1. Meeting Materials

Documents:

SEPTEMBER 1, 2015 ACTION AGENDA.PDF
SEPTEMBER 1, 2015 FINAL AGENDA.PDF
SEPTEMBER 1, 2015 TENTATIVE AGENDA.PDF
1. Lauren E. Jones; application PLPZ 2015 00316 for a final coastal site plan to demolish and construct a new single family residence, driveway, and pool, on a .965 acre property located at 95 Club Road in the RA-1 zone. (Staff: PL) (Must decide by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 6)

   Motion to approve final coastal site plan with modifications
   Moved by Maitland, seconded by Alban
   Voting in favor: Heller, Maitland, Alban, Levy, and Macri (for Fox who recused)
   5-0

2. Scott R. Johnson, Trustee; application PLPZ 2015 00319 for a final coastal site plan to demolish and construct a new single family residence, pool, patios and expansion of the driveway on a .6 acre property located at 29 Grimes Road in the R-12 zone. (Staff: MK) (Must decide by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 54)
3. **Town of Greenwich and Board of Education;** application PLPZ 2015 00345 for a final site plan for Aquarian Water Company to construct the Anderson Road Replacement Pumping Station which involves the construction of a below grade concrete structure to house pumping and electrical equipment, and a standby generator; an electrical transformer, air conditioning compressors, and two hydrants would be installed outside with planting to screen them from view on a property located at 180 East Elm Street in the R-6 zone. *(Staff: CT) (Must decide by 9/24/2015) (Maximum extension available to 11/28/2015) (Page Number: 117)*

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

**PUBLIC HEARING 8:15 PM**

4. **Stephen and Linda Munger;** applications PLPZ 2015 00311 and PLPZ 2015 00312, for a final site plan and special permit, to demolish the existing residence and construct a new 12,040 sq. ft. single family residence, pool, patios, and associated drainage in excess of 150,000 cubic feet (164,160 cf) in volume on a 2.0947 acre property located at 16 Knollwood Drive in the RA-1 zone. *(Staff: MK) (Must decide by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 158)*

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

5. **Halsam Company, and Whole Foods;** applications PLPZ 2015 00331 and PLPZ 2015 00332, for a final site plan and special permit, for interior alterations and an expansion of the existing supermarket into existing retail space on a 2.8612 acre property located at 90 East Putnam Avenue in the CGBR zone. *(Staff: MK) (Must open by 9/24/2015) (Maximum extension available to 11/28/2015) (Listed on the 8/4/2015 meeting, but not heard) (Page Number: 210)*

   Left Open

6. **301 Davis Ave., LLC;** applications PLPZ 2015 00321 and PLPZ 2015 00322, for a final site plan and special permit, to demolish existing structures on the site and construct one, single family dwelling unit and one, two-family dwelling unit with associated parking on a 8,815 sq. ft. property located at 301 Davis Avenue in the LBR-2 zone. *(Staff: RS) (Must decide by 9/10/2015) (Maximum extension available to 11/14/2015) (Page Number: 303)*

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REGULAR MEETING CONTINUED

7. DISCUSSION ITEMS:

a. Application PLPZ 2014 00312 for a final site plan was approved on 9/09/14, to reconfigure an entryway, renovate existing covered porch, relocate existing air conditioning units and generator, and add one parking space on a 0.17 acre property located at 37 Brookside Drive in the CGB zone. The applicant now requests to modify the parking lot and coverage of the site due to the required reconfiguration of the handicap entrance and parking spot location.

Staff to handle administratively.

8. DECISION ITEMS:

9. APPROVAL OF MINUTES:

August 4, 2015

Motion to approve minutes of August 4, 2015
Moved by Alban, seconded by Fox
Voting in favor: Heller, Maitland, Alban, Levy, and Fox
5-0

10. OTHER:

a. Executive Session on pending litigation or personnel matters. - None
b. Other items as may properly come before the Commission. - None

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

269 Palmer Hill Road LLC; application PLPZ 2015 00269 for a final subdivision to subdivide one 9.8606 acre property into six lots and one 1.5048 acre open space parcel on property located at 269 Palmer Hill Road, Old Greenwich in the RA-1 zone. (Staff: PL) (Must decide by 9/26/2015) (Maximum extension granted) (Continued from the 7/21/2015 meeting) (Seated: Heller, Maitland, Alban, Fox (for Brooks), and Levy)
599 Landlord, L.L.C.; applications PLPZ 2015 00317 and PLPZ 2015 00318, for a final site plan and special permit, to construct additions and alterations to the existing office building, install landscaped seating terrace, associated drainage, and utility improvements on a 2.246 acre property located at 599 West Putnam Avenue in the GBO zone. (Staff: KD) (Must close by 11/12/2015) (Maximum extension granted) (Continued from the 8/4/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Ramer)

200 Greenwich Avenue LLC; application PLPZ 2015 00198, for a text amendment, to amend Section 6-103(c) as follows: TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED] (Staff: KD) (Must close by 10/17/2015) (Maximum extension granted to 10/17/2015) (Listed on the 7/7/2015 meeting, but not heard) (Continued from the 8/4/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Ramer)

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

Use Group 1 – Allowed on ground and second floor only, except that below grade floor area (basement) may be used provided that the number of floors of a building devoted to Use Group 1 shall not exceed two, and the number of usable or habitable floors shall not be more than three (3). (6/27/95)

Use Group 2a, [and] 2b and 2c – Allowed on second floor only. (6/27/95)

Use Group 3 – Allowed above ground floor. (6/27/95)

200 Greenwich Avenue LLC; applications PLPZ 2015 00196 and PLPZ 2015 00197, for a final site plan and special permit, to convert 9,365 sq. ft. of existing retail use to office space on a 1.006 acre property located at 200 Greenwich Avenue in the CGBR/CGIO zones. (Staff: KD) (Must close by 10/17/2015) (Maximum extension granted) (Listed on the 7/7/2015 meeting, but not heard) (Continued from the 8/4/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Ramer)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

September 1, 2015

FINAL AGENDA

REGULAR MEETING 8:00 PM

[NOTE REVISED TIME]

1. Lauren E. Jones; application PLPZ 2015 00316 for a final coastal site plan to demolish and construct a new single family residence, driveway, and pool, on a .965 acre property located at 95 Club Road in the RA-1 zone. (Staff: PL) (Must decide by 9/3/2015) (Maximum extension available to 11/7/2015) (Page Number: 6)

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3. Town of Greenwich and Board of Education; application PLPZ 2015 00345 for a final site plan for Aquarian Water Company to construct the Anderson Road Replacement Pumping Station which involves the construction of a below grade concrete structure to house pumping and electrical equipment, and a standby generator; an electrical transformer, air conditioning compressors, and two hydrants would be installed outside with planting to screen them from view on a property located at 180 East Elm Street in the R-6 zone. (Staff: CT) (Must decide by 9/24/2015) (Maximum extension available to 11/28/2015) (Page Number: 117)

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**REGULAR MEETING CONTINUED**

7. **DISCUSSION ITEMS:**

   a. Application PLPZ 2014 00312 for a final site plan was approved on 9/09/14, to reconfigure an entryway, renovate existing covered porch, relocate existing air conditioning units and generator, and add one parking space on a 0.17 acre property located at 37 Brookside Drive in the CGB zone. The applicant now requests to modify the parking lot and coverage of the site due to the required reconfiguration of the handicap entrance and parking spot location.

8. **DECISION ITEMS:**

9. **APPROVAL OF MINUTES:**

   August 4, 2015
10. **OTHER:**

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

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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

September 1, 2015

TENTATIVE AGENDA

REGULAR MEETING 8:00 PM

[NOTE REVISED TIME]

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**REGULAR MEETING CONTINUED**

7. **DISCUSSION ITEMS:**

8. **DECISION ITEMS:**

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   August 4, 2015

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