

## 1. Meeting Materials

### Documents:

[SEPTEMBER 7, 2017 ACTION AGENDA.PDF](#)  
[SEPTEMBER 7, 2017 FINAL AGENDA.PDF](#)  
[SEPTEMBER 7, 2017 TENTATIVE AGENDA.PDF](#)

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**THURSDAY**  
**September 7, 2017**

## **ACTION AGENDA WITH DECISIONS**

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

*Alternate Member Present: Dennis Yeskey*

*Alternate Member Absent: Victoria Goss*

*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. **Extension for Temporary Fire House;** request to extend the removal condition that the Horseneck Fire Station buildings were to be removed six (6) months after a TCO and/or final CO is issued for the Central Fire House, as imposed under final coastal site plan PLPZ 2011 00560 (also see MI PLPZ 2011 00444) so that the Town can utilize the Horseneck Station to relocate the Byram Fire Station operation when that building is being renovated, on property located at 0 Horseneck Lane in the R-6 zone (*Staff: KD*) (*Page Number: 8*)

Motion to extend the removal condition outlined in the original approval to 6 months after the CO is issued for the Byram Fire House.

Moved by Alban, seconded by Macri

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

5-0

2. **Temporary use of Horseneck Fire House;** application PLPZ 2017 00419 and PLPZ 2017 00420, for a final coastal site plan and municipal improvement to allow the temporary use of the fire house by the Greenwich International Film Festival (dorm building and accompanying parking spots) from September 2017 to June 2018 for office space to support GIFF work on property located at 0 Horseneck Lane in the R-6 zone. *(Staff: KD) (Must decide final coastal site plan by 11/11/2017, and municipal improvement by 11/23/2017) (Maximum extension available for final coastal site plan to 1/15/2018 and municipal improvement to 2/21/2018) (Page Number: 16)*

Motion to approve municipal improvement  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

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

3. **Brunswick School, Inc. - Middle School Program;** application PLPZ 2017 00370 for a final site plan to convert the existing office and residential units at 1275 King Street and 100 Cliffdale Road to school use on a combined 43.454-acres property located at 1275 King Street and 100 Cliffdale Road in the RA-4 zone. *(Staff: MK) (Must decide by 10/5/2017) (Maximum extension available to 12/9/2017) (Page Number: 27)*

Left Open

4. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe;** application PLPZ 2017 00264 for a final subdivision to merge the properties located at 255, 257, 259, 261 & 263 Millbank Avenue and 71 Havemeyer Place into one parcel, totaling 84,767 square feet, in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2017) (Extension to decide granted to 9/8/17. Maximum extension available to 9/28/2017) (Continued from the 7/11/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 80)*

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

## PUBLIC HEARING 7:15 PM

5. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe;** applications PLPZ 2017 00262 and PLPZ 2017 00263, for a final site plan and special permit, to demolish five (5) single-family homes and one (1) multifamily home, and construct a new nineteen (19) unit multi-family dwelling, underground parking for thirty-six (36) vehicles, on-grade parking for eighteen (14) vehicles, landscaping and related site improvements on properties totaling 84,767 square feet and located at 255, 257, 259, 261, and 263 Millbank Avenue, and 71 Havemeyer Place in the R-6 zone. *(Staff: PL) (Must close by 9/8/2017) (Extension to close granted to 9/8/2017. Maximum extension available to 10/19/2017) (Continued from the 7/11/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 94)*

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6. **143 Sound Beach Avenue Associates LP;** applications PLPZ 2017 00317 and PLPZ 2017 00318, for a final coastal site plan and special permit, to construct a 60 unit multi-family residential building with parking for 47 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes on a 18,391 sq. ft. property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: KD) (Must close by 11/9/2017) (Maximum extension granted to 11/9/2017) (Continued from the 8/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Postponed

7. **St. Barnabas Church;** applications PLPZ 2017 00335 and PLPZ 2017 00336, for a final site plan and special permit, to construct a 432 sq. ft. addition to the existing sanctuary, removal and replacement of the existing flagstone sidewalks, flagstone steps, wall and stone curb located to the south of sanctuary and related site improvements the result of which would further exceed the 150,000 cubic feet threshold on a 8.944-acres property located at 954 Lake Avenue in the RA-4 zone. *(Staff: MA) (Must open by 9/7/2017) (Maximum extension available to 11/18/2017) (Page Number: 217)*

Left Open to the September 19, 2017 Meeting

8. **Saddle River Greenwich, LLC**; application PLPZ 2017 00359, for a final re-subdivision, to transfer 0.0964 acres of land from the property located at 649 River Road to the property located at 651 River Road on properties located at 649 and 651 River Road in the RA-1 zone. (Staff: MK) (**Must decide by 9/18/2017**) (Maximum extension available to 11/17/2017)

Withdrawn

9. **56 OFP, LLC**; applications PLPZ 2017 00177 and PLPZ 2017 00178, for a final site plan and special permit, to construct a new multi-family building to contain eight (8) units and a sixteen (16) car parking garage, six (6) surface parking spaces and related site and drainage improvements, on a 34,380.31 sq. ft. property located at 56 Old Field Point Road in the R-6 zone. (Staff: PL) (**Must close by 9/8/2017**) (Extension granted to 9/8/17. Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 and 8/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 252)

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

10. **Windy Knolls Greenwich, LLC**; applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. (Staff: MA) (**Must close by 9/20/2017**) (Extension to close granted to 9/20/2017. Maximum extension available to 10/19/2017) (Continued from the 7/11/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 391)

Left Open – Maximum Extension Granted

11. **Tom Kennedy et. al**; applications PLPZ 2017 00211 and PLPZ 2017 00212, for a final site plan and special permit, to construct additions to the existing two-family house, construct a new driveway, two (2) garage spaces, four (4) parking surface parking spaces and associated site and drainage improvements on a 16,297 sq. ft. property located at 58 Spring Street in the R-6 zone. (Staff: CT) (**Must close by 10/5/2017**) (Maximum extension granted) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 443)

Postponed

12. **Oneida Indian Harbor LLC**; applications PLPZ 2017 00225 and PLPZ 2017 00226, for a final coastal site plan and special permit, to renovate an existing 2 ½ story, 8,752 sq. ft. single family home, construct an addition and new accessory building increasing the gross floor area to 12,575.21 sq. ft., new patio areas, a parking court and resurfacing of the existing driveway on a 3.057-acres property located at 58 Oneida Drive in the R-20 zone. (Staff: MK) (Must close by 10/5/2017) (Maximum extension granted) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

Postponed

## REGULAR MEETING CONTINUED

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS:**

- (a) **J&J Greenwich, LLC**; applications PLPZ 2017 00195 and PLPZ 2017 00196, for a final site plan and special permit, to merge 1137 East Putnam Avenue and 5 Sheephill Road; remove the existing structures; and construct a new four-story, 40,931 sq. ft. mixed-use building with moderate-income housing units on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. (Staff: KD) (Must decide by 10/5/2017) (Maximum Extension available to 12/9/17) (Closed at the 8/1/2017 meeting, no action taken) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

No Action

- (b) **Greenwich Avenue – Annex, Willgreen Holdings, LLC**; application PLPZ 2017 00207, for a special permit only, to convert the vacant 2<sup>nd</sup> floor of the annex building into two apartments, remove the existing car elevator, and associated bulkhead, construct a new fire stair and elevator, and remove a fire escape that extends onto the municipal parking lot to the west, on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR zone. (Staff: AP) (Must decide by 10/5/2017) (Maximum extension available to 12/9/2017) (Moved to final site plan at the 8/1/2017 meeting, no action on the special permit) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

No Action

15. **APPROVAL OF MINUTES:**

July 18, 2017

Motion to approve minutes of July 18, 2017

Moved by Fox, seconded by Levy

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

5-0

August 1, 2017

No Action

16. **OTHER:**

a. Executive Session on pending litigation or personnel matters. – None

b. Other items as may properly come before the Commission:

Motion to open a RESOLUTION REGARDING ARCHITECTURAL  
REVIEW COMMITTEE

Motion to open by Alban, seconded by Macri

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

5-0

**Whereas**, on June 7, 1988, the Commission proposed and approved a resolution regarding the purposes, administration, membership, duties, roles, and compensation of the Architectural Review Committee; and

**Whereas**, at that time the Commission

- Recognized the need for consultation with experts in various fields
- Was concerned with matters of the architectural character of the community, and the preservation and enhancement of property values
- Recognized the need for expert assistance in the area of architecture and site plan review
- Was concerned with the preservation and enhancement of buildings, sites, streetscapes, and districts which reflect or retain elements of the Town's cultural, social, economic, political and architectural history and the Commission recognized that an Architectural Review Committee could assist in meeting this objective; and

**Whereas**, the Commission finds the Architectural Review Committee has and continues to support both the purposes of the Building Zone Regulations per Section 6-1 thereof as well as the consistent application of said Regulations; and

**Whereas**, the Architectural Review Committee also strives to implement relevant objectives of the Town's Plans of Conservation and Development.

**Therefore, be it resolved** that the Architectural Review Committee shall hold officer elections at its regularly scheduled meeting in the month of October 2017, and annually thereafter coincident with its regular meeting dates. The Committee shall elect a chairman and a secretary from among its appointed members and shall create and fill such other offices as it may determine. The term of office of the chairman of the Committee shall be one (1) year and an incumbent of such office shall be eligible for re-election.

No action of the Architectural Review Committee shall be taken except upon the affirmative vote of at least five (5) members thereof.

Finally, the Architectural Review Committee shall form a subcommittee to review and revise the remaining provisions of the Commission's June 7, 1988 resolutions in its regard and shall present them to the Commission when complete and endorsed by at least five (5) of its members.

Motion to approve the resolution  
Moved by Macri, seconded by Fox  
Voting in favor: Maitland, Alban, Levy, Fox, and Macri  
5-0

#### **APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

**The Anthis Corporation;** applications PLPZ 2017 00268 and PLPZ 2017 00269, for a final site plan and special permit, to change uses in the building and convert the basement level to active commercial space related to the first floor use, remove commercial use from the second floor and convert it to storage, employee lounge and administrative office to be used in connection with the first and basement floor use, and convert the third floor to a single residential dwelling unit on a 3,482 square foot property located at 33 Lewis Street in the CGBR zone.  
*(Staff: MK) (Must close by 10/19/2017) (Maximum extension granted.)*



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

**THURSDAY**  
**September 7, 2017**

## **FINAL AGENDA**

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

1. **Extension for Temporary Fire House;** request to extend the removal condition that the Horseneck Fire Station buildings were to be removed six (6) months after a TCO and/or final CO is issued for the Central Fire House, as imposed under final coastal site plan PLPZ 2011 00560 (also see MI PLPZ 2011 00444) so that the Town can utilize the Horseneck Station to relocate the Byram Fire Station operation when that building is being renovated, on property located at 0 Horseneck Lane in the R-6 zone *(Staff: KD) (Page Number: 8)*
2. **Temporary use of Horseneck Fire House;** application PLPZ 2017 00419 and PLPZ 2017 00420, for a final coastal site plan and municipal improvement to allow the temporary use of the fire house by the Greenwich International Film Festival (dorm building and accompanying parking spots) from September 2017 to June 2018 for office space to support GIFF work on property located at 0 Horseneck Lane in the R-6 zone. *(Staff: KD) (Must decide final coastal site plan by 11/11/2017, and municipal improvement by 11/23/2017) (Maximum extension available for final coastal site plan to 1/15/2018 and municipal improvement to 2/21/2018) (Page Number: 16)*
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4. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe;** application PLPZ 2017 00264 for a final subdivision to merge the properties located at 255, 257, 259, 261 & 263 Millbank Avenue and 71 Havemeyer Place into one parcel, totaling 84,767 square feet, in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2017) (Extension to decide granted to 9/8/17. Maximum extension available to 9/28/2017) (Continued from the 7/11/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 80)*

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**Applications PLPZ 2017 00317 and PLPZ 2017 00318 have been POSTPONED**

7. **St. Barnabas Church;** applications PLPZ 2017 00335 and PLPZ 2017 00336, for a final site plan and special permit, to construct a 432 sq. ft. addition to the existing sanctuary, removal and replacement of the existing flagstone sidewalks, flagstone steps, wall and stone curb located to the south of sanctuary and related site improvements the result of which would further exceed the 150,000 cubic feet threshold on a 8.944-acres property located at 954 Lake Avenue in the RA-4 zone. (Staff: MA) (**Must open by 9/7/2017**) (Maximum extension available to 11/18/2017) (Page Number: 217)
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**Application PLPZ 2017 00359 has been WITHDRAWN**

9. **56 OFP, LLC;** applications PLPZ 2017 00177 and PLPZ 2017 00178, for a final site plan and special permit, to construct a new multi-family building to contain eight (8) units and a sixteen (16) car parking garage, six (6) surface parking spaces and related site and drainage improvements, on a 34,380.31 sq. ft. property located at 56 Old Field Point Road in the R-6 zone. (Staff: PL) (**Must close by 9/8/2017**) (Extension granted to 9/8/17. Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 and 8/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 252)
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**Applications PLPZ 2017 00225 and PLPZ 2017 00226 have been POSTPONED**

**REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS:**

- (a) **J&J Greenwich, LLC**; applications PLPZ 2017 00195 and PLPZ 2017 00196, for a final site plan and special permit, to merge 1137 East Putnam Avenue and 5 Sheephill Road; remove the existing structures; and construct a new four-story, 40,931 sq. ft. mixed-use building with moderate-income housing units on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. *(Staff: KD) (Must decide by 10/5/2017) (Maximum Extension available to 12/9/17) (Closed at the 8/1/2017 meeting, no action taken) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*
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15. **APPROVAL OF MINUTES:**

July 18, 2017  
August 1, 2017

16. **OTHER:**

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

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON  
SUBSEQUENT MEETINGS:**

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8. **Saddle River Greenwich, LLC**; application PLPZ 2017 00359, for a final re-subdivision, to transfer 0.0964 acres of land from the property located at 649 River Road to the property located at 651 River Road on properties located at 649 and 651 River Road in the RA-1 zone. (Staff: MK) (**Must decide by 9/18/2017**) (Maximum extension available to 11/17/2017)
9. **56 OFP, LLC**; applications PLPZ 2017 00177 and PLPZ 2017 00178, for a final site plan and special permit, to construct a new multi-family building to contain eight (8) units and a sixteen (16) car parking garage, six (6) surface parking spaces and related site and drainage improvements, on a 34,380.31 sq. ft. property located at 56 Old Field Point Road in the R-6 zone. (Staff: PL) (**Must close by 9/8/2017**) (Extension granted to 9/8/17. Maximum extension available to 9/21/2017) (Continued from the 6/13/2017 and 8/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)
10. **Windy Knolls Greenwich, LLC**; applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. (Staff: MA) (**Must close by 9/20/2017**) (Extension to close granted to 9/20/2017. Maximum extension available to 10/19/2017) (Continued from the 7/11/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)
11. **Tom Kennedy et. al**; applications PLPZ 2017 00211 and PLPZ 2017 00212, for a final site plan and special permit, to construct additions to the existing two-family house, construct a new driveway, two (2) garage spaces, four (4) parking surface parking spaces and associated site and drainage improvements on a 16,297 sq. ft. property located at 58 Spring Street in the R-6 zone. (Staff: CT) (**Must close by 10/5/2017**) (Maximum extension granted) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)
12. **Oneida Indian Harbor LLC**; applications PLPZ 2017 00225 and PLPZ 2017 00226, for a final coastal site plan and special permit, to renovate an existing 2 ½ story, 8,752 sq. ft. single family home, construct an addition and new accessory building increasing the gross floor area to 12,575.21 sq. ft., new patio areas, a parking court and resurfacing of the existing driveway on a 3.057-acres property located at 58 Oneida Drive in the R-20 zone. (Staff: MK) (**Must close by 10/5/2017**) (Maximum extension granted) (Continued from the 6/27/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)

## REGULAR MEETING CONTINUED

13. **DISCUSSION ITEMS:**



14. **DECISION ITEMS:**

- (a) **J&J Greenwich, LLC**; applications PLPZ 2017 00195 and PLPZ 2017 00196, for a final site plan and special permit, to merge 1137 East Putnam Avenue and 5 Sheephill Road; remove the existing structures; and construct a new four-story, 40,931 sq. ft. mixed-use building with moderate-income housing units on properties located at 5 Sheephill Road and 1137 East Putnam Avenue in the LB zone. *(Staff: KD) (Must decide by 10/5/2017) (Maximum Extension available to 12/9/17) (Closed at the 8/1/2017 meeting, no action taken) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*
- (b) **Greenwich Avenue – Annex, Willgreen Holdings, LLC**; application PLPZ 2017 00207, for a **special permit only**, to convert the vacant 2<sup>nd</sup> floor of the annex building into two apartments, remove the existing car elevator, and associated bulkhead, construct a new fire stair and elevator, and remove a fire escape that extends onto the municipal parking lot to the west, on a 18,268 sq. ft. property located at 140 Greenwich Avenue in the CGBR zone. *(Staff: AP) (Must decide by 10/5/2017) (Maximum extension available to 12/9/2017) (Moved to final site plan at the 8/1/2017 meeting, no action on the special permit) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri)*

15. **APPROVAL OF MINUTES:**

July 18, 2017  
August 1, 2017

16. **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:**

**The Anthis Corporation**; applications PLPZ 2017 00268 and PLPZ 2017 00269, for a final site plan and special permit, to change uses in the building and convert the basement level to active commercial space related to the first floor use, remove commercial use from the second floor and convert it to storage, employee lounge and administrative office to be used in connection with the first and basement floor use, and convert the third floor to a single residential dwelling unit on a 3,482 square foot property located at 33 Lewis Street in the CGBR zone. *(Staff: MK) (Must close by 10/19/2017) (Maximum extension granted.)*