1. Tentative Agenda
   Documents:
   TENTATIVE AGENDA 9-28-2021.PDF

2. Final Agenda
   Documents:
   FINAL AGENDA 9-28-2021.PDF

3. Action Agenda
   Documents:
   ACTION AGENDA 9-28-2021.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM

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Password: 0518864

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(833) 548-0282 (Toll Free)

Webinar ID: 889 0152 1350
Password: 0518864

TUESDAY, SEPTEMBER 28, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM
(Short break to occur at/or near 7:30 PM)

1. DISCUSSION ITEMS:

a. GEH Properties, LLC.: application PLPZ 2021 00395, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make changes to the façade of a building within the Historic Overlay Zone, located at 133 East Putnam Avenue, Cos Cob in the LBR-2-HO Zone.

b. Greenwich Communities: application PLPZ 2021 00350, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct 52 new senior independent living apartments, located at 71 Vinci Drive in the R-PHD-E Zone.
c. Railroad Avenue Realty & Development, LLC.: application PLPZ 2021 00332, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for a mixed-use (commercial and Moderate Income Dwelling) development under Section 6-110, located at 281 Railroad Avenue in the GB (and former “P”) Zone.

d. Tennessee Gas Pipeline Company, L.L.C.: application PLPZ 2021 00372, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for construction of new structure to house new, and relocated, natural gas transmission equipment, located at 885 King Street in the R-7 Zone.

e. 9 Glenville Street, LLC.: application PLPZ 2021 00374, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct a mixed-use retail and residential building with 1 moderate income dwelling unit per Sec. 6-110 of the Town’s Building Zone Regulations, located at 9 Glenville Street in the LBR-2 Zone.

f. CEMT River Inc.: application PLPZ 2021 00358, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make renovations to an existing office building, located at 99 River Road in the WB Zone.

g. Newfield Properties Three, LLC.: application PLPZ 2021 00366, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for designation of basement unit, as an affordable housing unit under Section 8-30g of the State’s statutes, located at 241 Hamilton Avenue in the R-6 Zone.

2. Jeffrey & Romina Puckett; application PLPZ 2021 00097, for a Final Coastal Site Plan, to: raise the existing dwelling; construct a new addition; construct a new terrace; and construct associated site improvements on a 0.164-acre parcel located at 47 Edgewater Drive in the R-12 Zone. (Staff: PL) (Must decide by 9/28/2021.) (Maximum Extension to decide available to 10/15/2021.) (45 additional days of statutory time is available per the Governor’s Executive Order.) (Postponed at the 7/7/2021 Meeting)

3. Francine M. Cardali: application PLPZ 2021 00325, for a Final Site Plan, to provide substituted conservation easement area in lieu of the adverse possession action on a 0.289-acre parcel located at 41 Sheephill Road in the R-7 Zone. (Staff: KD) (Must decide by 9/28/2021.) (Extension granted to 9/28/2021. Maximum Extension to decide available to 11/22/2021.) (Continued at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)
4. Jaroslaw Palylyk & Alexandra Palylyk; application PLPZ 2021 00314, for a Final Subdivision, to subdivide a 0.543-acre parcel into two (2) separate lots located at 89 Indian Field Road in the R-12 Zone. (Staff: BD) (Must decide by 9/29/2021.) (Extension to decide granted to 9/29/2021. Maximum extension to decide available to 11/4/2021.) (Postponed at the 8/3/2021 meeting.) (Continued at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

5. Duanhua Tu & Felicia Zeng Zhang, application PLPZ 2021 00356, for a Final Subdivision, to confirm two lots and does not constitute a subdivision or re-subdivision of a 0.1499-acre parcel located at 17 Livingston Place in the R-6 Zone. (Staff: KD) (Must decide by 10/5/2021.) (Maximum Extension to decide available to 12/04/2021.)

6. Lorraine Slavin, Trustee & 434 RHR LLC., application PLPZ 2021 00401, for a Final Sub-Division, to revise the common lot lines of three existing parcels: transferring 1.001-acres of land from 434 Round Hill Road to 432 Round Hill Road; transfer 1.671-acres of land from 434 Round Hill Road to 440 Round Hill Road. The subject parcels are located at 432, 434 and 440 Round Hill Road in the RA-4 Zone. (Staff: KD) (Must decide by 11/6/2021.) (Maximum Extension to decide available to 1/05/2022.)

PUBLIC HEARING
(To commence after the above items are heard)

7. Lorraine Slavin, Trustee, application PLPZ 2021 00402, for a Final Site Plan and Special Permit, for inclusion of an existing barn, to become part to the subject parcel, as result of a pending subdivision request (PLPZ 2021 00401) which exceeds 1,200 square feet in floor area and would further exceed 150,000 cubic feet in building volume on a 5.447-acre (less accessway) parcel located at 432 Round Hill Road in the RA-4 Zone. (Staff: JP) (Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)

8. Chabad Lubavitch of Greenwich, application PLPZ 2021 00394, for a Final Site Plan and Special Permit, to modify certain conditions of the prior land use decisions to permit preschool and kindergarten aged children on the site, in addition to the grades 1 through 9. Preschool and kindergarten children are proposed to be transported by vans and by carpooling and no changes to the buildings or site are proposed. This application is filed pursuant to Sections 6-15, 6-17, 6-94, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations and located on a 16.27-acre parcel at 270 Lake Avenue in the RA-2 Zone. (Staff: KD) (Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)
9. **9-11 South Water Street LLC.**: application PLPZ 2021 00248, for a **Final Coastal Site Plan and Special Permit**, to construct a mixed use building to include a commercial retail store on the first floor and two moderate income housing units on the second floor, as previously approved under application PLPZ 2014 00429, on a 0.115-acre parcel located at **9-11 South Water Street** in the LBR-2 Zone. *(Staff: KD)* *(Must open by 9/28/2021)* *(Maximum extension to decide available to 12/2/2021)* *(43 additional days of statutory time is available per the Governor’s Executive Order.)*

10. **Jerry Wu**: application PLPZ 2021 00310, for a **Final Coastal Site Plan and Special Permit**, to demolish an existing pool and pool house, construct pool and pool house with squash court, and construct a shed and covered patio, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 2.17-acres parcel located at **140 Indian Head Road** in the RA-1 Zone. *(Staff: BD)* *(Must open by 9/28/2021.)* *(Extension to open granted to 9/28/2021. Maximum extension to open available to 11/14/2021.)*

11. **Craig & Eric Coblenz**, application PLPZ 2021 00379, for a **Final Site Plan and Special Permit**, to construct a new single family dwelling the result of which would exceed 150,000 cubic feet in volume requiring a special permit per Sec. 6-101(a) and related site improvements on a 3.0818-acre parcel located at **46 Dublin Hill Drive** in the RA-2 Zone. *(Staff: MA)* *(Must open by 11/18/2021. Maximum extension to decide available to 1/22/2022)*

12. **Two Crown Lane, LLC.**, application PLPZ 2021 00334, for a **Final Site Plan and Special Permit**, to construct a single-family residence to exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a), on a 4.54-acre parcel located at **2 Crown Lane** in the RA-4 Zone. *(Staff: JP)* *(Must open by 10/7/2021)* *(Maximum extension to decide available to 12/11/2021)*

13. **Leonard Steinberg & Thomas J. Caughlin**, application PLPZ 2021 00349, for a **Final Site Plan and Special Permit**, to construct a new primary dwelling and convert gate house to an accessory structure to serve as living quarters for domestic employees on a 10.3-acre parcel located at **2 Conyers Farm Drive** in the RA-4 Zone. *(Staff: BD)* *(Must open by 10/7/2021)* *(Maximum extension to decide available to 12/11/2021)*

14. **Greenwich Medical Spa**, application PLPZ 2021 00364, for a **Final Site Plan and Special Permit**, to convert ground level parking spaces to medical office space on an 8.588-acre parcel located at **1233-1285 East Putnam Avenue** in the LB zone. *(Staff: PL)* *(Must open by 11/18/2021)* *(Maximum extension to decide available to 1/22/2022)*
15. Xiaokui Qin & Hui Wen; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot “1R-1” would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot “1R-2” would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at 1 Florence Road in the R-7 zone (Staff: MA) (Must decide by 9/24/2021.) (Extension to decide granted to 9/24/2021. Maximum Extension to decide available to 10/12/2021.) (0 additional days of statutory time is available per the Governor’s Executive Order.)

16. DECISION ITEMS:

17. APPROVAL OF MINUTES:

18. OTHER:

APPLICATIONS HEARD, OR POSTED, PREVIOUSLY, THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at 100 Brookside Drive from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk’s Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 10/22/2021.) (Maximum extension to open granted.) (0 additional days of statutory time available per the Governor’s Executive Order.)

Planning and Zoning Staff; application PLPZ 2021 00343, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sec. 6-99 of the Building Zone Regulations and consider permitting accessory dwelling units in all residential zones per Public Act 21-29. (Staff: KD) (Postponed at the 8/3/2021 meeting.)

171 Hamilton LLC.: application PLPZ 2021 00265, for a Final Site Plan and Special Permit, for a proposed retail and residential “Set-aside development” containing at least six (6) residential units, two (2) of which would be affordable housing units pursuant to C.G.S. §8-30g; a retail component; parking improvements; and other associated site improvements such as drainage infrastructure, landscaping, signage and site lighting pursuant to Connecticut General Statutes (C.G.S.) §8-30g, on a 6,782 sq. ft. parcel located at 171 Hamilton Avenue in the LBR-2 Zone. (Staff: PL) (Opened at the 9/14/2021 meeting.) (Must close by 10/19/2021) (Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

Renamba Greenwich LLC.: application PLPZ 2021 00330, for a Zoning Text Amendment, to amend Sec. 6-115, and create a new “MANAGED RESIDENTIAL COMMUNITY OVERLAY ZONE (MRCO)” . A complete copy of the proposed text amendment is 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: https://www.greenwichct.gov/DocumentCenter/View/24415/4---Draft-Zoning-Text-Amendment.
(Staff: PL) (Must close by 10/19/2021) (Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

Renamba Greenwich LLC.: application PLPZ 2021 00331, for a Zoning Map Amendment, to re-zone property located at 0 Old Track Road from GB to the proposed GB-MRCO (Managed Residential Overlay) Zone, (as shown on a re-zoning map on file in the Town Clerk’s Office). (Staff: PL) (Must close by 10/19/2021) (Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

Renamba Greenwich LLC.: application PLPZ 2021 00329, for a Preliminary Coastal Site Plan and Special Permit, to construct a proposed 3 ½-story, 98,058+/- square foot managed residential community development to include: 104, one-bedroom assisted living apartments and thirty (30) memory care studio units; plus two (2) below grade floors consisting of a parking garage at the lowest level with 77 below grade parking spaces (61 standard spaces, 3 handicap spaces, and 13 overflow tandem spaces); occupied space on the terrace level above, and related site work on a 2.5344-acre located at 0 Old Track Road in the GB Zone (proposed to be GB-MRCO). (Staff: PL) (Must close by 10/19/2021) (Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

Alisa Brockelman: application PLPZ 2021 00317, for a Final Site Plan and Special Permit, for construction of a new residence and pool cabana that will collectively exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 1.1-acre parcel located at 51 Mayo Avenue in the RA-1 Zone. (Staff: JP) (Must open by 11/22/2021.) (Maximum extension to open granted.) (Postponed before the 9/14/2021 Meeting.)

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or demetria.nelson@greenwichct.org as soon as possible in advance of the event.
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM

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Webinar ID: 889 0152 1350
Password: 0518864

TUESDAY, SEPTEMBER 28, 2021

FINAL AGENDA

REGULAR MEETING 5:00 PM
(Short break to occur at/or near 7:30 PM)

1. DISCUSSION ITEMS:

   a. GEH Properties, LLC.: application PLPZ 2021 00395, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make changes to the façade of a building within the Historic Overlay Zone, located at 133 East Putnam Avenue, Cos Cob in the LBR-2-HO Zone.
   To view the pre-application materials, please click here.
   To view the applicant's presentation, please click here.

   b. Greenwich Communities: application PLPZ 2021 00350, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct 52 new senior independent living apartments, located at 71 Vinci Drive in the R-PHD-E Zone.
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c. Railroad Avenue Realty & Development, LLC.: application PLPZ 2021 00332, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for a mixed-use (commercial and Moderate Income Dwelling) development under Section 6-110, located at 281 Railroad Avenue in the GB (and former “P”) Zone.

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d. Tennessee Gas Pipeline Company, L.L.C.: application PLPZ 2021 00372, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for construction of new structure to house new, and relocated, natural gas transmission equipment, located at 885 King Street in the R-7 Zone.

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e. 9 Glenville Street, LLC.: application PLPZ 2021 00374, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct a mixed-use retail and residential building with 1 moderate income dwelling unit per Sec. 6-110 of the Town’s Building Zone Regulations, located at 9 Glenville Street in the LBR-2 Zone.

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f. CEMT River Inc.: application PLPZ 2021 00358, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make renovations to an existing office building, located at 99 River Road in the WB Zone.

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   To view application materials and updated staff report, please click here.
3. **Francine M. Cardali**: application PLPZ 2021 00325, for a Final Site Plan, to provide substituted conservation easement area in lieu of the adverse possession action on a 0.289-acre parcel located at **41 Sheephill Road** in the R-7 Zone. *(Staff: KD)* *(Must decide by 9/28/2021.)* *(Extension granted to 9/28/2021. Maximum Extension to decide available to 11/22/2021.)* *(Continued at the 9/14/2021 Meeting.)* *(Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)*

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4. **Jaroslaw Palylyk & Alexandra Palylyk**: application PLPZ 2021 00314, for a Final Subdivision, to subdivide a 0.543-acre parcel into two (2) separate lots located at **89 Indian Field Road** in the R-12 Zone. *(Staff: BD)* *(Must decide by 9/29/2021.)* *(Extension to decide granted to 9/29/2021. Maximum extension to decide available to 11/4/2021.)* *(Postponed at the 8/3/2021 meeting.)* *(Continued at the 9/14/2021 Meeting.)* *(Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)*

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6. **Lorraine Slavin, Trustee & 434 RHR LLC.**, application PLPZ 2021 00401, for a Final Sub-Division, to revise the common lot lines of three existing parcels: transferring 1.001-acres of land from 434 Round Hill Road to 432 Round Hill Road; transfer 1.671-acres of land from 434 Round Hill Road to 440 Round Hill Road. The subject parcels are located at **432, 434 and 440 Round Hill Road** in the RA-4 Zone. *(Staff: JP)* *(Must decide by 11/6/2021.)* *(Maximum Extension to decide available to 1/05/2022.)*

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**PUBLIC HEARING** *(To commence after the above items are heard)*

7. **Lorraine Slavin, Trustee**, application PLPZ 2021 00402, for a Final Site Plan and Special Permit, for inclusion of an existing barn, to become part to the subject parcel, as result of a pending subdivision request (PLPZ 2021 00401) which exceeds 1,200 square feet in floor area and would further exceed 150,000 cubic feet in building volume on a 5.447-acre (less accessway) parcel located at **432 Round Hill Road** in the RA-4 Zone. *(Staff: JP)* *(Must open by 11/18/2021)* *(Maximum extension to decide available to 1/22/2022)*

   To view application materials and staff report, please click [here](#).
8. **Chabad Lubavitch of Greenwich**, application PLPZ 2021 00394, for a Final Site Plan and Special Permit, to modify certain conditions of the prior land use decisions to permit preschool and kindergarten aged children on the site, in addition to the grades 1 through 9. Preschool and kindergarten children are proposed to be transported by vans and by carpooling and no changes to the buildings or site are proposed. This application is filed pursuant to Sections 6-15, 6-17, 6-94, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations and located on a 16.27-acre parcel at **270 Lake Avenue** in the RA-2 Zone. *(Staff: KD) (Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)*

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9. **9-11 South Water Street LLC.**, application PLPZ 2021 00248, for a Final Coastal Site Plan and Special Permit, to construct a mixed use building to include a commercial retail store on the first floor and two moderate income housing units on the second floor, as previously approved under application PLPZ 2014 00429, on a 0.115-acre parcel located at **9-11 South Water Street** in the LBR-2 Zone. *(Staff: KD) (Must open by 9/28/2021) (Maximum extension to decide available to 12/2/2021) (43 additional days of statutory time is available per the Governor’s Executive Order.)*

**Application PLPZ 2021 00248 has been Postponed.**

10. **Jerry Wu**: application PLPZ 2021 00310, for a Final Coastal Site Plan and Special Permit, to demolish an existing pool and pool house, construct pool and pool house with squash court, and construct a shed and covered patio, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 2.17-acres parcel located at **140 Indian Head Road** in the RA-1 Zone. *(Staff: BD) (Must open by 9/28/2021.) (Extension to open granted to 9/28/2021. Maximum extension to open available to 11/14/2021.)*

To view application materials and updated staff report, please click [here](#).

11. **Craig & Eric Coblenz**, application PLPZ 2021 00379, for a Final Site Plan and Special Permit, to construct a new single family dwelling the result of which would exceed 150,000 cubic feet in volume requiring a special permit per Sec. 6-101(a) and related site improvements on a 3.0818-acre parcel located at **46 Dublin Hill Drive** in the RA-2 Zone. *(Staff: MA) (Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)*

To view application materials and staff report, please click [here](#).

12. **Two Crown Lane, LLC.**, application PLPZ 2021 00334, for a Final Site Plan and Special Permit, to construct a single-family residence to exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a), on a 4.54-acre parcel located at **2 Crown Lane** in the RA-4 Zone. *(Staff: JP) (Must open by 10/7/2021) (Maximum extension to decide available to 12/11/2021)*

To view application materials and staff report, please click [here](#).
13. **Leonard Steinberg & Thomas J. Caughlin**, application PLPZ 2021 00349, for a Final Site Plan and Special Permit, to construct a new primary dwelling and convert gate house to an accessory structure to serve as living quarters for domestic employees on a 10.3-acre parcel located at 2 Conyers Farm Drive in the RA-4 Zone. *(Staff: BD) (Must open by 10/7/2021) (Maximum extension to decide available to 12/11/2021)*

To view application materials and staff report, please click here.

14. **Greenwich Medical Spa**, application PLPZ 2021 00364, for a Final Site Plan and Special Permit, to convert ground level parking spaces to medical office space on an 8.588-acre parcel located at **1233-1285 East Putnam Avenue** in the LB zone. *(Staff: PL) (Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)*

To view application materials and staff report, please click here.

15. **Xiaokui Qin & Hui Wen**; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot “1R-1” would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot “1R-2” would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone *(Staff: MA) (Must decide by 9/24/2021.) (Extension to decide granted to 9/24/2021. Maximum Extension to decide available to 10/12/2021.) (0 additional days of statutory time is available per the Governor’s Executive Order.)*

**Application PLPZ 2021 00091 Withdrawn by Applicant.**

16. **DECISION ITEMS:**

17. **APPROVAL OF MINUTES:**

18. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY, THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

**Jonathan & Acko Sangha Horton**; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk’s Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must open by 10/22/2021.) (Maximum extension to open granted.) (0 additional days of statutory time available per the Governor’s Executive Order.)*

**Planning and Zoning Staff**; application PLPZ 2021 00343, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sec. 6-99 of the Building Zone Regulations and consider permitting accessory dwelling units in all residential zones per Public Act 21-29. *(Staff: KD) (Postponed at the 8/3/2021 meeting.)*
171 Hamilton LLC.: application PLPZ 2021 00265, for a Final Site Plan and Special Permit, for a proposed retail and residential “Set-aside development” containing at least six (6) residential units, two (2) of which would be affordable housing units pursuant to C.G.S. §8-30g; a retail component; parking improvements; and other associated site improvements such as drainage infrastructure, landscaping, signage and site lighting pursuant to Connecticut General Statutes (C.G.S.) §8-30g, on a 6,782 sq. ft. parcel located at 171 Hamilton Avenue in the LBR-2 Zone. (Staff: PL) (Opened at the 9/14/2021 meeting.) (Must close by 10/19/2021) (Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM.us
Please click here; to listen to part 1 of the audio recording file (.m4a) of the entire meeting.
Please click here; to listen to part 2 of the audio recording file (.m4a) of the entire meeting.
Please click here; to read part 1 of the transcribed audio file (.txt) of the entire meeting
Please click here; to read part 2 of the transcribed audio file (.txt) of the entire meeting

SEPTEMBER 28, 2021
ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated:
Margarita Alban, Nick Macri, Peter Levy, Dennis Yeskey, and Peter Lowe

Alternate Members Present:
Bob Barolak, and Arn Welles

Alternate Members 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 5:00 PM
(Short break to occur at/or near 7:30 PM)

1. DISCUSSION ITEMS:

a. GEH Properties, LLC.: application PLPZ 2021 00395, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make changes to the façade of a building within the Historic Overlay Zone, located at 133 East Putnam Avenue, Cos Cob in the LBR-2-HO Zone.

   To view the pre-application materials, please click here.
   To view the applicant's presentation, please click here.

   “Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any
authority, commission, department, agency or other official having jurisdiction to review the proposed project.”

b. **Greenwich Communities:** application PLPZ 2021 00350, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct 52 new senior independent living apartments, located at **71 Vinci Drive** in the R-PHD-E Zone.

   To view the pre-application materials, please click [here](#).

   “Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”


c. **Railroad Avenue Realty & Development, LLC.:** application PLPZ 2021 00332, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for a mixed-use (commercial and Moderate Income Dwelling) development under Section 6-110, located at **281 Railroad Avenue** in the GB (and former “P”) Zone.

   To view the pre-application materials, please click [here](#).

   “Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”


d. **Tennessee Gas Pipeline Company, L.L.C.:** application PLPZ 2021 00372, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for construction of new structure to house new, and relocated, natural gas transmission equipment, located at **885 King Street** in the R-7 Zone.

   To view the pre-application materials, please click [here](#).

   “Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”


e. **9 Glenville Street, LLC.:** application PLPZ 2021 00374, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to construct a mixed-use retail and residential building with 1 moderate income dwelling unit per Sec. 6-110 of the Town’s Building Zone Regulations, located at **9 Glenville Street** in the LBR-2 Zone.
   
   To view the pre-application materials, please click [here](#).
   
   To view the applicant's presentation, please click [here](#).

   “**Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”**”

f. **CEMT River Inc.:** application PLPZ 2021 00358, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to make renovations to an existing office building, located at **99 River Road** in the WB Zone.
   
   To view the pre-application materials, please click [here](#).
   
   To view the applicant's presentation, please click [here](#).

   “**Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”**”

g. **Newfield Properties Three, LLC.:** application PLPZ 2021 00366, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for designation of basement unit, as an affordable housing unit under Section 8-30g of the State’s statutes, located at **241 Hamilton Avenue** in the R-6 Zone.
   
   To view the pre-application materials, please click [here](#).

   “**Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”**”
2. **Jeffrey & Romina Puckett;** application PLPZ 2021 00097, for a Final Coastal Site Plan, to: raise the existing dwelling; construct a new addition; construct a new terrace; and construct associated site improvements on a 0.164-acre parcel located at **47 Edgewater Drive** in the R-12 Zone. (Staff: PL) (Must decide by 9/28/2021.) (Maximum Extension to decide available to 10/15/2021.) (45 additional days of statutory time is available per the Governor’s Executive Order.) (Postponed at the 7/7/2021 Meeting)

To view application materials and updated staff report, please click [here](#).

*Continued. Extension granted.*

3. **Francine M. Cardali:** application PLPZ 2021 00325, for a Final Site Plan, to provide substituted conservation easement area in lieu of the adverse possession action on a 0.289-acre parcel located at **41 Sheepill Road** in the R-7 Zone. (Staff: KD) (Must decide by 9/28/2021.) (Extension granted to 9/28/2021. Maximum Extension to decide available to 11/22/2021.) (Continued at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

To view application materials and updated staff report, please click [here](#).

To view the applicant's presentation materials, please click [here](#).

*Motion to approve final site plan with modifications*

*Moved by Macri, Seconded by Lowe*

*Voting in favor: Alban, Macri, Barolak (for Levy), Yeskey, and Lowe*  
5-0

4. **Jaroslaw Palylyk & Alexandra Palylyk:** application PLPZ 2021 00314, for a Final Subdivision, to subdivide a 0.543-acre parcel into two (2) separate lots located at **89 Indian Field Road** in the R-12 Zone. (Staff: BD) (Must decide by 9/29/2021.) (Extension to decide granted to 9/29/2021. Maximum extension to decide available to 11/4/2021.) (Postponed at the 8/3/2021 meeting.) (Continued at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

To view application materials and updated staff report, please click [here](#).

*Motion to approved final subdivision with modifications*

*Moved by Macri, Seconded by Barolak*

*Voting in favor: Alban, Macri, Barolak (for Levy), Yeskey, and Lowe*  
5-0

5. **Duanhua Tu & Felicia Zeng Zhang,** application PLPZ 2021 00356, for a Final Subdivision, to confirm two lots and does not constitute a subdivision or re-subdivision of a 0.1499-acre parcel located at **17 Livingston Place** in the R-6 Zone. (Staff: KD) (Must decide by 10/5/2021.) (Maximum Extension to decide available to 12/04/2021.)  

*Application PLPZ 2021 00356 has been Postponed.*
6. **Lorraine Slavin, Trustee & 434 RHR LLC.**, application PLPZ 2021 00401, for a Final Sub-Division, to revise the common lot lines of three existing parcels: transferring 1.001-acres of land from 434 Round Hill Road to 432 Round Hill Road; transfer 1.671-acres of land from 434 Round Hill Road to 440 Round Hill Road. The subject parcels are located at 432, 434 and 440 Round Hill Road in the RA-4 Zone.  *(Staff: JP) (Must decide by 11/6/2021.) (Maximum Extension to decide available to 1/05/2022.)*

To view application materials and staff report, please click [here](#).

*Motion to find not a subdivision or re-subdivision with modifications*

Moved by Macri, Seconded by Levy

Voting in favor: Alban, Macri, Levy, Yeskey, and Lowe

5-0

**PUBLIC HEARING**

*(To commence after the above items are heard)*

7. **Lorraine Slavin, Trustee**, application PLPZ 2021 00402, for a Final Site Plan and Special Permit, for inclusion of an existing barn, to become part to the subject parcel, as result of a pending subdivision request (PLPZ 2021 00401) which exceeds 1,200 square feet in floor area and would further exceed 150,000 cubic feet in building volume on a 5.447-acre (less accessway) parcel located at 432 Round Hill Road in the RA-4 Zone.  *(Staff: JP) (Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)*

To view application materials and staff report, please click [here](#).

*Motion to approve a final site plan and special permit with modifications*

Moved by Macri, Seconded by Levy

Voting in favor: Alban, Macri, Levy, Yeskey, and Lowe

5-0

8. **Chabad Lubavitch of Greenwich**, application PLPZ 2021 00394, for a Final Site Plan and Special Permit, to modify certain conditions of the prior land use decisions to permit preschool and kindergarten aged children on the site, in addition to the grades 1 through 9.  Preschool and kindergarten children are proposed to be transported by vans and by carpooling and no changes to the buildings or site are proposed. This application is filed pursuant to Sections 6-15, 6-17, 6-94, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations and located on a 16.27-acre parcel at 270 Lake Avenue in the RA-2 Zone.  *(Staff: KD) (Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)*

To view application materials and staff report, please click [here](#).

To view the applicant's presentation materials, please click [here](#).

Left Open.
9. **9-11 South Water Street LLC.;** application PLPZ 2021 00248, for a Final Coastal Site Plan and Special Permit, to construct a mixed use building to include a commercial retail store on the first floor and two moderate income housing units on the second floor, as previously approved under application PLPZ 2014 00429, on a 0.115-acre parcel located at 9-11 South Water Street in the LBR-2 Zone. *(Staff: KD)* *(Must open by 9/28/2021)* *(Maximum extension to decide available to 12/2/2021) (43 additional days of statutory time is available per the Governor’s Executive Order.)*

Application PLPZ 2021 00248 has been Postponed. Extension granted.

10. **Jerry Wu:** application PLPZ 2021 00310, for a Final Coastal Site Plan and Special Permit, to demolish an existing pool and pool house, construct pool and pool house with squash court, and construct a shed and covered patio, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 2.17-acres parcel located at 140 Indian Head Road in the RA-1 Zone. *(Staff: BD)* *(Must open by 9/28/2021.)* *(Extension to open granted to 9/28/2021. Maximum extension to open available to 11/14/2021.)*

To view application materials and updated staff report, please click here.

Motion to approve final site plan and special permit with modifications
Moved by Macri, Seconded by Lowe
Voting in favor: Alban, Macri, Levy, Yeskey, and Lowe
5-0

11. **Craig & Eric Coblenz,** application PLPZ 2021 00379, for a Final Site Plan and Special Permit, to construct a new single family dwelling the result of which would exceed 150,000 cubic feet in volume requiring a special permit per Sec. 6-101(a) and related site improvements on a 3.0818-acre parcel located at 46 Dublin Hill Drive in the RA-2 Zone. *(Staff: MA)* *(Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)*

To view application materials and staff report, please click here.

Left Open.

12. **Two Crown Lane, LLC.,** application PLPZ 2021 00334, for a Final Site Plan and Special Permit, to construct a single-family residence to exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a), on a 4.54-acre parcel located at 2 Crown Lane in the RA-4 Zone. *(Staff: JP)* *(Must open by 10/7/2021) (Maximum extension to decide available to 12/11/2021)*

To view application materials and staff report, please click here.

Application PLPZ 2021 00334 Postponed by Applicant. Extension granted.
13. **Leonard Steinberg & Thomas J. Caughlin**, application PLPZ 2021 00349, for a Final Site Plan and Special Permit, to construct a new primary dwelling and convert gate house to an accessory structure to serve as living quarters for domestic employees on a 10.3-acre parcel located at 2 Conyers Farm Drive in the RA-4 Zone. *(Staff: BD) (Must open by 10/7/2021)* (Maximum extension to decide available to 12/11/2021)

   To view application materials and staff report, please click here.

   *Motion to approve final site plan and special permit with modifications*
   
   Moved by Macri, Seconded by Levy
   
   Voting in favor: Alban, Macri, Levy, Yeskey, and Lowe 5-0

14. **Greenwich Medical Spa**, application PLPZ 2021 00364, for a Final Site Plan and Special Permit, to convert ground level parking spaces to medical office space on an 8.588-acre parcel located at 1233-1285 East Putnam Avenue in the LB zone. *(Staff: PL) (Must open by 11/18/2021) (Maximum extension to decide available to 1/22/2022)*

   To view application materials and staff report, please click here.

   *Left Open.*

15. **Xiaokui Qin & Hui Wen**; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot “1R-1” would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot “1R-2” would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at 1 Florence Road in the R-7 zone *(Staff: MA) (Must decide by 9/24/2021.) (Extension to decide granted to 9/24/2021. Maximum Extension to decide available to 10/12/2021.) (0 additional days of statutory time is available per the Governor’s Executive Order.)*

   *Application PLPZ 2021 00091 Withdrawn by Applicant.*

16. **DECISION ITEMS:**

17. **APPROVAL OF MINUTES:**

18. **OTHER:**

   APPLICATIONS HEARD, OR POSTED, PREVIOUSLY, THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

   **Jonathan & Acko Sangha Horton**; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at 100 Brookside Drive from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk’s Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must open by 10/22/2021.) (Maximum extension to open granted.) (0 additional days of statutory time available per the Governor’s Executive Order.)*
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