

1. Tentative Agenda

Documents:

[TENTATIVE - 09-04-19.PDF](#)

2. Final Agenda

Documents:

[FINAL - 09-04-19.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA- 09-04-19.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

**September 4, 2019**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **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 9/5/2019) (Extension granted to 9/5/19. 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.)*
2. **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 9/5/2019) (Extension granted to 9/5/19. 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.)*
3. **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 9/19/2019) (Maximum extension to decide granted.)*

4. **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).*

#### PUBLIC HEARING 7:15 PM

5. **Cassandra and Robert A. Hopkins**, application PLPZ 2019 00308, for a final re-subdivision, to merge two adjacent parcels at 401 and 403 Sound Beach approved under final subdivision #1343, Map # 7162, into one parcel. Both parcels of land are within the R-12 Zone. *(Staff: PL) (Must decide by 9/16/2019) (Maximum extension to decide available to 11/15/2019.)*
6. **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 close by 9/10/19) (Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Hardman.)*
7. **Esther Chen**, record owner, for a final site plan and special permit, PLPZ 2019 00262 and PLPZ 2019 00350, to convert residential Unit 1C to an acupuncturist practice on property located at **40 West Elm Street** in the CGB and CGIO zones. *(Staff: SB) (Must open by 9/5/2019) (Extension to open granted to 9/5/19. Maximum extension to open available to 11/2/2019)*
8. **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 9/5/19) (Extension to open granted to 9/5/19. Maximum extension to open available to 11/16/2019.)*

## REGULAR MEETING CONTINUED

### 9. DISCUSSION ITEMS:

### 10. APPROVAL OF MINUTES:

August 6, 2019

### 11. 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:

---

**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 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**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 close by 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**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 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**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 10/2/19) (Extension to decide granted to 10/2/19. Maximum extension to decide available to 10/18/2019.)*

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

**September 4, 2019**

## FINAL AGENDA

### REGULAR MEETING 7:00 PM

1. **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 9/5/2019) (Extension granted to 9/5/19. 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 to 9/18/19**

2. **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 9/5/2019) (Extension granted to 9/5/19. 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 to 9/18/19**

3. **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 9/19/2019) (Maximum extension to decide granted.) (page 7)*
4. **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).*

**Application PLPZ 2019 00212 has been Withdrawn**

**PUBLIC HEARING 7:15 PM**

5. **Cassandra and Robert A. Hopkins**, application PLPZ 2019 00308, for a final re-subdivision, to merge two adjacent parcels at 401 and 403 Sound Beach approved under final subdivision #1343, Map # 7162, into one parcel. Both parcels of land are within the R-12 Zone. *(Staff: PL) (Must decide by 9/16/2019) (Maximum extension to decide available to 11/15/2019.) (page 66)*
6. **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 close by 9/10/19) (Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Hardman.) (page 106)*
7. **Esther Chen**, record owner, for a final site plan and special permit, PLPZ 2019 00262 and PLPZ 2019 00350, to convert residential Unit 1C to an acupuncturist practice on property located at **40 West Elm Street** in the CGB and CGIO zones. *(Staff: SB) (Must open by 9/5/2019) (Extension to open granted to 9/5/19. Maximum extension to open available to 11/2/2019) (page 265)*

8. **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 9/5/19**) (Extension to open granted to 9/5/19. Maximum extension to open available to 11/16/2019.) (page 302)

### REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

10. **APPROVAL OF MINUTES:**

August 6, 2019

11. **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:

---

**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 9/30/19**) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**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 close by 9/30/19**) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)



**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 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)*

**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 10/2/19) (Extension to decide granted to 10/2/19. Maximum extension to decide available to 10/18/2019.)*

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**September 4, 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: Dennis Yeskey, Victoria Goss, and Peter Lowe*

*Staff Members Present: Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner*

### **REGULAR MEETING 7:00 PM**

1. **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 9/5/2019**) (Extension granted to 9/5/19. 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 to 9/18/19**

2. **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 9/5/2019**) (Extension granted to 9/5/19. 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 to 9/18/19**

3. **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 9/19/2019) (Maximum extension to decide granted.)*

**Application PLPZ 2019 00238 has been Withdrawn**

4. **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).*

**Application PLPZ 2019 00212 has been Withdrawn**

**PUBLIC HEARING 7:15 PM**

5. **Cassandra and Robert A. Hopkins**, application PLPZ 2019 00308, for a final re-subdivision, to merge two adjacent parcels at 401 and 403 Sound Beach approved under final subdivision #1343, Map # 7162, into one parcel. Both parcels of land are within the R-12 Zone. *(Staff: PL) (Must decide by 9/16/2019) (Maximum extension to decide available to 11/15/2019.)*

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

6. **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 close by 9/10/19) (Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Hardman.)* (

Left Open. Extension Granted

7. **Esther Chen**, record owner, for a final site plan and special permit, PLPZ 2019 00262 and PLPZ 2019 00350, to convert residential Unit 1C to an acupuncturist practice on property located at **40 West Elm Street** in the CGB and CGIO zones. *(Staff: SB) (Must open by 9/5/2019) (Extension to open granted to 9/5/19. Maximum extension to open available to 11/2/2019)*

Left Open

8. **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 9/5/19) (Extension to open granted to 9/5/19. Maximum extension to open available to 11/16/2019.)*

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

## REGULAR MEETING CONTINUED

### 9. DISCUSSION ITEMS:

Discussed the draft of 2020 meeting schedule

### 10. APPROVAL OF MINUTES:

August 6, 2019

Motion to approve minutes of August 6 2019  
Moved by Levy seconded by Hardman  
Voting in favor: Alban, Macri, Levy, Yeskey (for Fox), and Hardman  
5-0

**11. 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:**

---

**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 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**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 close by 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**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 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**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 10/2/19) (Extension to decide granted to 10/2/19. Maximum extension to decide available to 10/18/2019.)