1. Meeting Materials

Documents:

AUGUST 4, 2015 ACTION AGENDA.PDF
AUGUST 4, 2015 FINAL AGENDA.PDF
AUGUST 4, 2015 TENTATIVE AGENDA.PDF
REGULAR MEETING 7:00 PM

1. Brunswick School - Maher Avenue/Upper School; application FSP #3100 and SP #3101 for affirmation of new expiration date (December 12, 2020) in accord with the language in State Statue Section 8-3(m) for final site plan/special permit for improvements to the school campus including the addition of a two story main entrance/covered walk to the existing academic building, construct four new faculty houses, a new maintenance shed, 201 striped parking spaces, relocate the baseball field, and associated drainage and landscape improvements, and interior renovations include converting the gymnasium to a performing arts center and renovation of classrooms, the library, and student lounge on a 10.5661 acre property located at 100 Maher Avenue in the R-20, R-6 zones. (Original FSP/SP expires on 12/12/2015) (Staff: PL) (Page Number: 7)

Motion to approve extension of time
Moved by Maitland, seconded by Ramer
Voting in favor: Heller, Maitland, Alban, Levy, and Ramer
5-0
Recused: Fox
2. **Hawthorne Weaver Investors, LLC;** application PLPZ 2015 00160, for a final subdivision, to subdivide a 29,253 sq. ft. lot into three lots of 7,804 sq. ft., 7,506 sq. ft., and 7,520 sq. ft., with a 1,982 sq. ft. proposed open space area on a 0.6715 acre property located at 64 Hawthorne Street North in the R-7/R-12 zones. *(Staff: CT)* *(Must decide by 8/13/2015)* *(Maximum extension granted)* *(Continued from the 5/19/2015 and 7/7/2015 meetings)* *(Seated: Ramer (for Heller), Maitland, Alban, Brooks, and Levy)* *(Page Number: 27)*

   Motion to approve final subdivision
   Moved by Maitland, seconded by Levy
   Voting in favor: None
   Voting against: Heller, Maitland, Alban, Levy, and Ramer
   0-5

   Motion to deny final subdivision
   Moved by Maitland, seconded by Levy
   Voting in favor of denial: Heller, Maitland, Alban, Levy, and Ramer
   5-0
   Application is denied

**PUBLIC HEARING 7:15 PM**

3. **Housing Authority of the Town of Greenwich;** applications PLPZ 2015 00238 and PLPZ 2015 00320, for a final coastal site plan and special permit, for interior renovations of the first and second floors, expansion to the second floor living area and construction of a front porch on a 9,310 sq. ft. property located at 85 Strickland Road in the R-6 zone. *(Staff: PL)* *(Must open by 8/6/2015)* *(Maximum extension available to 10/10/2015)* *(Page Number: 124)*

   Motion to approve final coastal site plan and special permit with modifications
   Moved by Maitland, seconded by Levy
   Voting in favor: Heller, Maitland, Alban, Levy, and Ramer
   5-0

4. **Young Pioneers LLC/Chun’s Greenwich LLC;** applications PLPZ 2015 00270 and PLPZ 2015 00271, for a final site plan and special permit, to demolish the existing structure and construct a new mixed-use building, parking lot and drainage improvements on properties located at 59, 63, and 65 East Putnam Avenue in the LB zone. *(Staff: MK)* *(Must open by 8/20/2015)* *(Maximum extension available to 10/24/2015)* *(Page Number: 175)*

   Motion to approve final site plan and special permit with modifications
   Moved by Maitland, seconded by Levy
   Voting in favor: Heller, Maitland, Alban, Levy, and Ramer
   5-0
5. **Property Connecticut OBJLW One Corporation (owner), and 599 Landlord, LLC (applicant);** applications PLPZ 2015 00317 and PLPZ 2015 00318, for a final site plan and special permit, to construct additions and alterations to the existing office building, install landscaped seating terrace, associated drainage, and utility improvements on a 2.246 acre property located at 599 West Putnam Avenue in the GBO zone. *(Staff: KD) (Must open by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 255)*

   Left Open

6. **Elk Homes Partners II, LP;** applications PLPZ 2015 00165 and PPZ 2015 00166, 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 10/8/2015) (Continued from the 6/30/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]) (Page Number: 411)*

   Motion to approve final site plan and special permit with modifications
   Moved by Maitland, seconded by Levy
   Voting in favor: Heller, Maitland, Levy, and Ramer
   Voting against: Alban
   4-1

7. **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 8/5/2015) (Maximum extension available to 9/12/2015) (Listed on the 7/7/2015 meeting, but not heard) (Page Number: 461)*

   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)

   Left Open – Maximum Extension Granted
8. **200 Greenwich Avenue LLC**; applications PLPZ 2015 00196 and PLPZ 2015 00197, 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 8/5/2015) *(Maximum extension available to 9/12/2015) *(Listed on the 7/7/2015 meeting, but not heard) *(Page Number: 469)

Left Open – Maximum Extension Granted

9. **Halsam Company, and Whole Foods**; applications PLPZ 2015 00331 and PLPZ 2015 00332, for a final site plan and special permit, for interior alterations and an expansion of the existing supermarket into existing retail space on a 2.8612 acre property located at 90 East Putnam Avenue in the CGBR zone. *(Staff: MK) *(Must open by 9/24/2015) *(Maximum extension available to 11/28/2015) *(Page Number: 537)

Postponed by Applicant

10. **Daniel Kenneth and Kaity Geren**; applications PLPZ 2015 00314 and PLPZ 2015 00315, for a final coastal site plan and special permit to demolish a portion of the existing 16,012 sq. ft. residence, and construct a 14,166 sq. ft. single family residence, open tea house and tennis pavilion while retaining the existing indoor pool room, tennis court and shed on a 2.67 acre property located at 28 Windrose Way in the RA-2 zone. *(Staff: PL) *(Must open by 9/3/2015) *(Maximum extension available to 11/7/2015) *(Page Number: 574)

Motion to approve final coastal site plan and special permit with modifications
Moved by Maitland, seconded by Levy
Voting in favor: Heller, Maitland, Alban, and Levy
Voting against: Ramer
4-1

**REGULAR MEETING CONTINUED**

11. **DISCUSSION ITEMS:**

   a. Application FSP #2934 and SP #2935 was approved in 2006 for the renovation and conversion of the existing single-family dwelling to office use and renovation of an existing accessory building for use as a single-family dwelling on a 7,467 sq. ft. property located at 51 Church Street, re-zoned from R-6 to R-6 HRO noting that:
Whereas the Commission finds that the large 38” maple tree will be saved by designing the parking spaces in this way and the significance of the tree warrants permitting less parking spaces; and

Whereas the Commission finds that if the tree dies the property owner is required to return to the Planning and Zoning Commission with a new parking layout; and

The owner has represented that the tree is dead and would like to discuss review options with the Commission. (Page Number: 618)

Commission advised Applicant to file an administrative application if keeping the green space area. If Applicant intends to remove green space area to add parking then an application to the Commission is required.

12. DECISION ITEMS:

13. APPROVAL OF MINUTES:

July 21, 2015

Motion to approve minutes of July 21, 2015
Moved by Alban, seconded by Levy
Voting in favor: Heller, Maitland, Alban, Levy, and Ramer
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

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

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 9/26/2015) (Maximum extension granted) (Continued from the 7/21 2015 meeting) (Seated: Heller, Maitland, Alban, Fox (for Brooks), and Levy)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

August 4, 2015

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Brunswick School - Maher Avenue/Upper School**; application FSP #3100 and SP #3101 for affirmation of new expiration date (December 12, 2020) in accord with the language in State Statue Section 8-3(m) for final site plan/special permit for improvements to the school campus including the addition of a two story main entrance/covered walk to the existing academic building, construct four new faculty houses, a new maintenance shed, 201 striped parking spaces, relocate the baseball field, and associated drainage and landscape improvements, and interior renovations include converting the gymnasium to a performing arts center and renovation of classrooms, the library, and student lounge on a 10.5661 acre property located at 100 Maher Avenue in the R-20, R-6 zones. *(Original FSP/SP expires on 12/12/2015) (Staff: PL) (Page Number: 7)*

2. **Hawthorne Weaver Investors, LLC**; application PLPZ 2015 00160, for a final subdivision, to subdivide a 29,253 sq. ft. lot into three lots of 7,804 sq. ft., 7,506 sq. ft., and 7,520 sq. ft., with a 1,982 sq. ft. proposed open space area on a 0.6715 acre property located at 64 Hawthorne Street North in the R-7/R-12 zones. *(Staff: CT) (Must decide by 8/13/2015) (Maximum extension granted) (Continued from the 5/19/2015 and 7/7/2015 meetings) (Seated: Ramer (for Heller), Maitland, Alban, Brooks, and Levy) (Page Number: 27)*

PUBLIC HEARING 7:15 PM

3. **Housing Authority of the Town of Greenwich**; applications PLPZ 2015 00238 and PLPZ 2015 00320, for a final coastal site plan and special permit, for interior renovations of the first and second floors, expansion to the second floor living area and construction of a front porch on a 9,310 sq. ft. property located at 85 Strickland Road in the R-6 zone. *(Staff: PL) (Must open by 8/6/2015) (Maximum extension available to 10/10/2015) (Page Number: 124)*
4. **Young Pioneers LLC/Chun’s Greenwich LLC;** applications PLPZ 2015 00270 and PLPZ 2015 00271, for a final site plan and special permit, to demolish the existing structure and construct a new mixed-use building, parking lot and drainage improvements on properties located at 59, 63, and 65 East Putnam Avenue in the LB zone. *(Staff: MK) (Must open by 8/20/2015) (Maximum extension available to 10/24/2015) (Page Number: 175)*

5. **Property Connecticut OBJLW One Corporation (owner), and 599 Landlord, LLC (applicant);** applications PLPZ 2015 00317 and PLPZ 2015 00318, for a final site plan and special permit, to construct additions and alterations to the existing office building, install landscaped seating terrace, associated drainage, and utility improvements on a 2.246 acre property located at 599 West Putnam Avenue in the GBO zone. *(Staff: KD) (Must open by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 255)*

6. **Elk Homes Partners II, LP;** applications PLPZ 2015 00165 and PPZ 2015 00166, 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 10/8/2015) (Continued from the 6/30/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Macri [for Levy]) (Page Number: 411)*

7. **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 8/5/2015) (Maximum extension available to 9/12/2015) (Listed on the 7/7/2015 meeting, but not heard) (Page Number: 461)*

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

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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)*
8. **200 Greenwich Avenue LLC;** applications PLPZ 2015 00196 and PLPZ 2015 00197, 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 8/5/2015) *(Maximum extension available to 9/12/2015) *(Listed on the 7/7/2015 meeting, but not heard) *(Page Number: 469)*

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10. **Daniel Kenneth and Kaity Geren;** applications PLPZ 2015 00314 and PLPZ 2015 00315, for a **final coastal site plan and special permit** to demolish a portion of the existing 16,012 sq. ft. residence, and construct a 14,166 sq. ft. single family residence, open tea house and tennis pavilion while retaining the existing indoor pool room, tennis court and shed on a 2.67 acre property located at 28 Windrose Way in the RA-2 zone. *(Staff: PL) *(Must open by 9/3/2015) *(Maximum extension available to 11/7/2015) *(Page Number: 574)*

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11. **DISCUSSION ITEMS:**

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   The owner has represented that the tree is dead and would like to discuss review options with the Commission. *(Page Number: 618)*
12. **DECISION ITEMS:**

13. **APPROVAL OF MINUTES:**

    July 21, 2015

14. **OTHER:**

    a. Executive Session on pending litigation or personnel matters.
    b. Other items as may properly come before the Commission.

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    July 21, 2015

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