

1. Meeting Materials

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

September 19, 2017

ACTION AGENDA WITH DECISIONS

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

Regular Members Absent: Peter Levy

Alternate Member Present and Seated: 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. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00429, for a municipal improvement to approve a lease agreement between the Town of Greenwich and the Greenwich Garden Education Center at the Montgomery Pinetum Park, located at 0 Bible Street in the R-20 Zone. (Staff: PL) (Must act by 12/6/2017)

Motion to approve municipal improvement

Moved by Alban, seconded by Fox

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

5-0

2. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00428, for a municipal improvement to approve a sublease agreement between the Greenwich Garden Education Center and the Greenwich Tree Conservancy to use a portion of the building at the Montgomery Pinetum Park, located at 0 Bible Street in the R-20 Zone. *(Staff: PL) (Must act by 12/6/2017)*

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

3. **421 Field Point, LLC;** application PLPZ 2017 00369 for a final subdivision to subdivide a 2.576 acre (112,210 sq. ft.) lot into three (3) lots where Lot 1 would be 35,000 sq. ft., Lot 2 would be 30,193 sq. ft. (23,364 sq. ft. for zoning purposes) Lot 3 30,194 sq. ft. (21,632 sq. ft. for zoning purposes) and an open space parcel of 16,833 sq. ft. (equal to 15% of the total lot area) at property located at 421 Field Point Road in the R-20 zone. *(Staff: CT) (Must decide by 9/29/2017) (Maximum extension available to 11/28/2017)*

LEFT OPEN. Extension to decide granted to 10/18/17

4. **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) (Continued from the 9/7/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox who recused], and Macri)*

Motion to approve final site plan with modifications
Moved by Alban, seconded by Yeskey
Voting in favor: Maitland, Alban, Yeskey (for Levy), and Macri
4-0
Recused: Fox

5. **Marcos Andres Buscaglia and Maria Sofia Canale-Buscaglia;** application PLPZ 2017 00357, for a final subdivision, to subdivide a 32,198 sq. ft. parcel into two (2) parcels where Parcel A would be 14,214 sq. ft. and Parcel B would be 13,074 sq. ft. (12,094 sq. ft. for zoning purposes) and two (open space parcels of 560 sq. ft. and 4,350 sq. ft. (totaling 4,910 sq. ft. or equal to 15.25% of the total lot area) at property located a 30 Crescent Road in the R-12 Zone. *(Staff: CT) (Must decide by 10/18/2017) (Extension to decide granted to 10/18/2017. Maximum extension available to 11/15/2017)*

POSTPONED TO THE 10/3/17 MEETING

PUBLIC HEARING 7:15 PM

6. **65 Conyers Farm LLC**; applications PLPZ 2017 00348 and PLPZ 2017 00349, for a final site plan and special permit, to construct a 11,604.98 sq. ft. single-family dwelling with an overall building volume of 204,548 cubic feet, which would exceed the 150,000 cubic feet threshold requiring a Special Permit and related site, drainage and landscaping improvements on a 15.629 acres property located at 65 Conyers Farm Drive in the RA-4 zone. *(Staff: MA) (Must open by 9/21/2017) (Maximum extension available to 11/25/2017)*

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

7. **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.

8. **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 an 8.944-acres property located at 954 Lake Avenue in the RA-4 zone. *(Staff: MA) (Must close by 10/12/2017) (Maximum extension available to 12/16/2017) (Continued from the 9/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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

9. **Steamboat Road Acquisitions, LLC**; applications PLPZ 2017 00371 and PLPZ 2017 00372, for a final coastal site plan and special permit, to construct a new eight (8) unit multi-family building, an in-ground pool, an accessory structure in the southwest corner of the site, an underground parking garage for fifteen (15) vehicles, surface parking for four (4) vehicles, and related site and drainage improvements on a 37,832 sq. ft. property located at 702 Steamboat Road in the R-6 zone. (Staff: MK) (Must open by 10/5/2017) (Maximum extension available to 12/9/2017)

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

10. **Mill Post Realty LLC, of 134 East Putnam Avenue**; application PLPZ 2017 00413 for a text amendment, to amend the Town of Greenwich Building Zone Regulations Section 6-103.1(B) as follows: **TEXT IN BOLD TO BE ADDED** [TEXT IN BRACKETS TO BE DELETED] (Staff: PL) (Must open by 11/11/2017) (Maximum extension available to 1/15/2018)

Motion to approve text amendment
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Yeskey (for Levy), Fox, and Macri
5-0

(B) Ground Floor Uses.

Except for access to and egress from upper floor permitted uses, uses on the ground floor shall be limited to uses listed in Use Group 1 except for banks and financial services, (including drive up and drive thru) and sales agencies of real estate, employment insurance or travel firms which are not permitted on the first floor of the CGBR zone. These uses are only allowed on the upper floors if parking is provided on site since these uses are considered office uses and not retail uses. ATM machines and bank entrances to the 2nd floor are not considered financial services and may be located on the first floor in the CGBR zone. Recreational facilities, fitness clubs, gyms and group fitness centers are not permitted on the first floor [OR BASEMENT] of the CGBR zone and only **IN THE BASEMENT AND** on the upper floors if, **IN EITHER CASE**, adequate parking is provided on site per Section 6-158 of the BZR. Other Use Group 1 uses shall occupy not less than 75% of the floor area of the largest floor of the building. For the purposes of this provision, the ground floor shall be considered a floor within 18 inches of mean curb elevation; if no floor occurs within this elevation, the Zoning Enforcement Officer shall determine which floor of the building shall be treated as the ground floor. Public areas of a restaurant in the CGBR zone are restricted to the ground floor (basement or second floor) may be used for food preparation and accessory non-public restaurant uses. For the purposes of this section, a floor shall be considered the ground floor if it is located within 18" above or below mean curb elevation.

11. **Flouty Family Limited Partnership;** applications PLPZ 2017 00260 and PLPZ 2017 00261, for a final site plan and special permit, to merge the parcels at 38 and 40 Talbot Lane, and construct two (2) single-family dwellings, and a one (1) three-family dwelling, paved driveway and parking areas, retaining walls, walkways, and associated site improvements on properties located at 38 and 40 Talbot Lane in the R-6 zone. *(Staff: CT) (Must open by 9/19/2017) (Extension to open granted to 9/19/2017. Maximum extension available to 10/9/2017)*

LEFT OPEN. Extension to close granted.

12. **Bianca 121 LLC;** applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, to renovate the exterior of the building and renovate the interior to construct two (2) new residential units on the second and third floors of the structure, a terrace and plantings on the roof on a 6,250 sq. ft. property located at 121 Greenwich Avenue in the CGBR zone. *(Staff: MK) (Must open by 10/5/2017) (Maximum extension available to 12/9/2017)*

POSTPONED

13. **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)*

POSTPONED

14. **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)*

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

REGULAR MEETING CONTINUED

15. **DISCUSSION ITEMS:**

16. **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 TAKEN

- (b) **Greenwich Avenue – Annex, Willgreen Holdings, LLC**; application PLPZ 2017 00207, for a **special permit only**, to convert the vacant 2nd 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 TAKEN

17. **APPROVAL OF MINUTES:**

August 1, 2017

Motion to approve the minutes of August 1, 2017

Moved by Fox, seconded by Macri

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

5-0

18. **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:**

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 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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.) (Continued from the 7/11/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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 19, 2017

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00429, for a municipal improvement to approve a lease agreement between the Town of Greenwich and the Greenwich Garden Education Center at the Montgomery Pinetum Park, located at 0 Bible Street in the R-20 Zone. (Staff: PL) (Must act by 12/6/2017) (Page Number: 10)
2. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00428, for a municipal improvement to approve a sublease agreement between the Greenwich Garden Education Center and the Greenwich Tree Conservancy to use a portion of the building at the Montgomery Pinetum Park, located at 0 Bible Street in the R-20 Zone. (Staff: PL) (Must act by 12/6/2017) (Page Number: 57)
3. **421 Field Point, LLC;** application PLPZ 2017 00369 for a final subdivision to subdivide a 2.576 acre (112,210 sq. ft.) lot into three (3) lots where Lot 1 would be 35,000 sq. ft., Lot 2 would be 30,193 sq. ft. (23,364 sq. ft. for zoning purposes) Lot 3 30,194 sq. ft. (21,632 sq. ft. for zoning purposes) and an open space parcel of 16,833 sq. ft. (equal to 15% of the total lot area) at property located at 421 Field Point Road in the R-20 zone. (Staff: CT) (Must decide by 9/29/2017) (Maximum extension available to 11/28/2017) (Page Number: 70)
4. **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) (Continued from the 9/7/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox who recused], and Macri) (Page Number: 131)

5. **Marcos Andres Buscaglia and Maria Sofia Canale-Buscaglia;** application PLPZ 2017 00357, for a final subdivision, to subdivide a 32,198 sq. ft. parcel into two (2) parcels where Parcel A would be 14,214 sq. ft. and Parcel B would be 13,074 sq. ft. (12,094 sq. ft. for zoning purposes) and two (open space parcels of 560 sq. ft. and 4,350 sq. ft. (totaling 4,910 sq. ft. or equal to 15.25% of the total lot area) at property located a 30 Crescent Road in the R-12 Zone. (Staff: PL) (**Must decide by 9/20/2017**) (Extension to decide granted to 9/20/2017. Maximum extension available to 11/15/2017)

Application PLPZ 2017 00357 has been POSTPONED

PUBLIC HEARING 7:15 PM

6. **65 Conyers Farm LLC;** applications PLPZ 2017 00348 and PLPZ 2017 00349, for a final site plan and special permit, to construct a 11,604.98 sq. ft. single-family dwelling with an overall building volume of 204,548 cubic feet, which would exceed the 150,000 cubic feet threshold requiring a Special Permit and related site, drainage and landscaping improvements on a 15.629 acres property located at 65 Conyers Farm Drive in the RA-4 zone. (Staff: MA) (**Must open by 9/21/2017**) (Maximum extension available to 11/25/2017) (Page Number: 213)
7. **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)

Applications PLPZ 2017 00317 and PLPZ 2017 00318 have been POSTPONED by Applicant

8. **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 close by 10/12/2017**) (Maximum extension available to 12/16/2017) (Continued from the 9/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 315)

9. **Steamboat Road Acquisitions, LLC;** applications PLPZ 2017 00371 and PLPZ 2017 00372, for a final coastal site plan and special permit, to construct a new eight (8) unit multi-family building, an in-ground pool, an accessory structure in the southwest corner of the site, an underground parking garage for fifteen (15) vehicles, surface parking for four (4) vehicles, and related site and drainage improvements on a 37,832 sq. ft. property located at 702 Steamboat Road in the R-6 zone. (Staff: MK) (Must open by 10/5/2017) (Maximum extension available to 12/9/2017) (Page Number: 331)
10. **Mill Post Realty LLC, of 134 East Putnam Avenue;** application PLPZ 2017 00413 for a text amendment, to amend the Town of Greenwich Building Zone Regulations Section 6-103.1(B) as follows: **TEXT IN BOLD TO BE ADDED** [TEXT IN BRACKETS TO BE DELETED] (Staff: PL) (Must open by 11/11/2017) (Maximum extension available to 1/15/2018) (Page Number: 471)

(B) Ground Floor Uses.

Except for access to and egress from upper floor permitted uses, uses on the ground floor shall be limited to uses listed in Use Group 1 except for banks and financial services, (including drive up and drive thru) and sales agencies of real estate, employment insurance or travel firms which are not permitted on the first floor of the CGBR zone. These uses are only allowed on the upper floors if parking is provided on site since these uses are considered office uses and not retail uses. ATM machines and bank entrances to the 2nd floor are not considered financial services and may be located on the first floor in the CGBR zone. Recreational facilities, fitness clubs, gyms and group fitness centers are not permitted on the first floor [OR BASEMENT] of the CGBR zone and only **IN THE BASEMENT AND** on the upper floors if, **IN EITHER CASE**, adequate parking is provided on site per Section 6-158 of the BZR. Other Use Group 1 uses shall occupy not less than 75% of the floor area of the largest floor of the building. For the purposes of this provision, the ground floor shall be considered a floor within 18 inches of mean curb elevation; if no floor occurs within this elevation, the Zoning Enforcement Officer shall determine which floor of the building shall be treated as the ground floor. Public areas of a restaurant in the CGBR zone are restricted to the ground floor (basement or second floor) may be used for food preparation and accessory non-public restaurant uses. For the purposes of this section, a floor shall be considered the ground floor if it is located within 18" above or below mean curb elevation.

11. **Flouty Family Limited Partnership;** applications PLPZ 2017 00260 and PLPZ 2017 00261, for a final site plan and special permit, to merge the parcels at 38 and 40 Talbot Lane, and construct two (2) single-family dwellings, and a one (1) three-family dwelling, paved driveway and parking areas, retaining walls, walkways, and associated site improvements on properties located at 38 and 40 Talbot Lane in the R-6 zone. (Staff: CT) (Must open by 9/19/2017) (Extension to open granted to 9/19/2017. Maximum extension available to 10/9/2017) (Page Number: 481)

12. **Bianca 121 LLC**; applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, to renovate the exterior of the building and renovate the interior to construct two (2) new residential units on the second and third floors of the structure, a terrace and plantings on the roof on a 6,250 sq. ft. property located at 121 Greenwich Avenue in the CGBR zone. (Staff: MK) (Must open by 10/5/2017) (Maximum extension available to 12/9/2017)

Applications PLPZ 2017 00363 and PLPZ 2017 00364 have been POSTPONED to the October 3, 2017 Meeting

13. **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)

Applications PLPZ 2017 00211 and PLPZ 2017 00212 have been POSTPONED to the October 3, 2017 Meeting

14. **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) (Page Number: 527)

REGULAR MEETING CONTINUED

15. **DISCUSSION ITEMS:**

16. **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 2nd 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)*

17. **APPROVAL OF MINUTES:**

August 1, 2017

18. **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:**

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 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

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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 19, 2017

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00429, for a municipal improvement to approve a lease agreement between the Town of Greenwich and the Greenwich Garden Education Center at the Montgomery Pinetum Park, located at 0 Bible Street in the R-20 Zone. (Staff: PL) (Must act by 12/6/2017)
2. **Town of Greenwich Parks and Recreation;** application PLPZ 2017 00428, for a municipal improvement to approve a sublease agreement between the Greenwich Garden Education Center and the Greenwich Tree Conservancy to use a portion of the building at the Montgomery Pinetum Park, located at 0 Bible Street in the R-20 Zone. (Staff: PL) (Must act by 12/6/2017)
3. **421 Field Point, LLC;** application PLPZ 2017 00369 for a final subdivision to subdivide a 2.576 acre (112,210 sq. ft.) lot into three (3) lots where Lot 1 would be 35,000 sq. ft., Lot 2 would be 30,193 sq. ft. (23,364 sq. ft. for zoning purposes) Lot 3 30,194 sq. ft. (21,632 sq. ft. for zoning purposes) and an open space parcel of 16,833 sq. ft. (equal to 15% of the total lot area) at property located at 421 Field Point Road in the R-20 zone. (Staff: CT) (Must decide by 9/29/2017) (Maximum extension available to 11/28/2017)
4. **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) (Continued from the 9/7/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox who recused], and Macri)

5. **Marcos Andres Buscaglia and Maria Sofia Canale-Buscaglia;** application PLPZ 2017 00357, for a final subdivision, to subdivide a 32,198 sq. ft. parcel into two (2) parcels where Parcel A would be 14,214 sq. ft. and Parcel B would be 13,074 sq. ft. (12,094 sq. ft. for zoning purposes) and two (open space parcels of 560 sq. ft. and 4,350 sq. ft. (totaling 4,910 sq. ft. or equal to 15.25% of the total lot area) at property located a 30 Crescent Road in the R-12 Zone. (Staff: CT) (**Must decide by 9/20/2017**) (Extension to decide granted to 9/20/2017. Maximum extension available to 11/15/2017)

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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)
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 close by 10/12/2017**) (Maximum extension available to 12/16/2017) (Continued from the 9/7/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)
8. **Steamboat Road Acquisitions, LLC;** applications PLPZ 2017 00371 and PLPZ 2017 00372, for a final coastal site plan and special permit, to construct a new eight (8) unit multi-family building, an in-ground pool, an accessory structure in the southwest corner of the site, an underground parking garage for fifteen (15) vehicles, surface parking for four (4) vehicles, and related site and drainage improvements on a 37,832 sq. ft. property located at 702 Steamboat Road in the R-6 zone. (Staff: MK) (**Must open by 10/5/2017**) (Maximum extension available to 12/9/2017)

9. **Mill Post Realty LLC, of 134 East Putnam Avenue;** application PLPZ 2017 00413 for a text amendment, to amend the Town of Greenwich Building Zone Regulations Section 6-103.1(B) as follows: **TEXT IN BOLD TO BE ADDED** [TEXT IN BRACKETS TO BE DELETED] (*Staff: PL*) (*Must open by 11/11/2017*) (*Maximum extension available to 1/15/2018*)

(B) Ground Floor Uses.

Except for access to and egress from upper floor permitted uses, uses on the ground floor shall be limited to uses listed in Use Group 1 except for banks and financial services, (including drive up and drive thru) and sales agencies of real estate, employment insurance or travel firms which are not permitted on the first floor of the CGBR zone. These uses are only allowed on the upper floors if parking is provided on site since these uses are considered office uses and not retail uses. ATM machines and bank entrances to the 2nd floor are not considered financial services and may be located on the first floor in the CGBR zone. Recreational facilities, fitness clubs, gyms and group fitness centers are not permitted on the first floor [OR BASEMENT] of the CGBR zone and only **IN THE BASEMENT AND** on the upper floors if, **IN EITHER CASE**, adequate parking is provided on site per Section 6-158 of the BZR. Other Use Group 1 uses shall occupy not less than 75% of the floor area of the largest floor of the building. For the purposes of this provision, the ground floor shall be considered a floor within 18 inches of mean curb elevation; if no floor occurs within this elevation, the Zoning Enforcement Officer shall determine which floor of the building shall be treated as the ground floor. Public areas of a restaurant in the CGBR zone are restricted to the ground floor (basement or second floor) may be used for food preparation and accessory non-public restaurant uses. For the purposes of this section, a floor shall be considered the ground floor if it is located within 18" above or below mean curb elevation.

10. **Flouty Family Limited Partnership;** applications PLPZ 2017 00260 and PLPZ 2017 00261, for a final site plan and special permit, to merge the parcels at 38 and 40 Talbot Lane, and construct two (2) single-family dwellings, and a one (1) three-family dwelling, paved driveway and parking areas, retaining walls, walkways, and associated site improvements on properties located at 38 and 40 Talbot Lane in the R-6 zone. (*Staff: CT*) (*Must open by 9/19/2017*) (*Extension to open granted to 9/19/2017. Maximum extension available to 10/9/2017*)
11. **Bianca 121 LLC;** applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, to renovate the exterior of the building and renovate the interior to construct two (2) new residential units on the second and third floors of the structure, a terrace and plantings on the roof on a 6,250 sq. ft. property located at 121 Greenwich Avenue in the CGBR zone. (*Staff: MK*) (*Must open by 10/5/2017*) (*Maximum extension available to 12/9/2017*)

12. **65 Conyers Farm LLC**; applications PLPZ 2017 00348 and PLPZ 2017 00349, for a final site plan and special permit, to construct a 11,604.98 sq. ft. single-family dwelling with an overall building volume of 204,548 cubic feet, which would exceed the 150,000 cubic feet threshold requiring a Special Permit and related site, drainage and landscaping improvements on a 15.629 acres property located at 65 Conyers Farm Drive in the RA-4 zone. *(Staff: MA) (Must open by 9/21/2017) (Maximum extension available to 11/25/2017)*
13. **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)*
14. **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

15. **DISCUSSION ITEMS:**
16. **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 2nd 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)

17. **APPROVAL OF MINUTES:**

August 1, 2017

18. **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:**

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 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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 10/19/2017) (Maximum extension granted) (Continued from the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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.)
(Continued from the 7/11/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)