

1. Tentative Agenda

Documents:

[TENTATIVE - 08-06-19.PDF](#)

2. Final Agenda

Documents:

[FINAL - 08-06-19.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA- 08-06-19.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

August 6, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **James Gould**; request for an extension of time in accordance with Section 6-279 of the Town of Greenwich Subdivision Regulations, for an additional ninety (90) days to file a record sheet with the Town Clerk for, application PLPZ 2019 00019, a final subdivision to subdivide an existing 5.86-acres parcel at 94 Peckslan Road into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Peckslan Road and in the RA-2 Zone. (*Staff: JP*)
2. **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 (for Hardman).*)
3. **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. 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 (for Hardman).*)

4. **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. 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 (for Hardman)).
5. **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.)
6. **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.)
7. **Esther Chen**; application PLPZ 2019 00262, for a final site plan to, convert Unit 1C from a residential unit to an acupuncturist practice at 40 West Elm Street in the CGB Zone. (Staff: SB) (**Must decide by 8/29/2019**) (Maximum extension to decide available to 11/2/2019)

PUBLIC HEARING 7:15 PM

8. **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.)

9. **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 8/6/19**) (*Maximum extension to close available to 10/3/2019.*) (*Left open at the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)
10. **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 8/6/19**) (*Extension to open granted to 8/6/19. Maximum extension to open available to 10/7/2019.*)
11. **Tom Sturges Construction, LLC.**, applications PLPZ 2019 00281 and PLPZ 2019 00282, for a final site plan and special permit, to renovate an existing two-family dwelling and make additions, add proposed new driveway/parking area with necessary curb cut and add new stone walls per Sections 6-13 through 6-15, 6-17, 6-98, 6-155, and 6-205 of the Town of Greenwich Building Zone Regulations on a 5,000 sq. ft. property located at **292 Delavan Avenue** in the R-6 zone. (*Staff: BD*) (**Must open by 9/12/19**) (*Maximum extension to open available to 11/16/2019.*)
12. **12 ID LLC.**, applications PLPZ 2019 00274 and PLPZ 2019 00275, for a final site plan coastal and special permit, to increase the interior height of the first story of the home by 1 foot, increasing the total building volume of the site to 162,514 cubic feet in volume further exceeding the 150,000 cubic feet in volume threshold of Sec. 6-101(a) requiring a special permit, and related site improvements per Sections 6-13 through 6-15, 6-17, 6-93, 6-94, 6-101(a), and 6-205 of the Town of Greenwich Building Zone Regulations on a 31,270 sq. ft. property located at **12 Indian Drive** in the R-12 and Coastal Overlay zones. (*Staff: JP*) (**Must open by 8/29/19**) (*Maximum extension to open available to 11/16/2019.*)
13. **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 8/6/19**) (*Extension to close granted to 8/6/19. Maximum extension to close available to 10/3/2019.*) (*Left open at the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman.*)

14. **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 8/6/19**) (Extension to close granted to 8/6/19. Maximum extension to close available to 10/3/2019.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)
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. **Planning and Zoning Staff**: for a Zoning Text Amendment, application PLPZ 2019 00303, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to delete Division 9, Subdivision 4. “P-Zones.”, Sections 6-117, “Purpose of P-Zone” and 6-118, “Use regulations in P-Zones”, of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27>. (Staff: KD) (Must open by 8/27/19) (Maximum extension to open available to 10/31/2019.)

REGULAR MEETING CONTINUED

17. DISCUSSION ITEMS:

18. APPROVAL OF MINUTES:

June 25, 2019
July 9, 2019
July 23, 2019

19. 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:**

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.)

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 9/5/2019) (Extension to decide granted to 9/5/19. 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).

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.)

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.)

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.)

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

August 6, 2019

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **James Gould;** request for an extension of time in accordance with Section 6-279 of the Town of Greenwich Subdivision Regulations, for an additional ninety (90) days to file a record sheet with the Town Clerk for, application PLPZ 2019 00019, a final subdivision to subdivide an existing 5.86-acres parcel at **94 Pecksland Road** into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Pecksland Road and in the RA-2 Zone. (*Staff: JP*). (*page 10*).
2. **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 (for Hardman)*) (*page 18*).
3. **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. 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 (for Hardman)*) (*page 193*).

4. **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. 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 (for Hardman) (page 242).
5. **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).

Application PLPZ 2019 00242 has been Postponed by Applicant

6. **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).

Application PLPZ 2019 00241 has been Postponed by Applicant

7. **Esther Chen**; application PLPZ 2019 00262, for a final site plan to, convert Unit 1C from a residential unit to an acupuncturist practice at **40 West Elm Street** in the CGB Zone. (Staff: SB) (**Must decide by 8/29/2019**) (Maximum extension to decide available to 11/2/2019).

Application PLPZ 2019 00262 has been Postponed by Applicant, Extension Granted

PUBLIC HEARING 7:15 PM

8. **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.*) (*page 300*).
9. **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 8/6/19**) (*Maximum extension to close available to 10/3/2019.*) (*Left open at the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox, and Hardman*) (*page 420*).
10. **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 8/6/19**) (*Extension to open granted to 8/6/19. Maximum extension to open available to 10/7/2019*) (*page 443*).
11. **Tom Sturges Construction, LLC.**, applications PLPZ 2019 00281 and PLPZ 2019 00282, for a final site plan and special permit, to renovate an existing two-family dwelling and make additions, add proposed new driveway/parking area with necessary curb cut and add new stone walls per Sections 6-13 through 6-15, 6-17, 6-98, 6-155, and 6-205 of the Town of Greenwich Building Zone Regulations on a 5,000 sq. ft. property located at **292 Delavan Avenue** in the R-6 zone. (*Staff: BD*) (**Must open by 9/12/19**) (*Maximum extension to open available to 11/16/2019*) (*page 578*).

12. **12 ID LLC.**, applications PLPZ 2019 00274 and PLPZ 2019 00275, for a final site plan coastal and special permit, to increase the interior height of the first story of the home by 1 foot, increasing the total building volume of the site to 162,514 cubic feet in volume further exceeding the 150,000 cubic feet in volume threshold of Sec. 6-101(a) requiring a special permit, and related site improvements per Sections 6-13 through 6-15, 6-17, 6-93, 6-94, 6-101(a), and 6-205 of the Town of Greenwich Building Zone Regulations on a 31,270 sq. ft. property located at **12 Indian Drive** in the R-12 and Coastal Overlay zones. (Staff: JP) (**Must open by 8/29/19**) (Maximum extension to open available to 11/16/2019).

Application PLPZ 2019 00274 & 275 has been Postponed by Applicant

13. **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 10/3/19**) (Maximum extension to close granted.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman) (page 629).
14. **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 10/3/19**) (Maximum extension to close granted.) (Left open at the 6/25/19 meeting.) (Seated: Alban, Macri, Levy, Fox. and Hardman) (page 721).
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 has been Postponed by Applicant, Extension Granted

16. **Planning and Zoning Staff:** for a Zoning Text Amendment, application PLPZ 2019 00303, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to delete Division 9, Subdivision 4. “P-Zones.”, Sections 6-117, “Purpose of P-Zone” and 6-118, “Use regulations in P-Zones”, of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27>. (Staff: KD) (Must open by 8/27/19) (Maximum extension to open available to 10/31/2019) (page 816).

REGULAR MEETING CONTINUED

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18. **APPROVAL OF MINUTES:**

June 25, 2019
July 9, 2019
July 23, 2019

19. **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:

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

August 6, 2019

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Andrew Fox

Alternate Members 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, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

1. **James Gould;** request for an extension of time in accordance with Section 6-279 of the Town of Greenwich Subdivision Regulations, for an additional ninety (90) days to file a record sheet with the Town Clerk for, application PLPZ 2019 00019, a final subdivision to subdivide an existing 5.86-acres parcel at **94 Pecksland Road** into two (2) parcels where Parcel A would be 2.58-acres, and contain the existing dwelling on site, and Parcel B would be 2.401-acres, and a new zoning lot, with an open space parcel of 0.879-acre (equal to 15% of the total lot area being subdivided). The location of the parcel is at 94 Pecksland Road and in the RA-2 Zone. (*Staff: JP*). (*page 10*).

Motion to approve 90 day extension of time to file record sheet

Moved by Macri, seconded by Levy

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

5-0

2. **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 (for Hardman)) (page 18).

Motion to approve final subdivision with modifications

Moved by Macri, seconded by Levy

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

5-0

3. **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. 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 (for Hardman)) (page 193).

Motion to approve final coastal site plan with modifications

Moved by Macri, seconded by Levy

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

5-0

4. **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. 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 (for Hardman)) (page 242).

Motion to approve final coastal site plan with modifications

Moved by Macri, seconded by Levy

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

5-0

5. **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).

Application PLPZ 2019 00242 has been Postponed by Applicant

6. **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).

Application PLPZ 2019 00241 has been Postponed by Applicant

7. **Esther Chen**; application PLPZ 2019 00262, for a final site plan to, convert Unit 1C from a residential unit to an acupuncturist practice at **40 West Elm Street** in the CGB Zone. (Staff: SB) (**Must decide by 8/29/2019**) (Maximum extension to decide available to 11/2/2019).

Application PLPZ 2019 00262 has been Postponed by Applicant, Extension Granted

PUBLIC HEARING 7:15 PM

8. **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.) (page 300).

Motion to approve final re-subdivision with modifications

Moved by Macri, seconded by Levy

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

5-0

9. **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 8/6/19**) (*Maximum extension to close available to 10/3/2019.*) (*Left open at the 6/25/19 meeting.*) (*Seated: Alban, Macri, Levy, Fox. and Hardman*) (page 420).

Application PLPZ 2019 00223 has been WITHDRAWN

10. **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 8/6/19**) (*Extension to open granted to 8/6/19. Maximum extension to open available to 10/7/2019*) (page 443).

Left Open

11. **Tom Sturges Construction, LLC.**, applications PLPZ 2019 00281 and PLPZ 2019 00282, for a final site plan and special permit, to renovate an existing two-family dwelling and make additions, add proposed new driveway/parking area with necessary curb cut and add new stone walls per Sections 6-13 through 6-15, 6-17, 6-98, 6-155, and 6-205 of the Town of Greenwich Building Zone Regulations on a 5,000 sq. ft. property located at **292 Delavan Avenue** in the R-6 zone. (*Staff: BD*) (**Must open by 9/12/19**) (*Maximum extension to open available to 11/16/2019*) (page 578).

Motion to approve final site plan and special permit

Moved by Macri, seconded by Levy

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

5-0

12. **12 ID LLC.**, applications PLPZ 2019 00274 and PLPZ 2019 00275, for a final site plan coastal and special permit, to increase the interior height of the first story of the home by 1 foot, increasing the total building volume of the site to 162,514 cubic feet in volume further exceeding the 150,000 cubic feet in volume threshold of Sec. 6-101(a) requiring a special permit, and related site improvements per Sections 6-13 through 6-15, 6-17, 6-93, 6-94, 6-101(a), and 6-205 of the Town of Greenwich Building Zone Regulations on a 31,270 sq. ft. property located at **12 Indian Drive** in the R-12 and Coastal Overlay zones. (*Staff: JP*) (**Must open by 8/29/19**) (*Maximum extension to open available to 11/16/2019*).

Application PLPZ 2019 00274 & 275 has been Postponed by Applicant

13. **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 10/3/19**) (*Maximum extension to close granted.*) (*Left open at the 6/25/19 meeting.*) (Seated: Alban, Macri, Levy, Fox. and Hardman) (page 629).

Motion to approve Zoning Map Amendment

Moved by Macri, seconded by Levy

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

5-0

14. **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 10/3/19**) (*Maximum extension to close granted.*) (*Left open at the 6/25/19 meeting.*) (Seated: Alban, Macri, Levy, Fox. and Hardman) (page 721).

Motion to approve final site plan and special permit

Moved by Macri, seconded by Levy

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

5-0

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 has been Postponed by Applicant, Extension Granted

16. **Planning and Zoning Staff:** for a Zoning Text Amendment, application PLPZ 2019 00303, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to delete Division 9, Subdivision 4. “P-Zones.”, Sections 6-117, “Purpose of P-Zone” and 6-118, “Use regulations in P-Zones”, of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27>. (Staff: KD) (Must open by 8/27/19) (Maximum extension to open available to 10/31/2019) (page 816).

Motion to approve Zoning Text Amendment as proposed
Moved by Macri, seconded by Hardman
Voting in favor: Alban, Macri, Levy, Goss (for Fox), Hardman
5-0

REGULAR MEETING CONTINUED

17. DISCUSSION ITEMS:

18. APPROVAL OF MINUTES:

June 25, 2019

Motion to approve minutes of 6/25/19
Moved by Levy, seconded by Hardman
Voting in favor: Alban, Macri, Levy, Goss (for Fox), Hardman
5-0

July 9, 2019

Motion to approve minutes of 7/9/19
Moved by Levy, seconded by Hardman
Voting in favor: Alban, Macri, Levy, Goss (for Fox), Hardman
5-0

July 23, 2019

Motion to approve minutes of 7/23/19
Moved by Levy, seconded by Hardman
Voting in favor: Alban, Macri, Levy, Goss (for Fox), Hardman
5-0

19. 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:**

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.)

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 9/5/2019) (Extension to decide granted to 9/5/19. 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).

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 close by 9/3/19) (Maximum extension to close available to 11/7/2019.)

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.)

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 close by 7/3/19) (Maximum extension to close available to 11/7/2019.)