

1. Tentative Agenda

Documents:

[T-08-07-18 - FINAL.PDF](#)

2. Tentative Agenda - Revised

Documents:

[T-08-07-18 - FINAL REVISED -PAT.PDF](#)

3. Final Agenda

Documents:

[F-08-07-18 - FINAL.PDF](#)

4. Action Agenda

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[ACTION AGENDA 08-07-18.PDF](#)

5. Action Agenda - Revised

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START: \_\_\_\_\_  
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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 7, 2018**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **John Margenot;** application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. (Staff: PL) (**Must decide by 9/8/2018**) (Maximum extension granted) (Postponed at the 6/12/2018 meeting where it listed on the 6/12/2018 agenda, but not heard)
2. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00184 which would re-designate the property from the R-6 to a "P" zone. (Staff: PL) (**Must decide by 8/8/2018**) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018, 7/10/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting)
3. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. (Staff: PL) (**Must decide by 8/8/2018**) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018, 7/10/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting)

4. **Ali Fayed, Trustee/Pear Lane, LLC;** application PLPZ 2018 00252 for a final coastal subdivision for an equal area exchange of 557 sq. ft. between properties located at 50 and 52 Pear Lane in the RA-1 and RA-2 zones. (Staff: MA) (**Must decide by 8/8/2018**) (Maximum extension available to 9/19/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Postponed at the 7/24/2018 meeting)

## PUBLIC HEARING 7:15 PM

5. **Pear Lane, LLC;** applications PLPZ 2018 00253 and PLPZ 2018 00254, for a final coastal site plan and special permit, to construct a new 5,310 sq. ft. dwelling the result of which would exceed the 150,000 cubic feet threshold of Sec. 6-101(a) and make related site improvements on a 70,131 sq. ft. property located at 52 Pear Lane in the RA-1 zone. (Staff: MA) (**Must close by 8/8/2018**) (Maximum extension to close available to 10/8/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Postponed at the 7/24/2018 meeting)
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8. **Bernado and Filomena Luciano;** applications PLPZ 2018 00283 and PLPZ 2018 00284, for a final site plan and special permit, to construct an accessory building (a swimming pool enclosure), the result of which would increase the overall building volume of the site above the 150,000 cubic foot building volume threshold of Section 6-101(a), on a 2.74-acres property located at 0 Greenfield Place (a.k.a. 3 Greenfield Place) in the RA-2 zone. (Staff: JP) (**Must open by 8/30/2018**) (Maximum extension available to 11/3/2018)
9. **131 Old Mill, LLC;** applications PLPZ 2018 00328 and PLPZ 2018 00329, for a final site plan and special permit, to construct a 8,508.1 sq. ft. horse stable and barn, a 1,819.2 sq. ft. storage garage, a 153.1 sq. ft. pump house, and an open-air riding area, while maintaining an existing 6,320.6 sq. ft. residence the result of which would exceed the 150,000 cubic feet building volume threshold of Section 6-101(a) on a 14.186-acres property located at 0 and 131 Old Mill Road in the RA-4 zone. (Staff: BD) (**Must open by 9/13/2018**) (Maximum extension available to 11/17/2018)
10. **John Carl Novak and Louise N. Kitselman;** application PLPZ 2018 00320, for a final re-subdivision, to create two equal area lots (Parcel B-1 and Parcel B-2) that have been designed to comply with area, frontage and lot shape criteria of the R-12 zone on property located at 175 Sheephill Road in the R-12 zone. (Staff: BD) (**Must open by 8/25/2018**) (Maximum extension available to 10/24/2018)
11. **Nicholas Granitto;** application PLPZ 2018 00293 for a scenic road application, to abandon the existing curb cut in the northeast corner of the parcel and create a new curb cut immediately south of Laub Pond Road per Section 11-13 - Alterations and improvements (c) of the Town Charter on property located at 34 Cliffdale Road in the RA-4 zone. (Staff: PL) (**Must open by 8/30/2018**) (Maximum extension available to 11/3/2018)
12. **Planning and Zoning Staff;** application PLPZ 2018 00308, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations zone as they relate to the Waterfront Business Zone (WB). The August 7, 2018 Public Hearing will be used to introduce the proposal only and to hear public comment – no decision will be made. A second public hearing will be held in September. A complete copy of the proposed text amendments are 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: [http://www.greenwichct.org/government/departments/planning\\_and\\_zoning/](http://www.greenwichct.org/government/departments/planning_and_zoning/) (Staff: KD) (**Must open by 8/30/2018**)

13. **Putnam 600 Acquisition LLC and 585 West Putnam LLC;** applications PLPZ 2018 00259 and PLPZ 2018 00260, for a final site plan and special permit, to demolish all existing buildings and construct two (2) mixed use buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units, on a 2.334 acre property located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must open by 8/8/2018) (Maximum extension available to 10/8/2018)*

## REGULAR MEETING CONTINUED

14. **Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC;** application PLPZ 2018 00257 for a final subdivision to revise the lot line to provide more depth to the 581-585 parcel to allow the proposed garage structure on the 581-585 parcel to meet the rear yard setback of thirty (30) feet, this application provides for an equal area exchange of 1,525 sq. ft. of land area on properties located at 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 8/8/2018) (Maximum extension available to 9/21/2018)*
15. **Office Park LLC;** application PLPZ 2018 00261 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 18 Valley Drive in the GBO zone GBO. *(Staff: PL) (Must decide by 8/8/2018) (Maximum extension available to 10/8/2018)*
16. **Office Park LLCL;** application PLPZ 2018 00262 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 0 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 8/8/2018) (Maximum extension available to 10/8/2018)*
17. **Office Park LLC;** application PLPZ 2018 00263 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 51 Weaver Street in the GBO zone. *(Staff: PL) (Must decide by 8/8/2018) (Maximum extension available to 10/8/2018)*

18. **DISCUSSION ITEMS:**

- a. Notification from Chris Winters, Headmaster Greenwich High School, that a reduction of parking spaces on Hillside Road from 72 to 69 is required to implement proper site distances as a means of enhancing public safety on Hillside Road.

19. **DECISION ITEMS:**

- a. **Rockhill Real Estate VII LP;** application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. *(Staff: PL) (Must close by 7/25/2018) (Maximum extension to close available to 9/20/2018) (Continued from the 6/12/2018 and 7/10/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Closed at the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*
- b. **Nisha Hurst;** applications PLPZ 2018 00314 and PLPZ 2018 00315, for a final site plan and special permit, to modify approved final site plan and special permit, PLPZ 2015 00201 and PLPZ 2015 00202, to amend site grading and amend the building's plans the result of which would increase the overall building volume of the site and further exceed the 150,000 cubic foot building volume threshold of Section 6-101(a) on a 4.9466-acres property located at 489 North Street in the RA-2 zone. *(Staff: PL) (Must open by 8/30/2018) (Maximum extension to open available to 11/3/2018) (Closed at the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*

20. **APPROVAL OF MINUTES:**

July 24, 2018

21. **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:**

**Palmer Island LLC;** application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Extension granted to 9/12/2018) (Maximum extension to decide available to 9/18/2018) (Continued from the 6/12/2018 and 7/10/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**St. Paul's Evangelical Lutheran Church, Inc.;** application PLPZ 2018 00238 for a final coastal subdivision to confirm that 292 Delavan Avenue and 0 William Street (Tax ID 04-1023/S) are separate building lots from the main St. Paul's Evangelical Lutheran Church property at 286 Delavan Avenue. The Subject Parcels are within the R-6 and R-MF zones. *(Staff: BD) (Must decide by 7/24/2018) (Extension to decide granted to 7/24/2018. Maximum extension available to 9/8/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], and Fox) (Recused: Macri) (Postponed at the 7/24/2018 meeting)*

**Antoinette Delia;** application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2018) (Maximum extension granted) (Postponed at the 6/12/2018 and 6/26/2018 meetings) (Postponed at the 7/24/2018 meeting)*

**Planning and Zoning Staff;** application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)),

which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are 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:

[http://www.greenwichct.org/government/departments/planning\\_and\\_zoning/](http://www.greenwichct.org/government/departments/planning_and_zoning/)  
(Staff: KD) (Continued from the 6/12/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting)

**The text amendment regarding the proposed FAR increases for educational institutions in residential zones has been withdrawn.**

**Robin Hill LLC & Smokey Hill LLC;** application PLPZ 2018 00195 for a preliminary subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (**Must decide by 8/11/2018**) (Maximum extension to decide granted to 8/11/2018) (Maximum available to 8/21/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Application PLPZ 2018 00195 has been WITHDRAWN**

**Smokey Hill LLC;** application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (**Must decide by 8/11/2018**) (Maximum extension to decide granted to 8/11/2018) (Maximum available to 8/21/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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

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17. **APPROVAL OF MINUTES:**
- July 24, 2018
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**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON  
SUBSEQUENT MEETINGS:**

**Palmer Island LLC**; application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. (*Staff: MA*) (*Extension granted to 9/12/2018*) (*Maximum extension to decide available to 9/18/2018*) (*Continued from the 6/12/2018 and 7/10/2018 meetings*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

**Planning and Zoning Staff**; application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and

Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are 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:

[http://www.greenwichct.org/government/departments/planning\\_and\\_zoning/](http://www.greenwichct.org/government/departments/planning_and_zoning/)  
(Staff: KD) (Continued from the 6/12/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting)

**The text amendment regarding the proposed FAR increases for educational institutions in residential zones has been withdrawn.**

**Robin Hill LLC & Smokey Hill LLC;** application PLPZ 2018 00195 for a preliminary subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Application PLPZ 2018 00195 has been WITHDRAWN**

**Smokey Hill LLC;** application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acre parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. *(Staff: BD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**Application PLPZ 2018 00196 has been WITHDRAWN**

**Putnam 600 Acquisition LLC and 585 West Putnam LLC;** applications PLPZ 2018 00259 and PLPZ 2018 00260, for a final site plan and special permit, to demolish all existing buildings and construct two (2) mixed use buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being “Moderate Income” units, on a 2.334-acre property located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must open by 9/12/2018) (Maximum extension to open available to 10/8/2018)*

**Applications PLPZ 2018 00259 and PLPZ 2018 00260 have been POSTPONED. Extension to open granted to 9/12/2018**

**Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC;** application PLPZ 2018 00257 for a final subdivision to revise the lot line to provide more depth to the 581-585 parcel to allow the proposed garage structure on the 581-585 parcel to meet the rear yard setback of thirty (30) feet, this application provides for an equal area exchange of 1,525 sq. ft. of land area on properties located at 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018) (Maximum extension available to 9/21/2018)*

**Application PLPZ 2018 00257 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00261 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 18 Valley Drive in the GBO zone GBO. *(Staff: PL) (Must decide by 9/12/2018) (Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00261 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00262 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 0 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018) (Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00262 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00263 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 51 Weaver Street in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018) (Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00263 has been POSTPONED. Extension to decide granted to 9/12/2018**



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 7, 2018**

## FINAL AGENDA

### REGULAR MEETING 7:00 PM

1. **Antoinette Delia;** application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2018) (Maximum extension granted) (Postponed at the 6/12/2018, 6/26/2018, and 7/24/2018 meetings) (Page Number: 11)*
2. **St. Paul's Evangelical Lutheran Church, Inc.;** application PLPZ 2018 00238 for a final coastal subdivision to confirm that 292 Delavan Avenue and 0 William Street (Tax ID 04-1023/S) are separate building lots from the main St. Paul's Evangelical Lutheran Church property at 286 Delavan Avenue. The Subject Parcels are within the R-6 and R-MF zones. *(Staff: BD) (Must decide by 9/8/2018) (Maximum extension granted) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], and Fox) (Recused: Macri) (Page Number: 57)*
3. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00184 which would re-designate the property from the R-6 to a “P” zone. *(Staff: PL) (Must decide by 8/8/2018) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018, 7/10/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting) (Page Number: 139)*

4. **Rockhill Real Estate VII LP**; applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. (Staff: PL) (**Must decide by 8/8/2018**) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018, 7/10/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting) (Page Number: 195)
5. **John Margenot**; application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. (Staff: PL) (**Must decide by 9/8/2018**) (Maximum extension granted) (Postponed at the 6/12/2018 meeting)

**Application PLPZ 2018 00205 has been WITHDRAWN**

6. **Ali Fayed, Trustee/Pear Lane, LLC**; application PLPZ 2018 00252 for a final coastal subdivision for an equal area exchange of 557 sq. ft. between properties located at 50 and 52 Pear Lane in the RA-1 and RA-2 zones. (Staff: MA) (**Must decide by 8/8/2018**) (Maximum extension available to 9/19/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Postponed at the 7/24/2018 meeting) (Page Number: 249)

**PUBLIC HEARING 7:15 PM**

7. **Pear Lane, LLC**; applications PLPZ 2018 00253 and PLPZ 2018 00254, for a final coastal site plan and special permit, to construct a new 5,310 sq. ft. dwelling the result of which would exceed the 150,000 cubic feet threshold of Sec. 6-101(a) and make related site improvements on a 70,131 sq. ft. property located at 52 Pear Lane in the RA-1 zone. (Staff: MA) (**Must close by 8/8/2018**) (Maximum extension to close available to 10/8/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Postponed at the 7/24/2018 meeting) (Page Number: 376)

8. **J&J Greenwich, LLC**; applications PLPZ 2018 00269 and PLPZ 2018 00270, for a final site plan and special permit, to revise the mixed-use building with moderate-income housing units previously approved by the Planning and Zoning Commission under Final Site Plan and Special Permit applications PLPZ 2017 00195 and PLPZ 2017 00196 by: increasing the amount of floor area dedicated to residential use on the 2<sup>nd</sup> floor; reduce the overall square footage of the approved building by 30 sq. ft. reduce the overall size of the proposed underground parking structure, and reduce the overall parking of the site by 15 parking spaces on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. (Staff: JP) (**Must close by 8/14/2018**) (Maximum extension to close available to 10/18/2018) (Continued from the 7/10/2018 and 7/23/2018 meetings) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 503)
9. **Elizabeth B. Ruprecht & William F. Ruprecht**; application PLPZ 2018 00189 for a final re-subdivision to subdivide the two (2) parcels at 80 Sherwood Avenue and 0 Greenfield Place (Lot 1 of filed subdivision map #8463), totaling 7.4310-acres, into three (3) parcels where Parcel A would be 2.7527-acres, Parcel B would be 2.0727-acres, Parcel C would be 2.0020-acres, and an open space parcel of 0.6038-acres (equal to 15% of the 4.0201-acres of land not part of a previously approved subdivision) is proposed to be created in the RA-2 zone. (Staff: SB) (**Maximum extension to decide by 8/23/2018**) (Postponed and listed on the 6/12/2018 agenda) (Continued from the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 590)
10. **Bernado and Filomena Luciano**; applications PLPZ 2018 00283 and PLPZ 2018 00284, for a final site plan and special permit, to construct an accessory building (a swimming pool enclosure), the result of which would increase the overall building volume of the site above the 150,000 cubic foot building volume threshold of Section 6-101(a), on a 2.74-acres property located at 0 Greenfield Place (a.k.a. 3 Greenfield Place) in the RA-2 zone. (Staff: JP) (**Must open by 8/30/2018**) (Maximum extension available to 11/3/2018) (Page Number: 654)
11. **131 Old Mill, LLC**; applications PLPZ 2018 00328 and PLPZ 2018 00329, for a final site plan and special permit, to construct a 8,508.1 sq. ft. horse stable and barn, a 1,819.2 sq. ft. storage garage, a 153.1 sq. ft. pump house, and an open-air riding area, while maintaining an existing 6,320.6 sq. ft. residence the result of which would exceed the 150,000 cubic feet building volume threshold of Section 6-101(a) on a 14.186-acres property located at 0 and 131 Old Mill Road in the RA-4 zone. (Staff: BD) (**Must open by 9/13/2018**) (Maximum extension available to 11/17/2018) (Page Number: 739)

12. **John Carl Novak and Louise N. Kitselman;** application PLPZ 2018 00320, for a final re-subdivision, to create two equal area lots (Parcel B-1 and Parcel B-2) that have been designed to comply with area, frontage and lot shape criteria of the R-12 zone on property located at 175 Sheephill Road in the R-12 zone. (Staff: BD) (**Must open by 8/25/2018**) (Maximum extension available to 10/24/2018)

**Application PLPZ 2018 00320 has been POSTPONED**

13. **Nicholas Granitto;** application PLPZ 2018 00293 for a scenic road application, to abandon the existing curb cut in the northeast corner of the parcel and create a new curb cut immediately south of Laub Pond Road per Section 11-13 - Alterations and improvements (c) of the Town Charter on property located at 34 Cliffdale Road in the RA-4 zone. (Staff: PL) (**Must open by 8/30/2018**) (Maximum extension available to 11/3/2018) (Page Number: 828)

14. **Planning and Zoning Staff;** application PLPZ 2018 00308, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations zone as they relate to the Waterfront Business Zone (WB). The August 7, 2018 Public Hearing will be used to introduce the proposal only and to hear public comment – no decision will be made. A second public hearing will be held in September. A complete copy of the proposed text amendments are 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: [http://www.greenwichct.org/government/departments/planning\\_and\\_zoning/](http://www.greenwichct.org/government/departments/planning_and_zoning/) (Staff: KD) (Page Number: 882)

15. **DISCUSSION ITEMS:**

- a. Notification from Chris Winters, Headmaster Greenwich High School, that a reduction of parking spaces on Hillside Road from 72 to 69 is required to implement proper site distances as a means of enhancing public safety on Hillside Road.

16. **DECISION ITEMS:**

- a. **Rockhill Real Estate VII LP;** application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. *(Staff: PL) (Must decide by 9/27/2018) (Maximum extension to decide available to 11/24/2018) (Continued from the 6/12/2018 and 7/10/2018 meetings. Closed at the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*
- b. **Nisha Hurst;** applications PLPZ 2018 00314 and PLPZ 2018 00315, for a final site plan and special permit, to modify approved final site plan and special permit, PLPZ 2015 00201 and PLPZ 2015 00202, to amend site grading and amend the building's plans the result of which would increase the overall building volume of the site and further exceed the 150,000 cubic foot building volume threshold of Section 6-101(a) on a 4.9466-acres property located at 489 North Street in the RA-2 zone. *(Staff: PL) (Must decide by 9/27/2018) (Maximum extension to decide available to 12/1/2018.) (Closed at the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*

17. **APPROVAL OF MINUTES:**

July 24, 2018

18. **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:**

**Palmer Island LLC;** application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. *(Staff: MA) (Extension granted to 9/12/2018) (Maximum extension to decide available to 9/18/2018) (Continued from the 6/12/2018 and 7/10/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**Planning and Zoning Staff;** application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are 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:

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(Staff: KD) (Continued from the 6/12/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting)

**The text amendment regarding the proposed FAR increases for educational institutions in residential zones has been withdrawn.**

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**Application PLPZ 2018 00195 has been WITHDRAWN**

**Smokey Hill LLC;** application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. *(Staff: BD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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**Applications PLPZ 2018 00259 and PLPZ 2018 00260 have been POSTPONED. Extension to open granted to 9/12/2018**

**Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC;** application PLPZ 2018 00257 for a final subdivision to revise the lot line to provide more depth to the 581-585 parcel to allow the proposed garage structure on the 581-585 parcel to meet the rear yard setback of thirty (30) feet, this application provides for an equal area exchange of 1,525 sq. ft. of land area on properties located at 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018) (Maximum extension available to 9/21/2018)*

**Application PLPZ 2018 00257 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00261 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 18 Valley Drive in the GBO zone GBO. *(Staff: PL) (Must decide by 9/12/2018) (Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00261 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00262 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 0 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018) (Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00262 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00263 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 51 Weaver Street in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018) (Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00263 has been POSTPONED. Extension to decide granted to 9/12/2018**



# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**August 7, 2018**

## **ACTION AGENDA WITH DECISIONS**

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

*Alternate Member Present: Victoria Goss*

*Alternate Members Absent: Dennis Yeskey, and Dave Hardman*

*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 7:00 PM**

1. **Antoinette Delia;** application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2018) (Maximum extension granted) (Postponed at the 6/12/2018, 6/26/2018, and 7/24/2018 meetings) (Page Number: 11)*

Application converted to a preliminary site plan

Motion to move to final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

2. **St. Paul's Evangelical Lutheran Church, Inc.;** application PLPZ 2018 00238 for a final coastal subdivision to confirm that 292 Delavan Avenue and 0 William Street (Tax ID 04-1023/S) are separate building lots from the main St. Paul's Evangelical Lutheran Church property at 286 Delavan Avenue. The Subject Parcels are within the R-6 and R-MF zones. *(Staff: BD) (Must decide by 9/8/2018) (Maximum extension granted) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], and Fox) (Recused: Macri) (Page Number: 57)*

Motion to find a subdivision or re-subdivision

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Goss *(for Macri who recused)*

5-0

3. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00184 which would re-designate the property from the R-6 to a "P" zone. *(Staff: PL) (Must decide by 8/8/2018) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018, 7/10/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting) (Page Number: 139)*

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

4. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 8/8/2018) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018, 7/10/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting) (Page Number: 195)*

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

5. **John Margenot**; application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2018) (Maximum extension granted) (Postponed at the 6/12/2018 meeting)*

Withdrawn

6. **Ali Fayed, Trustee/Pear Lane, LLC**; application PLPZ 2018 00252 for a final coastal subdivision for an equal area exchange of 557 sq. ft. between properties located at 50 and 52 Pear Lane in the RA-1 and RA-2 zones. *(Staff: MA) (Must decide by 8/8/2018) (Maximum extension available to 9/19/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Postponed at the 7/24/2018 meeting) (Page Number: 249)*

Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Fox

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

5-0

## PUBLIC HEARING 7:15 PM

7. **Pear Lane, LLC**; applications PLPZ 2018 00253 and PLPZ 2018 00254, for a final coastal site plan and special permit, to construct a new 5,310 sq. ft. dwelling the result of which would exceed the 150,000 cubic feet threshold of Sec. 6-101(a) and make related site improvements on a 70,131 sq. ft. property located at 52 Pear Lane in the RA-1 zone. *(Staff: MA) (Must close by 8/8/2018) (Maximum extension to close available to 10/8/2018) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Postponed at the 7/24/2018 meeting) (Page Number: 376)*

Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

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

5-0

8. **J&J Greenwich, LLC**; applications PLPZ 2018 00269 and PLPZ 2018 00270, for a final site plan and special permit, to revise the mixed-use building with moderate-income housing units previously approved by the Planning and Zoning Commission under Final Site Plan and Special Permit applications PLPZ 2017 00195 and PLPZ 2017 00196 by: increasing the amount of floor area dedicated to residential use on the 2<sup>nd</sup> floor; reduce the overall square footage of the approved building by 30 sq. ft. reduce the overall size of the proposed underground parking structure, and reduce the overall parking of the site by 15 parking spaces on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. (Staff: JP) (**Must close by 8/14/2018**) (*Maximum extension to close available to 10/18/2018*) (*Continued from the 7/10/2018 and 7/23/2018 meetings*) (*Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri*) (Page Number: 503)

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

9. **Elizabeth B. Ruprecht & William F. Ruprecht**; application PLPZ 2018 00189 for a final re-subdivision to subdivide the two (2) parcels at 80 Sherwood Avenue and 0 Greenfield Place (Lot 1 of filed subdivision map #8463), totaling 7.4310-acres, into three (3) parcels where Parcel A would be 2.7527-acres, Parcel B would be 2.0727-acres, Parcel C would be 2.0020-acres, and an open space parcel of 0.6038-acres (equal to 15% of the 4.0201-acres of land not part of a previously approved subdivision) is proposed to be created in the RA-2 zone. (Staff: SB) (**Maximum extension to decide by 8/23/2018**) (*Postponed and listed on the 6/12/2018 agenda*) (*Continued from the 7/24/2018 meeting*) (*Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri*) (Page Number: 590)

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

10. **Bernado and Filomena Luciano;** applications PLPZ 2018 00283 and PLPZ 2018 00284, for a final site plan and special permit, to construct an accessory building (a swimming pool enclosure), the result of which would increase the overall building volume of the site above the 150,000 cubic foot building volume threshold of Section 6-101(a), on a 2.74-acres property located at 0 Greenfield Place (a.k.a. 3 Greenfield Place) in the RA-2 zone. (Staff: JP) (**Must open by 8/30/2018**) (Maximum extension available to 11/3/2018) (Page Number: 654)

Postponed by Applicant

11. **131 Old Mill, LLC;** applications PLPZ 2018 00328 and PLPZ 2018 00329, for a final site plan and special permit, to construct a 8,508.1 sq. ft. horse stable and barn, a 1,819.2 sq. ft. storage garage, a 153.1 sq. ft. pump house, and an open-air riding area, while maintaining an existing 6,320.6 sq. ft. residence the result of which would exceed the 150,000 cubic feet building volume threshold of Section 6-101(a) on a 14.186-acres property located at 0 and 131 Old Mill Road in the RA-4 zone. (Staff: BD) (**Must open by 9/13/2018**) (Maximum extension available to 11/17/2018) (Page Number: 739)

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

12. **John Carl Novak and Louise N. Kitselman;** application PLPZ 2018 00320, for a final re-subdivision, to create two equal area lots (Parcel B-1 and Parcel B-2) that have been designed to comply with area, frontage and lot shape criteria of the R-12 zone on property located at 175 Sheephill Road in the R-12 zone. (Staff: BD) (**Must open by 8/25/2018**) (Maximum extension available to 10/24/2018)

Postponed by Applicant – Full Extension Granted

13. **Nicholas Granitto;** application PLPZ 2018 00293 for a scenic road application, to abandon the existing curb cut in the northeast corner of the parcel and create a new curb cut immediately south of Laub Pond Road per Section 11-13 - Alterations and improvements (c) of the Town Charter on property located at 34 Cliffdale Road in the RA-4 zone. (Staff: PL) (**Must open by 8/30/2018**) (Maximum extension available to 11/3/2018) (Page Number: 828)

Postponed by Applicant – Extension Granted

14. **Planning and Zoning Staff;** application PLPZ 2018 00308, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations zone as they relate to the Waterfront Business Zone (WB). The August 7, 2018 Public Hearing will be used to introduce the proposal only and to hear public comment – no decision will be made. A second public hearing will be held in September. A complete copy of the proposed text amendments are 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: [http://www.greenwichct.org/government/departments/planning\\_and\\_zoning/](http://www.greenwichct.org/government/departments/planning_and_zoning/) (Staff: KD) (Page Number: 882)

Left Open

15. **DISCUSSION ITEMS:**

- a. Notification from Chris Winters, Headmaster Greenwich High School, that a reduction of parking spaces on Hillside Road from 72 to 69 is required to implement proper site distances as a means of enhancing public safety on Hillside Road.

*Staff noted to the Commission that the decision letter for MISA at Greenwich High School, PLPZ 2010 00408 and PLPZ 2010 00409, states that “The plans do not demonstrate the method used to measure sight distance. This should be shown in accordance with the Town Public Works Standards assuming vehicles are parked in the on street spaces. The minimum acceptable sight distance would be 250’. This cannot be obstructed by parked vehicles”. The Department of Public Works reviewed the sight distances and determined that alterations are needed and this would result in the loss of parking spaces. This is reiterated in the letter from Dr. Winters, Headmaster of Greenwich High School. The Commission noted that the change to the number of parking spaces is a change to the approved site plan and they look forward to reviewing the Board of Education’s application. The next Planning and Zoning meeting is on September 11, 2018, however, if the BOE wants this work done before the start of school year, the Commission will work with them to hold a special meeting. Lastly, the Commission asked that the BOE provide information on the impact that will result from the loss of the parking spaces and how that impact will be mitigated.*

16. **DECISION ITEMS:**

- a. **Rockhill Real Estate VII LP;** application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. *(Staff: PL) (Must decide by 9/27/2018) (Maximum extension to decide available to 11/24/2018) (Continued from the 6/12/2018 and 7/10/2018 meetings. Closed at the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*

Motion to approve re-zoning

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

- b. **Nisha Hurst;** applications PLPZ 2018 00314 and PLPZ 2018 00315, for a final site plan and special permit, to modify approved final site plan and special permit, PLPZ 2015 00201 and PLPZ 2015 00202, to amend site grading and amend the building's plans the result of which would increase the overall building volume of the site and further exceed the 150,000 cubic foot building volume threshold of Section 6-101(a) on a 4.9466-acres property located at 489 North Street in the RA-2 zone. *(Staff: PL) (Must decide by 9/27/2018) (Maximum extension to decide available to 12/1/2018.) (Closed at the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*

Motion to approve final site plan and special permit with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

17. **APPROVAL OF MINUTES:**

July 24, 2018

Motion to approve Minutes of July 24, 2018

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

18. **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:**

**Palmer Island LLC**; application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. (*Staff: MA*) (*Extension granted to 9/12/2018*) (*Maximum extension to decide available to 9/18/2018*) (*Continued from the 6/12/2018 and 7/10/2018 meetings*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

**Planning and Zoning Staff**; application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and ~~6-205 Note 7~~ of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones,



for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are 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:

[http://www.greenwichct.org/government/departments/planning\\_and\\_zoning/](http://www.greenwichct.org/government/departments/planning_and_zoning/)  
(Staff: KD) (Continued from the 6/12/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting)

**The text amendment regarding the proposed FAR increases for educational institutions in residential zones has been withdrawn.**

**Robin Hill LLC & Smokey Hill LLC;** application PLPZ 2018 00195 for a preliminary subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Application PLPZ 2018 00195 has been WITHDRAWN**

**Smokey Hill LLC;** application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Application PLPZ 2018 00196 has been WITHDRAWN**

**Putnam 600 Acquisition LLC and 585 West Putnam LLC;** applications PLPZ 2018 00259 and PLPZ 2018 00260, for a final site plan and special permit, to demolish all existing buildings and construct two (2) mixed use buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being "Moderate Income" units, on a 2.334-acres property located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must open by 9/12/2018) (Maximum extension to open available to 10/8/2018)

**Applications PLPZ 2018 00259 and PLPZ 2018 00260 have been POSTPONED. Extension to open granted to 9/12/2018**

**Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC;** application PLPZ 2018 00257 for a final subdivision to revise the lot line to provide more depth to the 581-585 parcel to allow the proposed garage structure on the 581-585 parcel to meet the rear yard setback of thirty (30) feet, this application provides for an equal area exchange of 1,525 sq. ft. of land area on

properties located at 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018)*  
*(Maximum extension available to 9/21/2018)*

**Application PLPZ 2018 00257 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00261 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 18 Valley Drive in the GBO zone GBO. *(Staff: PL) (Must decide by 9/12/2018)*  
*(Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00261 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00262 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 0 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018)*  
*(Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00262 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00263 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 51 Weaver Street in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018)*  
*(Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00263 has been POSTPONED. Extension to decide granted to 9/12/2018**

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**August 7, 2018**

## **ACTION AGENDA WITH DECISIONS REVISED**

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

*Alternate Member Present: Victoria Goss*

*Alternate Members Absent: Dennis Yeskey, and Dave Hardman*

*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 7:00 PM**

1. **Antoinette Delia**; application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. (Staff: PL) (**Must decide by 9/8/2018**) (Maximum extension granted) (Postponed at the 6/12/2018, 6/26/2018, and 7/24/2018 meetings) (Page Number: 11)

Application converted to a preliminary site plan

Motion to move to final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

2. **St. Paul's Evangelical Lutheran Church, Inc.;** application PLPZ 2018 00238 for a final coastal subdivision to confirm that 292 Delavan Avenue and 0 William Street (Tax ID 04-1023/S) are separate building lots from the main St. Paul's Evangelical Lutheran Church property at 286 Delavan Avenue. The Subject Parcels are within the R-6 and R-MF zones. (Staff: BD) (**Must decide by 9/8/2018**) (Maximum extension granted) (Continued from the 6/26/2018 meeting) (Seated: Maitland, Alban, Goss [for Levy], and Fox) (Recused: Macri) (Page Number: 57)

Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Goss (for Macri who recused)

5-0

3. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00184 which would re-designate the property from the R-6 to a "P" zone. (Staff: PL) (**Must decide by 8/8/2018**) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018, 7/10/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting) (Page Number: 139)

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

4. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. (Staff: PL) (**Must decide by 8/8/2018**) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018, 7/10/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting) (Page Number: 195)

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

5. **John Margenot**; application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. (Staff: PL) (**Must decide by 9/8/2018**) (Maximum extension granted) (Postponed at the 6/12/2018 meeting)

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Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Fox

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

5-0

## PUBLIC HEARING 7:15 PM

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Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

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

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

9. **Elizabeth B. Ruprecht & William F. Ruprecht**; application PLPZ 2018 00189 for a final re-subdivision to subdivide the two (2) parcels at 80 Sherwood Avenue and 0 Greenfield Place (Lot 1 of filed subdivision map #8463), totaling 7.4310-acres, into three (3) parcels where Parcel A would be 2.7527-acres, Parcel B would be 2.0727-acres, Parcel C would be 2.0020-acres, and an open space parcel of 0.6038-acres (equal to 15% of the 4.0201-acres of land not part of a previously approved subdivision) is proposed to be created in the RA-2 zone. (Staff: SB) (**Maximum extension to decide by 8/23/2018**) (*Postponed and listed on the 6/12/2018 agenda*) (*Continued from the 7/24/2018 meeting*) (*Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri*) (*Page Number: 590*)

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

10. **Bernado and Filomena Luciano;** applications PLPZ 2018 00283 and PLPZ 2018 00284, for a final site plan and special permit, to construct an accessory building (a swimming pool enclosure), the result of which would increase the overall building volume of the site above the 150,000 cubic foot building volume threshold of Section 6-101(a), on a 2.74-acres property located at 0 Greenfield Place (a.k.a. 3 Greenfield Place) in the RA-2 zone. (Staff: JP) (**Must open by 8/30/2018**) (Maximum extension available to 11/3/2018) (Page Number: 654)

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Motion to approve final site plan and special permit with modifications  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
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15. **DISCUSSION ITEMS:**

- a. Notification from Chris Winters, Headmaster Greenwich High School, that a reduction of parking spaces on Hillside Road from 72 to 69 is required to implement proper site distances as a means of enhancing public safety on Hillside Road.

*Staff noted to the Commission that the decision letter for MISA at Greenwich High School, PLPZ 2010 00408 and PLPZ 2010 00409, states that “The plans do not demonstrate the method used to measure sight distance. This should be shown in accordance with the Town Public Works Standards assuming vehicles are parked in the on street spaces. The minimum acceptable sight distance would be 250’. This cannot be obstructed by parked vehicles”. The Department of Public Works reviewed the sight distances and determined that alterations are needed and this would result in the loss of parking spaces. This is reiterated in the letter from Dr. Winters, Headmaster of Greenwich High School. The Commission noted that the change to the number of parking spaces is a change to the approved site plan and they look forward to reviewing the Board of Education’s application. The next Planning and Zoning meeting is on September 11, 2018, however, if the BOE wants this work done before the start of school year, the Commission will work with them to hold a special meeting. Lastly, the Commission asked that the BOE provide information on the impact that will result from the loss of the parking spaces and how that impact will be mitigated.*



16. **DECISION ITEMS:**

- a. **Rockhill Real Estate VII LP;** application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. *(Staff: PL) (Must decide by 9/27/2018) (Maximum extension to decide available to 11/24/2018) (Continued from the 6/12/2018 and 7/10/2018 meetings. Closed at the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*

Motion to approve re-zoning

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

- b. **Nisha Hurst;** applications PLPZ 2018 00314 and PLPZ 2018 00315, for a final site plan and special permit, to modify approved final site plan and special permit, PLPZ 2015 00201 and PLPZ 2015 00202, to amend site grading and amend the building's plans the result of which would increase the overall building volume of the site and further exceed the 150,000 cubic foot building volume threshold of Section 6-101(a) on a 4.9466-acres property located at 489 North Street in the RA-2 zone. *(Staff: PL) (Must decide by 9/27/2018) (Maximum extension to decide available to 12/1/2018.) (Closed at the 7/24/2018 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)*

Motion to approve final site plan and special permit with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

17. **APPROVAL OF MINUTES:**

July 24, 2018

Motion to approve Minutes of July 24, 2018

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

18. **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:**

**Palmer Island LLC**; application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. (*Staff: MA*) (*Extension granted to 9/12/2018*) (*Maximum extension to decide available to 9/18/2018*) (*Continued from the 6/12/2018 and 7/10/2018 meetings*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)

**Planning and Zoning Staff**; application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and ~~6-205 Note 7~~ of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones,

for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are 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:

[http://www.greenwichct.org/government/departments/planning\\_and\\_zoning/](http://www.greenwichct.org/government/departments/planning_and_zoning/)

(Staff: KD) (Continued from the 6/12/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting)

**The text amendment regarding the proposed FAR increases for educational institutions in residential zones has been withdrawn.**

**Robin Hill LLC & Smokey Hill LLC;** application PLPZ 2018 00195 for a preliminary subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Application PLPZ 2018 00195 has been WITHDRAWN**

**Smokey Hill LLC;** application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Application PLPZ 2018 00196 has been WITHDRAWN**

**Putnam 600 Acquisition LLC and 585 West Putnam LLC;** applications PLPZ 2018 00259 and PLPZ 2018 00260, for a final site plan and special permit, to demolish all existing buildings and construct two (2) mixed use buildings and a multi-level parking structure with a total of 67 residential units with 14 units (20%) being "Moderate Income" units, on a 2.334-acres property located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must open by 9/12/2018) (Maximum extension to open available to 10/8/2018)

**Applications PLPZ 2018 00259 and PLPZ 2018 00260 have been POSTPONED. Extension to open granted to 9/12/2018**

**Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC;** application PLPZ 2018 00257 for a final subdivision to revise the lot line to provide more depth to the 581-585 parcel to allow the proposed garage structure on the 581-585 parcel to meet the rear yard setback of thirty (30) feet, this application provides for an equal area exchange of 1,525 sq. ft. of land area on

properties located at 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018)*  
*(Maximum extension available to 9/21/2018)*

**Application PLPZ 2018 00257 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00261 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 18 Valley Drive in the GBO zone GBO. *(Staff: PL) (Must decide by 9/12/2018)*  
*(Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00261 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00262 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 0 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018)*  
*(Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00262 has been POSTPONED. Extension to decide granted to 9/12/2018**

**Office Park LLC;** application PLPZ 2018 00263 for a final site plan to construct a new two-way driveway along the dividing line between the Building 8 Parcel and the Building 9 Parcel that will extend from Valley Drive west to the 581-585 Parcel; that new driveway will therefore serve all (4) parcels in collaboration with applications PLPZ 2018 00257, 259, 260, 261, 262, and 263 on property located at 51 Weaver Street in the GBO zone. *(Staff: PL) (Must decide by 9/12/2018)*  
*(Maximum extension available to 10/8/2018)*

**Application PLPZ 2018 00263 has been POSTPONED. Extension to decide granted to 9/12/2018**