

1. Tentative Agenda

Documents:

[T-09-11-18 - FINAL.PDF](#)

2. Final Agenda

Documents:

[F-09-11-18 - FINAL.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 09-11-18 - FINAL.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 11, 2018

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **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) (**Must decide by 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)
2. **Josh and Yael Rosen**; application PLPZ 2018 00344, for a final coastal site plan, to construct a new single family dwelling, pool, elevated terraces, driveway leading, and related site and stormwater improvements on a 23,200 sq. ft. property located at 20 East Point Lane in the R-12 zone. (Staff: SB) (**Must decide by 9/27/2018**) (Maximum extension available to 12/1/2018)
3. **St Catherine of Siena and Greenwich Center for Hope & Renewal**; application PLPZ 2018 00375 for a final site plan for approval of a change of tenants as imposed by the Commission's prior decision (PLPZ 2012 00327, 328), on a 0.23-acre property located at 13/15 Riverside Avenue in the R-12 zone. (Staff: BD) (**Must decide by 11/15/2018**) (Maximum extension available to 1/19/2019)
4. **307 Shore Road LLC & Christopher P. Day TR**; application PLPZ 2018 00376 for a final coastal subdivision to make a 1,961 square feet equal area of exchange, modifying the common property line between the properties located at 307 and 325 Shore Road in the R-20 zone. (Staff: SB) (**Must decide by 10/6/2018**) (Maximum extension available to 12/5/2018)

5. **Fareri Associates LP;** application PLPZ 2018 00360 for a final site plan for a change of use from office to a martial arts studio the result of which would increase the required parking for a property that is currently non-conforming as to the required number of parking spaces available on a 37,135 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. *(Staff: PL) (Must decide by 10/11/2018) (Maximum extension available to 12/18/2018)*

6. **Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC;** application PLPZ 2018 00257 for a final subdivision to make a 1,525 sq. ft. equal area exchange and revise the lot line to provide more depth to the 581-585 parcel to allow for a proposed garage structure on the 581-585 parcel to meet the rear yard setback of thirty (30) feet, 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) (Extension to decide provided to 9/12/2018. Maximum extension available to 9/21/2018)*

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

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PUBLIC HEARING 7:15 PM

10. **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, in collaboration with applications PLPZ 2018 00257, 261, 262 and 263 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)*
11. **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 11/3/2018) (Maximum extension to open granted.) (Postponed by Applicant at the 8/7/2018 meeting)*
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 9/23/2018) (Extension to decide granted to 9/23/2018. Maximum extension available to 10/24/2018) (Postponed by the Applicant at the 8/7/2018 meeting)*
13. **Palmer Hill Road LLC;** application PLPZ 2018 00286, for a final re-subdivision, to make two equal 0.0391 acres (1,703 sq. ft.) areas of exchange and modify a portion of lot lines between the lots 3 and 4 (aka 18 and 20 Hillcrest Lane) of approved subdivision PLPZ 2016 00031, on properties located at 269 Palmer Hill Road (aka 18 and 20 Hillcrest Lane) in the RA-1 zone. *(Staff: SB) (Must decide by 10/11/2018) (Maximum extension available to 12/10/2018)*

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**
15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

August 7, 2018

17. **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:**

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/
(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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Town Hall Meeting Room
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REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**
15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

August 7, 2018

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- a. Executive Session on pending litigation or personnel matters.
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FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

September 11, 2018

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban (until 10:00 p.m.), Peter Levy, and Andrew Fox (arrived at 8:24 p.m.)

Regular Member Absent: Nicholas Macri

Alternate Members Present: Dennis Yeskey (seated for Macri), Victoria Goss, and Dave Hardman (seated for Fox until 8:24 p.m., then seated for Alban at 10:00 p.m.)

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

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Motion to approve final coastal subdivision with modifications

Moved by Alban, seconded by Levy

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

Voting against: Yeskey *(for Macri)*

4-1

2. **Josh and Yael Rosen;** application PLPZ 2018 00344, for a final coastal site plan, to construct a new single family dwelling, pool, elevated terraces, driveway leading, and related site and stormwater improvements on a 23,200 sq. ft. property located at 20 East Point Lane in the R-12 zone. *(Staff: SB) (Must decide by 9/27/2018) (Maximum extension available to 12/1/2018) (Page Number: 92)*

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Levy

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

5-0

3. **St Catherine of Siena and Greenwich Center for Hope & Renewal;** application PLPZ 2018 00375 for a final site plan for approval of a change of tenants as imposed by the Commission's prior decision (PLPZ 2012 00327, 328), on a 0.23-acre property located at 13/15 Riverside Avenue in the R-12 zone. *(Staff: BD) (Must decide by 11/15/2018) (Maximum extension available to 1/19/2019) (Page Number: 168)*

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

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

5-0

4. **307 Shore Road LLC & Christopher P. Day TR;** application PLPZ 2018 00376 for a final coastal subdivision to make a 1,961 square feet equal area of exchange, modifying the common property line between the properties located at 307 and 325 Shore Road in the R-20 zone. *(Staff: SB) (Must decide by 10/6/2018) (Maximum extension available to 12/5/2018) (Page Number: 214)*

Motion to find not a coastal subdivision or re-subdivision

Moved by Alban, seconded by Fox

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

Voting against: Alban

4-1

5. **Fareri Associates LP;** application PLPZ 2018 00360 for a final site plan for a change of use from office to a martial arts studio the result of which would increase the required parking for a property that is currently non-conforming as to the required number of parking spaces available on a 37,135 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. *(Staff: PL) (Must decide by 10/11/2018) (Maximum extension available to 12/18/2018) (Page Number: 246)*

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Opened
Withdrawn by Applicant

11. **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 11/3/2018**) (Maximum extension to open granted.) (Postponed by Applicant at the 8/7/2018 meeting) (Page Number: 520)

Motion to approve final site plan and special permit with modifications
Moved by Maitland, seconded by Fox
Voting in favor: Maitland, Hardman (for Alban), Levy, Fox, and Yeskey
(for 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 9/23/2018**) (*Extension to decide granted to 9/23/2018. Maximum extension available to 10/24/2018*) (*Postponed by the Applicant at the 8/7/2018 meeting*) (*Page Number: 586*)

Motion to approve final re-subdivision with modifications

Moved by Maitland, seconded by Fox

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

5-0

13. **Palmer Hill Road LLC;** application PLPZ 2018 00286, for a final re-subdivision, to make two equal 0.0391 acres (1,703 sq. ft.) areas of exchange and modify a portion of lot lines between the lots 3 and 4 (aka 18 and 20 Hillcrest Lane) of approved subdivision PLPZ 2016 00031, on properties located at 269 Palmer Hill Road (aka 18 and 20 Hillcrest Lane) in the RA-1 zone. (*Staff: SB*) (**Must decide by 10/11/2018**) (*Maximum extension available to 12/10/2018*) (*Page Number: 640*)

Motion to find not a subdivision or re-subdivision

Moved by Maitland, seconded by Fox

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

Voting against: None

Abstaining: Hardman (*for Alban*)

4-0-1

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

August 7, 2018

Motion to approve Minutes of August 7, 2018

Moved by Fox, seconded by Maitland

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

5-0

17. **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:**

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/

(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.

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/

(Staff: KD) (Continued from the 8/7/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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 11/3/2018) (Maximum extension to open granted) (Postponed by Applicant at the 8/7/2018 meeting)*