

1. Tentative Agenda

Documents:

[TENTATIVE - 09-17-19.PDF](#)

2. Final Agenda

Documents:

[FINAL - 09-17-19.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA - 09-17-19.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 17, 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 9/18/2019) (Extension granted to 9/18/19. 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 9/18/2019) (Extension granted to 9/18/19. 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. **160 Hamilton, LLC**; application PLPZ 2019 00342, for a final site plan, to expand the current building by 36 sq. ft. to add a second bathroom and laundry room to an existing second floor apartment on a 5,004 sq. ft. parcel located at 160 Hamilton Avenue in the LBR-2 Zone. *(Staff: PL) (Must decide by 11/8/2019) (Maximum extension to decide is available to 1/12/2020)*

4. **75 Holly LLC**; application PLPZ 2019 00355, for a final site plan to change the use of approximately 13,000 sq. ft. from office to a daycare center use, and the construction of an exterior paly area at the southeastern corner of the site on a 4.47-acres property, located at 75 Holly Hill Lane, in the GBO Zone. (Staff: MA) (Must decide by 11/8/2019) (Maximum extension to decide is available to 1/12/2020)

PUBLIC HEARING 7:15 PM

5. **O & B Associates LLC**; applications PLPZ 2019 00344 and PLPZ 2019 00345, for final site plan and special permit, to permit the ongoing usage of the property as a motor vehicle repair station and related towing service located on a 11,832 sq. ft. property at **561 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must open by 11/8/2019) (Maximum extension to open available to 1/12/2020)
6. **28 Windrose Way. LLC**; applications, PLPZ 2019 00335 and PLPZ 2019 00336, for final coastal site plan and special coastal permit, to: combine two parcels; remove the house at 24 Windrose Way; and construct a new single family home of 15,589 square feet including accessory structures the result of which would exceed 150,000 cubic feet in building volume, requiring a special permit, on properties located at **24 and 28 Windrose Way** in the RA-2 and COZ zones. (Staff: JP) (Must open by 10/10/2019) (Maximum extension to open available to 12/14/2019)
7. **The Estate of Vincent Camuto**; application PLPZ 2019 00337, for a final re-subdivision, to modify certain conditions approved under final subdivision #1474 on a 21.7-acres property located at **11 Chateau Ridge Drive** in the RA-4 and RA-C4 zones. (Staff: BD) (Must decide by 9/30/2019) (Maximum extension to decide available to 11/29/2019)
8. **Steven A. and Alexandra M. Cohen**; application PLPZ201900346, for a final re-subdivision, to merge two (2) adjacent parcels, held in common ownership, for properties located at **30 Crown Lane** (13.915-acres) and **0 Meeting House Road** (4.0047-acres) and both within the RA-4 zone. (Staff: BD) (Must decide by 10/8/2019) (Maximum extension to decide available to 12/7/2019)

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**
 - a. Planning and Zoning Commission Meeting Schedule for 2020.
10. **APPROVAL OF MINUTES:**
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.)

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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.)

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 10/2/19) (Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19 and 9/4/19 meetings.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Hardman.)*

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 close by 10/9/2019) (Maximum extension to close available to 12/7/2019. Six days of extension time used to open application.) (Left open from 9/4/19 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.)*

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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 17, 2019

Final AGENDA

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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 9/18/2019) (Extension granted to 9/18/19. 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.

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

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To be handled administratively per Section 6-13 (b)

4. **75 Holly LLC**; application PLPZ 2019 00355, for a final site plan to change the use of approximately 13,000 sq. ft. from office to a daycare center use, and the construction of an exterior paly area at the southeastern corner of the site on a 4.47-acre property, located at **75 Holly Hill Lane**, in the GBO Zone. *(Staff: MA) (Must decide by 11/8/2019) (Maximum extension to decide is available to 1/12/2020) (page 6)*

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REGULAR MEETING CONTINUED

9. DISCUSSION ITEMS:

- a. Planning and Zoning Commission Meeting Schedule for 2020. (page 503)
- b. **Jenn Realty LLC; Shreve, Crump and Low; 125 Greenwich Avenue:** Appeal of ARC Exterior Alteration PLPZ 2014 00272 for new signage at Shreve, Crump and Low. The ARC decision of June 4, 2014 includes the requirement that “only one façade sign on Greenwich Avenue is permitted, to be located to the right of the door. The façade sign to the left should be removed and be replaced with a directory sign for the tenants.” The applicant requests appeal from this decision in order to add a new “Shreve, Crump and Low” plaque to the left of the door on the Greenwich Avenue façade of the building. (page 504)

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TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

September 17, 2019

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Andrew Fox, and Dave Hardman

Regular Members Absent: Peter Levy

Alternate Member Present: Dennis Yeskey, Victoria Goss, and Peter Lowe

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

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

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

7. **The Estate of Vincent Camuto;** application PLPZ 2019 00337, for a final re-subdivision, to modify certain conditions approved under final subdivision #1474 on a 21.7-acres property located at **11 Chateau Ridge Drive** in the RA-4 and RA-C4 zones. *(Staff: BD) (Must decide by 9/30/2019) (Maximum extension to decide available to 11/29/2019) (page 297)*

Motion to approve re-subdivision with modifications
Moved by Macri seconded by Fox
Voting in favor: Alban, Macri, Lowe (for Levy), Fox, and Hardman
5-0

8. **Steven A. and Alexandra M. Cohen;** application PLPZ201900346, for a final re-subdivision, to merge two (2) adjacent parcels, held in common ownership, for properties located at **30 Crown Lane** (13.915-acres) and **0 Meeting House Road** (4.0047-acres) and both within the RA-4 zone. *(Staff: BD) (Must decide by 10/8/2019) (Maximum extension to decide available to 12/7/2019) (page 345)*

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

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

- a. Planning and Zoning Commission Meeting Schedule for 2020. (page 503)

Motion to approve 2020 schedule as presented
Moved by Macri seconded by Fox
Voting in favor: Alban, Macri, Lowe (for Levy), Fox, and Hardman
5-0

- b. **Jenn Realty LLC; Shreve, Crump and Low; 125 Greenwich Avenue:** Appeal of ARC Exterior Alteration PLPZ 2014 00272 for new signage at Shreve, Crump and Low. The ARC decision of June 4, 2014 includes the requirement that “only one façade sign on Greenwich Avenue is permitted, to be located to the right of the door. The façade sign to the left should be removed and be replaced with a directory sign for the tenants.” The applicant requests appeal from this decision in order to add a new “Shreve, Crump and Low” plaque to the left of the door on the Greenwich Avenue façade of the building. (page 504)

The Commission finds that the applicant may replace the directory sign, with a new sign for “Shreve, Crump and Low”. Sign to be made of stone, engraved with black lettering, unlighted, same size and dimensions as sign on the south side of the entry. Additionally, the Commission instructed the applicant to re-hang the light above the entryway, higher, and as shown on plan “A-2” provided at the meeting.

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