: Maitland, Alban, Yeskey (*for Levy*), Macri (*for Fox*), and Ramer 5-0

23. **OTHER:**

a. Executive Session on pending litigation or personnel matters. - None
b. Other items as may properly come before the Commission: Staff requested that the Commission opine on the following requests as they relate to conditions of past approvals:

a) **60 Lockwood Road:** The applicant's 90 day mylar filing period for the approved subdivision under PLPZ 2016 00106 has expired. The applicant wants to start the demolition of the house that was noted in that previous subdivision approval however, a new subdivision application has been submitted and is pending. Commission cited Section 6-275 of the Town's Subdivision regulations which prohibits "construction of any kind, including any building, street or any drainage facility on, and no modification of the land involved in such application" and instructed staff to direct the applicant to cease all work while a subdivision application is pending.

b) **Old Greenwich Train Station:** The Commission's decision under PLPZ 2013 00388 and PLPZ 2013 00431 to permit easements over Town land and construction of public parking, retaining walls and landscaping noted that the planting along the wall is of "paramount importance" to reduce the massing. Staff presented a concept to the Commission that would use 14 parking spaces in order to meet that goal. The Commission noted that a final plan should be presented to staff to ensure that the intent of the decision has been met.

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**
**Michael & Marina Varshisky;** application PLPZ 2016 00237 for a **final site plan** approval to remedy a violation of the dedicated mature tree area of the original Conyers Farm Subdivision which occurred in construction of applications PLPZ 2014 00421 and PLPZ 2014 00422 to demolish a portion of the house, construct a new 14,314 sq. ft. addition bringing the total building volume over 150,000 cubic feet on a 10.01 acres property located at 18 Hurlingham Drive in the RA-4 zone. *(Staff: PL) (Must decide by 9/10/2016) (Maximum extension granted) (Continued from the 6/23/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

**Thomas E. and Nancy R. Ireland;** application PLPZ 2016 00294 for a **preliminary subdivision** to subdivide the property into a 29,402 sq. ft. lot and a 20,185 sq. ft. lot with a 7,439 sq. ft. open space easement area on property located at 45 Patterson Avenue in the R-20 zone. *(Staff: PL) (Must decide by 9/17/2016) (Maximum extension granted to 9/17/2016) (Postponed at the 7/19/2016 meeting – extension granted)*

**Planning and Zoning Staff;** application PLPZ 2016 00264, for a **text amendment**, to amend language for Section 6-127 HEIGHT EXCEPTIONS of the Town of Greenwich Building Zone Regulations as follows:** TEXT IN BOLD TO BE ADDED,** [**TEXT IN BRACKETS TO BE DELETED**], *(Staff: KD) (Must decide by 8/13/2016) (Maximum extension available to 10/27/2016) (Postponed at the 6/7/2016 meeting) (Continued from the 7/19/2016 meeting) *(Seated: Maitland, Alban, Levy, Fox, and Ramer)*

Sec. 6-127. HEIGHT EXCEPTIONS.

[The building height limitations of this Article shall not apply to church spires, belfries, radio towers, cupolas, domes, monuments, water towers, chimneys, flues, or flag poles; to a parapet wall extending not more than four (4) feet above the limiting height of the buildings on which it rests, provided, however, that the Planning and Zoning Commission, or their designee, after giving due consideration to the Standards of Sec. 6-15 and 6-17 and after consultation with the Architectural Review Committee, may authorize an increase in the height of any such parapet wall in the event such increase is desirable in order to make mechanical equipment less visible and make the proposed building architecturally more compatible with surrounding buildings or the surrounding streetscape; to ventilators, skylights, air conditioning equipment, water tanks, bulkheads, roof-mounted satellite earth stations subject to provisions of Sec. 6-140.1., necessary mechanical appurtenances and similar features not used for human occupancy and usually extended above the roof level, provided that the total area covered by all such features shall, with the exception of bulkheads for stair towers, be enclosed in a single structure not exceeding twenty-five percent (25%) of the roof area, height of such structure shall not be more than seventeen (17) feet above the roof level, and the structure shall be set back one (1) foot for each one (1) foot of height above roof level on those sides of the building having street frontage. (10/07/85)]
The following exceptions apply to the maximum building height limitations of this Article:

1. Church spires, belfries, or radio towers: No height limits
2. Solar panels on a flat roof: No more than (6) six feet above height limits
3. Roof parapets: No more than four (4) feet above height limits
4. Stair and elevator access to the roof: Shall be set back one (1) foot from the roof’s edge for each one (1) foot of height above the roof level on all sides of the building. These requirements do not apply to the side of structures in CGBR and LBR-1 and LBR-2 where no side yard setback exists. The height of a stair access shall not exceed nine (9) feet. The height of an elevator enclosure shall not exceed fifteen feet, six inches (15’6”). If there is a common lobby for stairs and elevator, the combined area shall not exceed 300 square feet in size.
5. Facilities on a roof, including but not limited to barbeques, planters and spas: Shall not exceed four (4) feet in height and shall be set back two (2) feet on all sides of the building for each one (1) foot of height.
6. Cupolas, domes, clerestories, chimneys, skylight, roof-mounted flags or flues:
   (A) Height shall not be more than twenty five percent (25%) above the height limits.
   (B) The cumulative square foot area of these structures shall not exceed 5% of the footprint of the roof area of the building on which it is located, or 100 square feet, whichever is less.
7. Necessary mechanical appurtenances: Shall not exceed 15 feet above the roof level, shall be set back one (1) foot for each one (1) foot of height above roof level on all sides of the building, shall not exceed twenty-five percent (25%) of the roof area, and shall be enclosed in a single structure.
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

August 2, 2016
FINAL AGENDA

REGULAR MEETING 6:00 PM

1. **Bruce Museum**; application PLPZ 2016 00282 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. *(Staff: KD) (Must act by 8/14/2016) (May defer approval for any length of time reasonably necessary)* (Page Number: 10)

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   Application PLPZ 2016 00276 has POSTPONED to September 8, 2016

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16. **The Milbrook Corporation** – (East Side, paddle tennis renovations, 61 acre property); applications PLPZ 2016 00320 and PLPZ 2016 00321, for a **final site plan and special permit**, to replace the existing paddle tennis hut with a new paddle tens hut, construct the forth paddle tennis court, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available, on a 61 acre property located at 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must decide by 8/25/2016) (Maximum extension available to 10/29/2016) (Page Number: 696)*

17. **27 Bayside Terrace, LLC.**; application PLPZ 2016 00286, for **final coastal re-subdivision** to re-subdivide an existing 32,150 sq. ft. parcel into two (2) new parcels where Lot A would be 12,830 sq. ft., Lot B would be 13,012 sq. ft. (excluding the accessway), and the open space parcel would be 4,877 sq. ft. (15% of the total lot area) on a property located at 27 Bayside Terrace in the R-12 zone. *(Staff: MK) (Must open by 8/3/2016) (Extension to open granted, maximum extension available to 9/14/2016) (Page Number: 747)*

**REGULAR MEETING CONTINUED**

18. **27 Bayside Terrace LLC;** application PLPZ 2016 00288 for a **final coastal site plan** to construct a new individual single family residential structure within one hundred feet of a coastal resource area and associated with re-subdivision PLPZ 2016 00286 on proposed Parcel A located at 27 Bayside Terrace in the R-12 zone. *(Staff: MK) (Must decide by 8/11/2016) (Maximum extension available to 10/15/2016) (Page Number: 831)*

19. **27 Bayside Terrace LLC;** application PLPZ 2016 00287 for a **final coastal site plan** to construct a new individual single family residential structure within one hundred feet of a coastal resource area and associated with re-subdivision PLPZ 2016 0286 on proposed Parcel B located at 27 Bayside Terrace in the R-12 zone. *(Staff: MK) (Must decide by 8/11/2016) (Maximum extension available to 10/15/2016) (Page Number: 924)*

20. **DISCUSSION ITEMS:**
21. **DECISION ITEMS:**

(a) **Greenwich Country Day School:** application PLPZ 2016 00257, for a *special permit only*, for: the demolition and reconstruction of a large portion of the existing Middle School Building; rehabilitation and renovation of the Warner House which is the front portion of the existing middle school; interior renovations of the existing Dining Hall/Library Building; and associated site infrastructure and landscaping improvements on a 41.5 acres property located at 401 Old Church Road in the RA-1 zone. *(Staff: PL)* *(Must decide by 9/9/2016)* *(Maximum extension available to 11/13/2016)* *(Moved to final at the 7/6/2016 meeting, no action on special permit)* *(Seated: Maitland, Alban, Goss [for Levy], Macri [for Fox who recused] and Ramer)*

(b) **Post Road Iron Works, Inc., Carriero Family Ltd. Partnership, William S. Gasparrini and Janice S. Gasparrini and Carriero Family Ltd. Partnership, William S. Gasparrini et al:** applications PLPZ 2016 00015 and PLPZ 2016 00157 for a *final site plan and special permit*, to demolish the current buildings and construct a 397,485 sq. ft., 355 unit multi-family residential building with parking beneath for 559 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units (107 of the 355 total units) would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes as a Set-Aside Affordable Housing Development and on six (6) properties located at 345 West Putnam Avenue (Tax ID 07-1148/S), 37 Oak Street (Tax ID 07-1425), 26 Hemlock Drive (Tax ID 07-2033/S), 0 West Putnam Avenue (Tax ID 07-1135/S, 07-2109/S and 07-1136/S) totaling 5.011 acres, currently in the GB and RA-1 zones and pursuant to pending text and zoning map amendment applications PLPZ 2016 00016 and PLPZ 2016 00017 for inclusion into a new zone entitled the Housing Opportunity Development Zone (“HODZ”). *(Staff: KD)* *(Must decide by 9/9/2016)* *(Maximum extension available to 9/17/2016)* *(Continued from the 4/5/2016, 5/17/2016, and 6/21/2016 meetings)* *(Seated: Maitland, Alban, Macri [for Levy at the 6/21/2016 meeting], Fox, and Ramer)* *(Closed at the 7/6/2016 meeting, no action taken)* *(Seated 7/6/2016: Maitland, Alban, Macri [for Levy], Fox, and Ramer)*

22. **APPROVAL OF MINUTES:**

July 6, 2016
July 19, 2016

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:

**Michael & Marina Varshisky;** application PLPZ 2016 00237 for a final site plan approval to remedy a violation of the dedicated mature tree area of the original Conyers Farm Subdivision which occurred in construction of applications PLPZ 2014 00421 and PLPZ 2014 00422 to demolish a portion of the house, construct a new 14,314 sq. ft. addition bringing the total building volume over 150,000 cubic feet on a 10.01 acres property located at 18 Hurlingham Drive in the RA-4 zone. *(Staff: PL) (Must decide by 9/10/2016) (Maximum extension granted) (Continued from the 6/23/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: )* 

**Thomas E. and Nancy R. Ireland;** application PLPZ 2016 00294 for a preliminary subdivision to subdivide the property into a 29,402 sq. ft. lot and a 20,185 sq. ft. lot with a 7,439 sq. ft. open space easement area on property located at 45 Patterson Avenue in the R-20 zone. *(Staff: PL) (Must decide by 9/17/2016) (Maximum extension granted to 9/17/2016) (Postponed at the 7/19/2016 meeting – extension granted)*

**Planning and Zoning Staff;** application PLPZ 2016 00264, for a text amendment, to amend language for Section 6-127 HEIGHT EXCEPTIONS of the Town of Greenwich Building Zone Regulations as follows: **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED], (Staff: KD) (Must decide by 8/13/2016) (Maximum extension available to 10/27/2016) (Postponed at the 6/7/2016 meeting) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)**

Sec. 6-127. HEIGHT EXCEPTIONS. [The building height limitations of this Article shall not apply to church spires, belfries, radio towers, cupolas, domes, monuments, water towers, chimneys, flues, or flag poles; to a parapet wall extending not more than four (4) feet above the limiting height of the buildings on which it rests, provided, however, that the Planning and Zoning Commission, or their designee, after giving due consideration to the Standards of Sec. 6-15 and 6-17 and after consultation with the Architectural Review Committee, may authorize an increase in the height of any such parapet wall in the event such increase is desirable in order to make mechanical equipment less visible and make the proposed building architecturally more compatible with surrounding buildings or the surrounding streetscape; to ventilators, skylights, air conditioning equipment, water tanks, bulkheads, roof-mounted satellite earth stations subject to provisions of Sec. 6-140.1., necessary mechanical appurtenances and similar features not used for human occupancy and usually extended above the roof level, provided that the total area covered by all such features shall, with the exception of bulkheads for stair towers, be enclosed}
in a single structure not exceeding twenty-five percent (25%) of the roof area, height of such structure shall not be more than seventeen (17) feet above the roof level, and the structure shall be set back one (1) foot for each one (1) foot of height above roof level on those sides of the building having street frontage. (10/07/85)]

The following exceptions apply to the maximum building height limitations of this Article:
(1) Church spires, belfries, or radio towers: No height limits
(2) Solar panels on a flat roof: No more than (6) six feet above height limits
(3) Roof parapets: No more than four (4) feet above height limits
(4) Stair and elevator access to the roof: Shall be set back one (1) foot from the roof's edge for each one (1) foot of height above the roof level on all sides of the building. These requirements do not apply to the side of structures in CGBR and LBR-1 and LBR-2 where no side yard setback exists. The height of a stair access shall not exceed nine (9) feet. The height of an elevator enclosure shall not exceed fifteen feet, six inches (15’6”). If there is a common lobby for stairs and elevator, the combined area shall not exceed 300 square feet in size.
(5) Facilities on a roof, including but not limited to barbeques, planters and spas: Shall not exceed four (4) feet in height and shall be set back two (2) feet on all sides of the building for each one (1) foot of height.
(6) Cupolas, domes, clerestories, chimneys, skylight, roof-mounted flags or flues:
   (A) Height shall not be more than twenty five percent (25%) above the height limits.
   (B) The cumulative square foot area of these structures shall not exceed 5% of the footprint of the roof area of the building on which it is located, or 100 square feet, whichever is less.
(7) Necessary mechanical appurtenances: Shall not exceed 15 feet above the roof level, shall be set back one (1) foot for each one (1) foot of height above roof level on all sides of the building, shall not exceed twenty-five percent (25%) of the roof area, and shall be enclosed in a single structure.
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

August 2, 2016

TENTATIVE AGENDA

REGULAR MEETING 6:00 PM

1. **Bruce Museum;** application PLPZ 2016 00282 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. *(Staff: KD) (Must act by 8/14/2016) (May defer approval for any length of time reasonably necessary)* (Page Number: )

2. **Aux Delices;** application PLPZ 2016 00276 for an outdoor dining permit for the placement of 3 tables and a total of 6 chairs on a restaurant patio for seasonal outdoor dining on a property located at 1075 East Putnam Avenue (Riverside) in the LBR-2 zone. *(Staff: MK) (Must decide by 8/2/2016) (Extension granted to 8/2/2016. Maximum extension available to 9/24/2016)* (Page Number: )

3. **Michael Odierna and James and Lisa McDonald;** application PLPZ 2016 00325 for a final coastal subdivision to make an equal area exchange of land between properties located at 33 Sachem Road (now and proposed to be 21,984 sq. ft.) and 35 Sachem Road (now and proposed to be 19,905 sq. ft.) in the R-12 zone. *(Staff: MA) (Must decide by 8/9/2016) (Maximum extension available to 10/8/2016)* (Page Number: )

4. **Urstadt Biddle Properties;** application PLPZ 2016 00368 for final coastal site plan approval to change the use of a portion of a current group fitness use to a personal service use and modify the conditions of Administrative Site Plan approval #3703 which was further modified by Administrative Site Plan approvals #3972 and PLPZ 2014 00545 on a 37,432 sq. ft. parcel located at 393-407 East Putnam Avenue, Cos Cob in the LB Zone. *(Staff: MK) (Must decide by 9/9/2016) (Maximum extension available to 11/13/2016)* (Page Number: )
5. Michael M. Taylor, et al.; application PLPZ 2016 00293 for a final site plan to remove two parking spaces out of service to install a concrete pad to support dumpsters on a 34,458 sq. ft. property located at 152 East Putnam Avenue, Cos Cob in the LBR-2 zone. (Staff: PL) (Must decide by 8/11/2016) (Maximum extension available to 10/15/2016) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: )

6. Yolanda Cortese; application PLPZ 2016 00186 for a final subdivision approval to subdivide a 2.518 acre parcel into 2 lots containing 1.0587 acres and 1.0803 acres, respectively, with a .3775 acres open space parcel on property located at 41 Oak Street in the RA-1 zone. (Staff: MK) (Must decide by 8/3/2016) (Maximum extension available to 8/6/2016) (Continued from the 6/23/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: )

7. IL Mandorlo, LLC; application PLPZ 2016 00243 for a final coastal subdivision to transfer 23,500 sq. ft. of upland area from Parcel A to Parcel B of the two undeveloped tracts that comprise the address at 0 Indian Field Road (aka 602 Indian Field Road) on a property located at 0 Indian Field Road in the RA-2 zone. (Staff: MA) (Must decide by 8/2/2016) (Maximum extension available to 8/24/2016) (Continued from the 6/23/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Ramer) (Page Number: )

8. Carmine Santoro, The Estate of Joan Santoro (Santora), Barbara Santoro Wilson, and Deborah Ann Santoro; application PLPZ 2016 00310 for a final subdivision to subdivide a 29,381 sq. ft. property into two (2) 11,317 sq. ft. lots and a 6,747 sq. ft. open-space parcel on property located at 51 Sheephill Road in the R-7 zone. (Staff: MA) (Must decide by 9/24/2016) (Maximum extension granted) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: )

9. Aristide Achy-Brou & Ijeoma Akunyili; application PLPZ 2016 00291 for a final subdivision to subdivide a 19,215 sq. ft. parcel into 7,879.8 sq. ft. lot and a 8,451.5 sq. ft. lot with two open space parcels of 2,318.7 sq. ft. and 565.4 sq. ft. on property located at 48 Sound Beach Avenue in the R-7 zone. (Staff: MA) (Must decide by 8/3/2016) (Extension granted to 8/3/2016, maximum extension available to 9/17/2016) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: )

10. Robert S.E. Stone; application PLPZ 2016 00319 for a final subdivision to subdivide a 36,103 sq. ft. property into a 15,343 sq. ft. lot and a 15,344 sq. ft. lot with a 5,415 sq. ft. open space parcel on property located at 50 Lockwood Avenue in the R-12 zone. (Staff: PL) (Must decide by 8/6/2016) (Maximum extension available to 10/5/2016) (Continued from the 7/19/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: )
11. **Greenwich Historical Society**; application PLPZ 2016 00364 for a final coastal subdivision to consolidate the majority of the Historical Society's property into one 77,011 sq. ft. parcel, in order for historic restoration of 47 Strickland Road, demolition of the existing archives building and construction of a new 7,741 sq. ft. archives/gallery building, interior alterations to the existing J. L. Bush Storehouse, and construction of a new parking lot and restriping of the existing parking lot on properties located at 39 and 47 Strickland Road in the R-6 and R-7 zones. *(Staff: PL) (Must decide by 8/29/2016) (Maximum extension available to 10/28/2016)*

**PUBLIC HEARING 7:15 PM**

12. **Greenwich Historical Society**; applications PLPZ 2016 00361 and PLPZ 2016 00363 for a final coastal site plan and special permit, to: make historic restoration of 47 Strickland Road; demolish the existing archive building to construct a new 7,741 sq. ft. archive/gallery building, make interior alterations to the existing J.L. Bush Storehouse, and construct a new parking lot and restriping of the existing parking lot on properties located at 39 and 47 Strickland Road in the R-6 zone. *(Staff: PL) (Must decide by 9/9/2016) (Maximum extension available to 11/13/2016)*

13. **William J. Vizzo, Trustee**; applications PLPZ 2016 00254 and PLPZ 2016 00255, for a final site plan and special permit, to demolish the existing two-family home and construct a new, two-family dwelling with associated site grading, drainage, utilities, and landscaping on a 8,790 sq. ft. property located at 66 Cos Cob Avenue in the R-6 zone. *(Staff: MK) (Must close by 8/3/2016) (Extension granted to 8/3/2016 Maximum extension available to 10/1/2016) (Continued from the 6/23/2016 meeting where it was converted from a preliminary to a final) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

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16. **The Milbrook Corporation** – (East Side, paddle tennis renovations, 61 acre property); applications PLPZ 2016 00320 and PLPZ 2016 00321, for a [final site plan and special permit](#), to replace the existing paddle tennis hut with a new paddle tennis hut, construct the forth paddle tennis court, and reconfigure existing parking spaces resulting in no net change in the number of parking spaces available, on a 61 acre property located at 61 Woodside Drive in the R-20 zone. *(Staff: CT) (Must decide by 8/25/2016) (Maximum extension available to 10/29/2016) (Page Number: )*  

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**REGULAR MEETING CONTINUED**  

18. **27 Bayside Terrace LLC;** application PLPZ 2016 00288 for a [final coastal site plan](#) to construct a new individual single family residential structure within one hundred feet of a coastal resource area and associated with re-subdivision PLPZ 2016 00286 on proposed Parcel A located at 27 Bayside Terrace in the R-12 zone. *(Staff: MK) (Must decide by 8/11/2016) (Maximum extension available to 10/15/2016) (Page Number: )*  

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20. **DISCUSSION ITEMS:**
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mechanical appurtenances and similar features not used for human occupancy and usually extended above the roof level, provided that the total area covered by all such features shall, with the exception of bulkheads for stair towers, be enclosed in a single structure not exceeding twenty-five percent (25%) of the roof area, height of such structure shall not be more than seventeen (17) feet above the roof level, and the structure shall be set back one (1) foot for each one (1) foot of height above roof level on those sides of the building having street frontage. (10/07/85)]

The following exceptions apply to the maximum building height limitations of this Article:
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(2) Solar panels on a flat roof: No more than (6) six feet above height limits
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(5) Facilities on a roof, including but not limited to barbeques, planters and spas: Shall not exceed four (4) feet in height and shall be set back two (2) feet on all sides of the building for each one (1) foot of height.
(6) Cupolas, domes, clerestories, chimneys, skylight, roof-mounted flags or flues:
   (A) Height shall not be more than twenty five percent (25%) above the height limits.
   (B) The cumulative square foot area of these structures shall not exceed 5% of the footprint of the roof area of the building on which it is located, or 100 square feet, whichever is less.
(7) Necessary mechanical appurtenances: Shall not exceed 15 feet above the roof level, shall be set back one (1) foot for each one (1) foot of height above roof level on all sides of the building, shall not exceed twenty-five percent (25%) of the roof area, and shall be enclosed in a single structure.