1. Tentative Agenda
   Documents:
   
   TENTATIVE - 10-01-19.PDF

2. Final Agenda
   Documents:
   
   FINAL - 10-01-19.PDF

3. Action Agenda
   Documents:
   
   ACTION AGENDA - 10-01-19.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

October 1, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **HM Hamilton, LLC;** application PLPZ 2019 00242, for a final site plan, to designate one (1) unit in a current three-unit dwelling, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a zoning violation to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 7,375 sq. ft. property located at **241 Hamilton Avenue** in the R-6 zone. *(Staff: PL) (Must decide by 10/7/2019)* *(Maximum Extension granted. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox and Hardman.)*

2. **Charles Moore;** application PLPZ 2019 00241, for a final site plan, to designate two units (Units 61F and 63F) of the existing four (4) units, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g where one unit would be offered at 80% of the State’s median income and the second would be offered at 60% of the State’s Median income. The proposal is in response to a zoning violation to validate these units and no new construction is proposed as part of this application. The subject parcel is a 7,500 sq. ft. property located at **63 Oak Ridge Street** in the R-6 zone. *(Staff: PL) (Must decide by 10/2/2019) (Extension granted to 10/2/19. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Lowe (for Levy), Fox and Hardman.)*
3. **Calabrese Property Association and Mariano Lozano**; application, PLPZ 2019 00370, for a **final subdivision** to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at 16 Lakeview and 0 Lakeview Drive in the Zone R-12. *(Staff: PL) (Must decide by 10/26/2019) (Maximum extension available to 12/24/2019.)*

4. **Timothy K. Saunders**; application PLPZ 2019 00373, for a **final subdivision**, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. and Parcel B would be 13,100 sq. ft. and no designated open space. The subject parcel is located at **249 Valley Road** in the R-12 zone. *(Staff: BD) (Must decide by 10/26/2019) (Maximum extension to decide available to 12/25/2019.)*

PUBLIC HEARING 7:15 PM

5. **The Battle Hill Corporation**; applications PLPZ 2019 00221 and PLPZ 2019 00222, for a **final site plan and special permit**, to remove the existing improvements and redevelop the property with a three-story residential building over a ground-level parking garage providing 16 spaces. The proposes building would have a total of seven (7) residential units with two (2) units (over 20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on a 10,522 sq. ft. property located at **62 Mason Street** in the CGB Zone. *(Staff: MA) (Must close by 10/2/19) (Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19 and 9/4/19 meetings.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Hardman.)*

6. **Esther Chen**, record owner, for a **final site plan and special permit**, PLPZ 2019 00262 and PLPZ 2019 00350, to convert residential Unit 1C to an acupuncturist practice on property located at **40 West Elm Street** in the CGB and CGIO zones. *(Staff: SB) (Must close by 10/9/19) (Maximum extension to close available to 12/7/2019. Six days of extension time used to open application.) (Left open from 9/4/19 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.)*

7. **Anthony and Michelle Pisacano**, record owners, for a **final site plan and special permit**, PLPZ 2019 00387, for an addition of approximately 752 sf to the existing single family residence and related site improvements at the property located at **77 Sherwood Avenue, #3** in the RA CC-4-HO zone. *(Staff: JP) (Must open by 11/21/2019) (Maximum extension to open available to 1/25/2020)*

REGULAR MEETING CONTINUED
8. DISCUSSION ITEMS:

9. APPROVAL OF MINUTES:

   September 17, 2019

10. OTHER:
    a. Executive Session on pending litigation or personnel matters.
    b. Other items as may properly come before the Commission.

APPLICATIONS HEARD PREVIOUSLY
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

**Greenwich Plaza, Inc.;** application PLPZ 2019 00292, for a Zoning Text Amendment to amend Sec. 6-118.1 “USE REGULATIONS IN RAILROAD RIGHTS-OF-WAY” and add a new Sec. 6-205***(c). A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, and also on the Town of Greenwich’s website at: https://www.greenwichct.gov/CivicAlerts.aspx?CID=27. (Staff: PL) (Must close by 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**Greenwich Plaza, Inc.;** applications PLPZ 2019 00293 and PLPZ 2019 00294, for Preliminary Coastal Site Plan and Special Permit, to redevelop the north side of the Greenwich Train Station and surrounding mixed-use commercial block on the property located at 2-28 Railroad Avenue in the CGB, CGBR, CGIO, Coastal Overlay and Flood Hazard Overlay Zones. (Staff: PL) (Must close by 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

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**Grahampton Association, Inc., Susan L. Whitman TR, First County Bank, Leslie and Ashish Bhutani, Debra & Marc Shore, Robert Miller TR, and Four A Properties, LLC,** record owners, for a final re-subdivision, PLPZ 2019 00267, to improve an existing drainage system in the open space for Map #7413 as filed on the Town of Greenwich Land Records, as approved as part of re-subdivision application
FRSB # 1332 and per Section 6-261 of the Town of Greenwich Subdivision Regulations on a parcel identified as Open Space Parcel “P”, also known as 0 Clapboard Ridge Road (Tax ID #11-9041) and part of the re-subdivision which contains 88, 100, 102, 104 and 110 Clapboard Ridge Road in the RA-2 zone. (Staff: BD) (Must decide by 10/2/19) (Extension to decide granted to 10/2/19. Maximum extension to decide available to 10/18/2019.)

Application PLPZ 2019 00267 has been withdrawn.

75 Holly LLC; application PLPZ 2019 00355, for a final site plan to change the use of approximately 13,000 sq. ft. from office to a daycare center use, and the construction of an exterior paly area at the southeastern corner of the site on a 4.47-acres property, located at 75 Holly Hill Lane, in the GBO Zone. (Staff: MA) (Must close by 10/22/2019) (Maximum extension to decide is available to 12/26/2020)

O & B Associates LLC; applications PLPZ 2019 00344 and PLPZ 2019 00345, for final site plan and special permit, to permit the ongoing usage of the property as a motor vehicle repair station and related towing service located on a 11,832 sq. ft. property at 561 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 11/21/2019) (Extension to close granted to 11/21/19. Maximum extension to close available to 12/26/2019)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

October 1, 2019

Final AGENDA

REGULAR MEETING 7:00 PM

1. **HM Hamilton, LLC;** application PLPZ 2019 00242, for a final site plan, to designate one (1) unit in a current three-unit dwelling, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a zoning violation to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 7,375 sq. ft. property located at 241 Hamilton Avenue in the R-6 zone. *(Staff: PL) *(Must decide by 10/7/2019)* *(Maximum Extension granted. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Levy (for Lowe), Fox. and Hardman.)*

   **Application PLPZ 2019 00242 Withdrawn by Applicant**

2. **Charles Moore;** application PLPZ 2019 00241, for a preliminary site plan, to designate two units (Units 61F and 63F) of the existing four (4) units, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g where one unit would be offered at 80% of the State’s median income and the second would be offered at 60% of the State’s Median income. The proposal is in response to a zoning violation to validate these units and no new construction is proposed as part of this application. The subject parcel is a 7,500 sq. ft. property located at 63 Oak Ridge Street in the R-6 zone. *(Staff: PL) *(Must decide by 10/2/2019) *(Extension granted to 10/2/19. Maximum extension to decide is available to 10/7/2019) (Continued from the 7/9/19 meeting.) (Seated: Alban, Macri, Levy (for Lowe), Fox. and Hardman.)*

   (page 6)
3. **Calabrese Property Association and Mariano Lozano;** application, PLPZ 2019 00370, for a **final subdivision** to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at **16 Lakeview and 0 Lakeview Drive** in the Zone R-12. *(Staff: PL) (Must decide by 10/26/2019) (Maximum extension available to 12/24/2019.)* *(page 64)*

4. **Timothy K. Saunders;** application PLPZ 2019 00373, for a **preliminary subdivision,** to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. and Parcel B would be 13,100 sq. ft. and no designated open space. The subject parcel is located at **249 Valley Road** in the R-12 zone. *(Staff: BD) (Must decide by 10/26/2019) (Maximum extension to decide available to 12/25/2019.)* *(page 87)*

**PUBLIC HEARING 7:15 PM**

5. **The Battle Hill Corporation;** applications PLPZ 2019 00221 and PLPZ 2019 00222, for a **final site plan and special permit,** to remove the existing improvements and redevelop the property with a three-story residential building over a ground-level parking garage providing 16 spaces. The proposes building would have a total of seven (7) residential units with two (2) units (over 20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on a 10,522 sq. ft. property located at **62 Mason Street** in the CGB Zone. *(Staff: MA) (Must close by 10/2/19) (Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19 and 9/4/19 meetings.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Hardman.) (page 156)*

6. **Esther Chen,** record owner, for a **final site plan and special permit,** PLPZ 2019 00262 and PLPZ 2019 00350, to convert residential Unit 1C to an acupuncturist practice on property located at **40 West Elm Street** in the CGB and CGIO zones. *(Staff: SB) (Must close by 10/9/2019) (Maximum extension to close available to 12/7/2019. Six days of extension time used to open application.) (Left open from 9/4/19 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.) (page 341)*

7. **Anthony and Michelle Pisacano,** record owners, for a **final site plan and special permit,** PLPZ 2019 00387, for an addition of approximately 752 sf to the existing single family residence and related site improvements at the property located at **77 Sherwood Avenue, #3** in the RA CC-4-HO zone. *(Staff: JP) (Must open by 11/21/2019) (Maximum extension to open available to 1/25/2020) (page 404)*
REGULAR MEETING CONTINUED

8. DISCUSSION ITEMS:

9. APPROVAL OF MINUTES:

   September 4, 2019
   September 17, 2019

10. OTHER:
   a. Executive Session on pending litigation or personnel matters.
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Properties, LLC, record owners, for a final re-subdivision, PLPZ 2019 00267, to improve an existing drainage system in the open space for Map #7413 as filed on the Town of Greenwich Land Records, as approved as part of re-subdivision application FRSB # 1332 and per Section 6-261 of the Town of Greenwich Subdivision Regulations on a parcel identified as Open Space Parcel “P”, also known as 0 Clapboard Ridge Road (Tax ID #11-9041) and part of the re-subdivision which contains 88, 100, 102, 104 and 110 Clapboard Ridge Road in the RA-2 zone. (Staff: BD) (Must decide by 10/2/19) (Extension to decide granted to 10/2/19. Maximum extension to decide available to 10/18/2019.)

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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

October 1, 2019

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy, Andrew Fox, and Dave Hardman
Regular Members Absent:
Alternate Member Present: Peter Lowe
Alternate Member Absent: Dennis Yeskey and Victoria Goss
Staff Members Present: Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

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

3. **Calabrese Property Association and Mariano Lozano;** application, PLPZ 2019 00370, for a **final subdivision** to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at **16 Lakeview and 0 Lakeview Drive** in the Zone R-12. *(Staff: PL) (Must decide by 10/26/2019) (Maximum extension available to 12/24/2019.)* *(Continued)* (page 64)

   Continued

4. **Timothy K. Saunders;** application PLPZ 2019 00373, for a **preliminary subdivision,** to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. and Parcel B would be 13,100 sq. ft. and no designated open space. The subject parcel is located at **249 Valley Road** in the R-12 zone. *(Staff: BD) (Must decide by 10/26/2019) (Maximum extension to decide available to 12/25/2019.)* *(Continued)* (page 87)

   Motion to move preliminary subdivision to final subdivision with modifications
   Moved by Macri, seconded by Fox
   Voting in favor: Alban, Macri, Levy, Fox, and Hardman
   5-0
PUBLIC HEARING 7:15 PM

5. **The Battle Hill Corporation;** applications PLPZ 2019 00221 and PLPZ 2019 00222, for a final site plan and special permit, to remove the existing improvements and redevelop the property with a three-story residential building over a ground-level parking garage providing 16 spaces. The proposes building would have a total of seven (7) residential units with two (2) units (over 20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on a 10,522 sq. ft. property located at **62 Mason Street** in the CGB Zone. *(Staff: MA) (Must close by 10/2/19) (Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19 and 9/4/19 meetings.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Hardman.) (page 156)*

   **Left Open. Extension Granted to 10/16/19**

6. **Esther Chen,** record owner, for a final site plan and special permit, PLPZ 2019 00262 and PLPZ 2019 00350, to convert residential Unit 1C to an acupuncturist practice on property located at **40 West Elm Street** in the CGB and CGIO zones. *(Staff: SB) (Must close by 10/9/2019) (Maximum extension to close available to 12/7/2019. Six days of extension time used to open application.) (Left open from 9/4/19 meeting.) (Seated: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.) (page 341)*

   Motion to approve final site plan and special permit with modifications
   Moved by Macri, seconded by Fox
   Voting in favor: Alban, Macri, Levy, Fox, and Hardman
   5-0
7. Anthony and Michelle Pisacano, record owners, for a final site plan and special permit, PLPZ 2019 00387 and PLPZ 2019 00388, for an addition of approximately 752 sf to the existing single family residence and related site improvements at the property located at 77 Sherwood Avenue, #3 in the RA-CC-4-HO zone. (Staff: JP) (Must open by 11/21/2019) (Maximum extension to open available to 1/25/2020) (page 404)

Motion to approve final site plan and special permit with modifications
Moved by Macri, seconded by Fox
Voting in favor: Macri, Fox, and Hardman
Voting against: Alban and Levy
3-2
Motion fails to carry

Upon a second motion to approve final site plan and special permit with modifications
Moved by Macri, seconded by Fox
Voting in favor: Alban, Macri, Levy, Fox, and Hardman
5-0
Second motion approved

REGULAR MEETING CONTINUED

8. DISCUSSION ITEMS:

9. APPROVAL OF MINUTES:

   September 4, 2019

   Motion to approve the minutes of September 4, 2019
   Moved by Hardman, seconded by Macri
   Voting in favor: Alban, Macri, Levy, and Hardman
   4-0

   September 17, 2019

   No Action taken on Minutes of September 17, 2019

10. OTHER:
    a. Executive Session on pending litigation or personnel matters.
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