

1. Tentative Agenda

Documents:

[T-09-27-18 - FINAL.PDF](#)

2. Final Agenda

Documents:

[F-09-27-18 - FINAL.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 09-27-18 - 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 27, 2018

Thursday

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Frank J. Carpenteri, Sr. & Diane Carpenteri;** application PLPZ 2018 00425 for a final subdivision, to make a transfer of 1,234 sq. ft. of land from 31 Windy Knolls to 42 Chapel Street modifying the common boundary line between these parcels. The properties are located at 31 Windy Knoll and 42 Chapel Street and are within the R-6 zone. *(Staff: JP) (Must decide by 11/11/2018) (Maximum extension available to 1/10/2019)*
2. **WH Parcel I LLC and WH Parcel II LLC;** application PLPZ 2018 00372 for a final site plan to convert the second-floor of the existing commercial building from office use to residential use for 15 units consisting of eight (8) one-bedroom units and seven (7) two-bedroom units on property located at 0 Comly Avenue and 200 Pemberwick Road in the GBO and LB zone. *(Staff: MA) (Must decide by 10/11/2018) (Maximum extension available to 12/15/2018)*
3. **Brunswick School, Inc.;** application PLPZ 2018 00362 for a final site plan to: construct an 8' x 8' tunnel under King Street to connect to the Middle School property at 1275 King Street; relocate a baseball field on the west side of King Street to the east side campus; and construct a track for track and field activities on a 103-acres property located at 1252 King Street in the RA-4 zone. *(Staff: MA) (Must decide by 10/11/2018) (Maximum extension available to 12/15/2018)*

PUBLIC HEARING 7:15 PM

4. **Brunswick School, Inc.;** applications PLPZ 2018 00363 and PLPZ 2018 00364, for a final site plan and special permit, to construct an 8-foot x 8-foot pedestrian tunnel under King Street to make a crossing point for students between the Brunswick School existing King Street Campus and their new location of the Brunswick Middle School at 1275 Kings Street; relocate a baseball field from the existing King Street Campus to the Brunswick Middle School at 1275 King Street; and install a second baseball field on the property at 100 Cliffdale Road on properties located at 1275 King Street and 100 Cliffdale Road in the RA-4 zone. *(Staff: MA) (Must open by 10/11/2018) (Maximum extension to open available to 12/15/2018)*
5. **Eric Claycomb and Danielle Cervi;** applications PLPZ 2018 00397 and PLPZ 2018 00398, for a final site plan and special permit, to renovate and make alterations an existing home and property within a Historic Overlay, on a 0.451-acres property located at 1139 King Street in the RA-CC4-HO Zone. *(Staff: BD) (Must open by 11/15/2018) (Maximum extension to open available to 1/19/2019)*
6. **Pickwick Properties, LLC;** applications PLPZ 2018 00391 and PLPZ 2018 00392, for a final site plan and special permit, for a proposed change of use from retail to a Financial Services use for the currently vacant ground floor space along Greenwich Avenue, on property located at 3 East Putnam Avenue in the CGBR zone. *(Staff: BD) (Must open by 11/15/2018) (Maximum extension to open available to 1/19/2019)*
7. **GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant;** application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must open by 9/28/2018) (Maximum extension to open available to 11/17/2018)*
8. **GFC Havemeyer, LLC, GFC, LLC, record owners, and Chabad Lubavitch of Greenwich, applicant;** applications PLPZ 2018 00325 and PLPZ 2018 00326, for a final site plan and special permit, to: construct a new 20,814.25 sq. ft. Synagogue, with a pre-school; reduce the size of the existing Armory Building from approximately 11,857 sq. ft. to 6,729 sq. ft. with the front portion and façade on Mason Street being preserved; construct a two-story parking garage behind the existing Armory Building, which would connect to the lower level of the existing Richard's parking garage; and install a rooftop playground space on property located at 226 and 230 Mason Street, and 16 Havemeyer Place in the CGB zone. *(Staff: PL) (Must open by 9/28/2018) (Maximum extension to open available to 11/17/2018)*

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

10. **DECISION ITEMS:**

11. **APPROVAL OF MINUTES:**

September 11, 2018

12. **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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POSTPONED BY APPLICANT. Extension to open granted

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- September 11, 2018
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TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

September 27, 2018

Thursday

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, and Andy Fox
Regular Members Absent: Margarita Alban, Peter Levy, and Nicholas Macri
Alternate Members Present: Dennis Yeskey (for Levy), Victoria Goss (for Alban), and Dave Hardman (for Macri)
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

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Motion to find not a subdivision or re-subdivision

Moved by Maitland, seconded by Fox

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

5-0

2. **WH Parcel I LLC and WH Parcel II LLC;** application PLPZ 2018 00372 for a final site plan to convert the second-floor of the existing commercial building from office use to residential use for 15 units consisting of eight (8) one-bedroom units and seven (7) two-bedroom units on property located at 0 Comly Avenue and 200 Pemberwick Road in the GBO and LB zone. *(Staff: MA) (Must decide by 10/11/2018) (Maximum extension available to 12/15/2018) (Page Number: 27)*

Motion to approve final site plan with modifications

Moved by Maitland, seconded by Fox

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

5-0

3. **Brunswick School, Inc.;** application PLPZ 2018 00362 for a final site plan to: construct an 8' x 8' tunnel under King Street to connect to the Middle School property at 1275 King Street; relocate a baseball field on the west side of King Street to the east side campus; and construct a track for track and field activities on a 103-acres property located at 1252 King Street in the RA-4 zone. *(Staff: MA) (Must decide by 10/11/2018) (Maximum extension available to 12/15/2018) (Page Number: 73)*

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Moved by Maitland, seconded by Yeskey

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

Recused: Fox

4-0

PUBLIC HEARING 7:15 PM

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Moved by Maitland, seconded by Yeskey

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

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4-0

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

6. **Pickwick Properties, LLC**; applications PLPZ 2018 00391 and PLPZ 2018 00392, for a final site plan and special permit, for a proposed change of use from retail to a Financial Services use for the currently vacant ground floor space along Greenwich Avenue, on property located at 3 East Putnam Avenue in the CGBR zone. (Staff: BD) (Must open by 11/15/2018) (Maximum extension to open available to 1/19/2019) (Page Number: 381)

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Postponed by Applicant – Extension to open granted to 10/31/18

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REGULAR MEETING CONTINUED

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10. **DECISION ITEMS:**

11. **APPROVAL OF MINUTES:**

September 11, 2018

Motion to approve minutes of September 11, 2018

Moved by Fox, seconded by Goss

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

5-0

12. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
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(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)

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) (Continued from the 9/11/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Yeskey (for Macri))*