

1. Meeting Materials

Documents:

[SEPTEMBER 25, 2017 ACTION AGENDA.PDF](#)
[SEPTEMBER 25, 2017 SPECIAL MEETING NOTICE.PDF](#)

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

September 25, 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: Victoria Goss

Alternate Member Absent: Dennis Yeskey

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

SPECIAL MEETING 4:00 PM

1. DECISION ITEMS:

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 3-1/2-stories, 41,423 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)*

Motion to approve final site plan and special permit with modifications

Moved by Alban, seconded by Macri

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

5-0

**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)*

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 closed by 11/9/2017) (Extension to close granted to 11/9/2017. Maximum extension available to 11/13/2017)*

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 10/18/2017) (Extension to decide granted to 10/18/2017. Maximum extension available to 11/28/2017)*

N O T I C E
OF
TOWN OF GREENWICH
PLANNING AND ZONING
COMMISSION MEETING

in the

Town Hall Meeting Room
101 Field Point Road - Town Hall

on
Monday

September 25, 2017

at 4:00 P.M.

To render a decision regarding:

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)*