

1. Meeting Materials

Documents:

OCTOBER 4, 2016 ACTION AGENDA - REVISED.PDF
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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

October 4, 2016

ACTION AGENDA

WITH DECISIONS

REVISED

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nancy Ramer

Alternate Members Present: Nicholas Macri, Dennis Yeskey, and 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. **North Concession Stand, Old Barn – Greenwich Point;** Application PLPZ 2016 00483 for municipal improvement to deed restrict the restored “Old Barn” with an historic designation on property located at 16 Tod’s Driftway in the RA-1 zone. (Staff: KD) (Must act by 12/7/2016) (Maximum available to defer 3/7/2017) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 10)

Motion to approve municipal improvement

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Ramer

5-0

2. **Urstadt Biddle Properties;** application PLPZ 2016 00368 for final coastal site plan approval to change the use of a portion of a current martial arts school use to a personal service use and modify the conditions of Administrative Site Plan approval #3703 which was further modified by Administrative Site Plan approvals #3972 and PLPZ 2014 00545 on a 37,432 sq. ft. parcel located at 393-407 East Putnam Avenue, Cos Cob in the LB Zone. (Staff: MK) (**Must decide by 10/5/2016**) (Extension Granted to 10/5/16; Maximum extension available to 11/13/2016) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer)

Postponed – Extension Granted to October 18, 2016

3. **Michael Odierna and James and Lisa McDonald;** application PLPZ 2016 00325, for a preliminary coastal subdivision, to make an equal area exchange of land between properties located at 33 Sachem Road (now and proposed to be 21,984 sq. ft.) and 35 Sachem Road (now and proposed to be 19,905 sq. ft.) in the R-12 zone. (Staff: MK) (**Must decide by 10/8/2016**) (Maximum extension granted) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Page Number: 12)

Motion to move preliminary coastal subdivision to final coastal subdivision with modifications

Moved by Alban, seconded by Macri

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

5-0

4. **Michael M. Taylor, et al.;** application PLPZ 2016 00293 for a final site plan to remove two parking spaces out of service to install a concrete pad to support dumpsters on a 34,458 sq. ft. property located at 152 East Putnam Avenue, Cos Cob in the LBR-2 zone. (Staff: PL) (**Must decide by 10/15/2016**) (Maximum extension granted) (Continued from the 9/8/2016 meetings; Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Postponed at the 9/20/2016 meeting) (Page Number: 48)

Motion to approve final site plan with modifications

Moved by Alban, seconded by Yeskey

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

5-0

5. **Charme & Cheveux;** application PLPZ 2016 00414 for final site plan to renovate an existing salon space and seek a waiver of the parking requirement to maintain the existing number of chairs on a 0.2163-acre property located at 272 Sound Beach Avenue in the LBR-2 Zone. (Staff: PL) (**Must decide by 11/12/2016**) (Maximum Extension Available to 1/16/2017) (Page Number: 86)

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Ramer

5-0

6. **Mark Mega;** application PLPZ 2016 00448 for a preliminary subdivision to merge two (2) parcels, Lot 27 and Lot 28 into one (1) parcel totaling 11,485 sq. ft. in the R-6 zone on properties located at 16 Smith Street South in the R-6 zone. (Staff: CT) (Must Decide by 10/24/2016) (Maximum Extension Available to 12/23/2016)

Postponed by Applicant – Extension Granted to November 15, 2016

7. **Lee Residence;** application PLPZ 2016 00390 for a final coastal site plan to construct a new residence, driveway, drainage and site improvements on a 19,560 SF (to mean high water) parcel at 9 William Street in the R-12 Zone. (Staff: PL) (Must decide by 10/6/2016) (Maximum Extension Available to 12/10/2016) (Page Number: 194)

Motion to approve final coastal site plan with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0

8. **Madalienne Peters;** application PLPZ 2016 00462 for a final coastal subdivision to subdivide an existing 15,345 sq. ft. parcel into a 7,673 sq. ft. lot and a 7,672 sq. ft. lot with no area of land in reservation at property located at 7 Butler Street in the R-7 Zone. (Staff: MK) (Must decide by 10/31/2016) (Maximum Extension Available to 12/30/2016) (Page Number: 251)

Motion to ~~find not a subdivision or re-subdivision~~ **approve final coastal subdivision with modifications**
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0
Recused: Macri

PUBLIC HEARING 7:15 PM

9. **John Heagney, Esq., authorized agent;** application PLPZ 2016 00358, for a re-zoning, to re-zone properties on Douglas Drive, Woods Avenue, East Byway, Maiden Lane, Leslie Avenue, and Glen Ridge Road from the R-20 to the R-12 zone (as shown on a re-zoning map on file in the Town Clerk's office). (Staff: PL) (Must decide by 10/13/2016) (Maximum extension available to 12/17/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 300)

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10. **Neighbor-to-Neighbor, Inc. with the consent of the Parish of Christ Church Greenwich, Connecticut;** applications PLPZ 2016 00311 and PLPZ 2016 00312, for a final site plan and special permit, to construct a new 6,363 sq. ft. two-and-one-half story freestanding building to house and operate Neighbor-to-Neighbor, a philanthropic and/or charitable institution use, and construct on-site parking for 19 additional spaces and associated landscaping, drainage and underground utility improvements on a 5.25 acres property located at 220 East Putnam Avenue in the R-20 zone. *(Staff: PL) (Must close by 10/13/2016) (Extension to open granted to 9/9/2016, Maximum extension available to 12/16/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 472)*

Closed – No Action Taken

11. **First Congregational Church;** applications PLPZ 2016 00365 and PLPZ 2016 00367, for a preliminary coastal site plan and special permit, to make changes to a nonconforming site through renovations and the addition of a porch and patio to 15 Forest Avenue, the Senior Pastor's residence; exterior renovations and the addition of a mudroom and patio at 11 Forest Avenue, the Music Director's residence; addition of a doorway, landing, stairs and accessible lift to the Church building; demolition of the existing three-car garage and construction of a two-car garage; relocation of the pre-school playground; reduction of impervious area and an expanded columbarium at the cemetery; installation of a screened refuse; and associated site work and landscaping on property located at 11 & 15 Forest Avenue, and 108 Sound Beach Avenue in the R-7 zone. *(Staff: CT) (Must open by 10/5/2016) (Extension to open granted to 10/5/2016) (Maximum extension to open available to 11/14/2016) (Postponed at the 9/8/2016 meeting) (Page Number: 692)*

Postponed – Extension Granted to October 19, 2016

12. **SC28HP, LLC;** applications PLPZ 2016 00427 and PLPZ 2016 00428, for a final site plan and special permit, to demolish a portion of the first floor formerly used as an automatic teller drive through, construct a new two-story stair tower, and reconfigure an exterior mechanical pit/condenser farm located on the southeast corner of the building on property located at 28 Havemeyer Place in the CGB zone. *(Staff: CT) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Page Number: 812)*

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13. **Meadow Drive, LLC**, for a final site plan and special permit, PLPZ 2016 00440 and PLPZ 2016 00441, to construct a new single family residence that would exceed the 150,000 cubic feet total building volume threshold on a 2.1193 acres property located at 19 Meadow Drive in the RA-2 zone. *(Staff: MK) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Page Number: 887)*

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

14. **Old Track Properties, LLC**; applications PLPZ 2016 00432 and PLPZ 2016 00433, for a final site plan and special permit, to change the approved group fitness center use to a residential use and infill the space on the first floor to add six (6) residential units above the number of residential units originally approved by the Commission for the building one (1) of which would be a moderate income unit which would increase the unit count and total gross floor area on property located at 16 Old Track Road in the GB zone. *(Staff: MK) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Page Number: 961)*

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15. **DISCUSSION ITEMS:**

16. **DECISION ITEMS:**

17. **APPROVAL OF MINUTES:**

September 8, 2016
September 20, 2016

Motion to approve minutes of September 8, 2016 and September 20, 2016
Moved by Fox, seconded by Maitland
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0

18. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON
SUBSEQUENT MEETINGS:**

Planning and Zoning Staff; application PLPZ 2016 00410, for a text amendment, to modify Section 6-17.2 of the Town of Greenwich Building Zone Regulations as follows: [TEXT IN BRACKETS TO BE DELETED] (*Staff: KD*) (*Must open by 11/12/2016*) (*Maximum extension available to 1/16/2017*) (*Continued from the 9/8/2016 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Ramer*)

[Sec. 6-17.2. PROCEDURE FOR THE SUBDIVISION OF LAND IN MIXED
USE – CONDOMINIUM DEVELOPMENTS.

(a) Where the Planning and Zoning Commission has granted site plan approval or special permit approval for a mixed use development or a residential or non-residential single use development, and where the owner or developer wishes to create separate condominium, then a division of the approved tract into two parcels or lots for the purpose of sale or building development may be permitted by the Commission after the filing of an amended site plan and a certified map to be filed in the Town Clerk's Office showing such division, referring to the site plan number and containing a notation that the property shown thereon is subject to the site plan approved for said property. Any conveyance relating to said approval or any portion thereof shall make reference to said certified map.

The amended site plan shall not be changed without the prior approval of the Commission by way of special permit procedure or site plan review.

Cross-easements shall be provided to enable each parcel or lot to be a self-sufficient entity.

For the purpose of compliance with these regulations such a divided tract development shall be considered a single lot. (6/30/92)

(b) A division into two or more parcels or lots may only be effected by the procedures set forth in the subdivision regulations. (4/24/2013)]

Bruce Museum; application PLPZ 2016 00282 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (*Staff: PL*) (*Motion to defer decision and follow the timeline of the final coastal site plan/special permit at the 8/2/2016 meeting*) (*Continued from the 9/20/2016 meeting*) (*Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer*)

Bruce Museum; application PLPZ 2016 00492 for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. (*Staff: PL*) (*Must act by 10/27/2016*)

*(Maximum available to defer 1/25/2017) (Continued from the 9/20/2016 meeting)
(Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)*

Bruce Museum Inc., the operator, and the Town of Greenwich; applications PLPZ 2016 00407 and PLPZ 2016 00408, for a preliminary coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must open by 10/6/2016) (Maximum extension available to 12/10/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)*

J&J Greenwich, LLC; application PLPZ 2016 00416, for a zoning text amendment, to amend the language of Section 6-110(g) “Incentives” under the “Use regulations and special requirements for dwelling units in Business Zones” of the Town of Greenwich Building Zone Regulations as follows: *(Staff: KD) (Must closed by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

Amend Sec. 6-110 (3) as follows: [TEXT IN BRACKETS TO BE DELETED], **TEXT IN BOLD TO BE ADDED**

For the GB, GBO, CGBR, **and CGB** [and LB] business zones only, an increase by one (1) story only over the number of stories otherwise allowed in these zones; **for the LB business zone only, an increase by one and a half (1 ½) stories only over the number of stories otherwise allowed in the LB business zone;** and an increase in the height of a building up to 47 ½ feet: all as measured according to the requirements of the particular underlying business zone;

Add Subsection (9) as follows: **TEXT IN BOLD TO BE ADDED**

A waiver of the prohibition that no entrance to or exit from a business use shall be located on any street frontage opposite a residence zone where the lot containing the business use has frontage in a business zone.

J&J Greenwich, LLC; applications PLPZ 2016 00369 and PLPZ 2016 00370, for a final site plan and special permit, to: merge two (2) properties; 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 closed by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

Xiaokui Qin and Hui Wen; application PLPZ 2016 00389, for a final re-subdivision, to subdivide a 28,574 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 “2R-1” 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: CT) (Must decide by 10/19/2016) (Extension granted to 10/19/2016) (Maximum extension available to 11/23/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

The Whitby School, Incorporated, and Robert E. Grierson and Deanne Intrieri, Trustees; application PLPZ 2016 00438, for a final re-subdivision, for a lot consolidation of land at the Whitby School’s Main Campus at 969 Lake Avenue with adjoining property located at 7 Merry Lane, for properties located at 969 Lake Avenue and 7 Merry Lane in the RA-4 zone. *(Staff: PL) (Must decide by 10/19/2016) (Extension granted to 10/19/2016) (Maximum extension available to 12/16/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

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FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

October 4, 2016
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WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nancy Ramer

Alternate Members Present: Nicholas Macri, Dennis Yeskey, and 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

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Motion to approve municipal improvement

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Ramer

5-0

2. **Urstadt Biddle Properties;** application PLPZ 2016 00368 for final coastal site plan approval to change the use of a portion of a current martial arts school use to a personal service use and modify the conditions of Administrative Site Plan approval #3703 which was further modified by Administrative Site Plan approvals #3972 and PLPZ 2014 00545 on a 37,432 sq. ft. parcel located at 393-407 East Putnam Avenue, Cos Cob in the LB Zone. (Staff: MK) (**Must decide by 10/5/2016**) (Extension Granted to 10/5/16; Maximum extension available to 11/13/2016) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer)

Postponed – Extension Granted to October 18, 2016

3. **Michael Odierna and James and Lisa McDonald;** application PLPZ 2016 00325, for a preliminary coastal subdivision, to make an equal area exchange of land between properties located at 33 Sachem Road (now and proposed to be 21,984 sq. ft.) and 35 Sachem Road (now and proposed to be 19,905 sq. ft.) in the R-12 zone. (Staff: MK) (**Must decide by 10/8/2016**) (Maximum extension granted) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Page Number: 12)

Motion to move preliminary coastal subdivision to final coastal subdivision with modifications

Moved by Alban, seconded by Macri

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

5-0

4. **Michael M. Taylor, et al.;** application PLPZ 2016 00293 for a final site plan to remove two parking spaces out of service to install a concrete pad to support dumpsters on a 34,458 sq. ft. property located at 152 East Putnam Avenue, Cos Cob in the LBR-2 zone. (Staff: PL) (**Must decide by 10/15/2016**) (Maximum extension granted) (Continued from the 9/8/2016 meetings; Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Postponed at the 9/20/2016 meeting) (Page Number: 48)

Motion to approve final site plan with modifications

Moved by Alban, seconded by Yeskey

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

5-0

5. **Charme & Cheveux;** application PLPZ 2016 00414 for final site plan to renovate an existing salon space and seek a waiver of the parking requirement to maintain the existing number of chairs on a 0.2163-acre property located at 272 Sound Beach Avenue in the LBR-2 Zone. (Staff: PL) (**Must decide by 11/12/2016**) (Maximum Extension Available to 1/16/2017) (Page Number: 86)

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Motion to approve final coastal site plan with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0

8. **Madalienne Peters;** application PLPZ 2016 00462 for a final coastal subdivision to subdivide an existing 15,345 sq. ft. parcel into a 7,673 sq. ft. lot and a 7,672 sq. ft. lot with no area of land in reservation at property located at 7 Butler Street in the R-7 Zone. (Staff: MK) (Must decide by 10/31/2016) (Maximum Extension Available to 12/30/2016) (Page Number: 251)

Motion to find not a subdivision or re-subdivision
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
5-0
Recused: Macri

PUBLIC HEARING 7:15 PM

9. **John Heagney, Esq., authorized agent;** application PLPZ 2016 00358, for a re-zoning, to re-zone properties on Douglas Drive, Woods Avenue, East Byway, Maiden Lane, Leslie Avenue, and Glen Ridge Road from the R-20 to the R-12 zone (as shown on a re-zoning map on file in the Town Clerk's office). (Staff: PL) (Must decide by 10/13/2016) (Maximum extension available to 12/17/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 300)

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Closed – No Action Taken

11. **First Congregational Church;** applications PLPZ 2016 00365 and PLPZ 2016 00367, for a preliminary coastal site plan and special permit, to make changes to a nonconforming site through renovations and the addition of a porch and patio to 15 Forest Avenue, the Senior Pastor's residence; exterior renovations and the addition of a mudroom and patio at 11 Forest Avenue, the Music Director's residence; addition of a doorway, landing, stairs and accessible lift to the Church building; demolition of the existing three-car garage and construction of a two-car garage; relocation of the pre-school playground; reduction of impervious area and an expanded columbarium at the cemetery; installation of a screened refuse; and associated site work and landscaping on property located at 11 & 15 Forest Avenue, and 108 Sound Beach Avenue in the R-7 zone. (Staff: CT) (**Must open by 10/5/2016**) (Extension to open granted to 10/5/2016) (Maximum extension to open available to 11/14/2016) (Postponed at the 9/8/2016 meeting) (Page Number: 692)

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

14. **Old Track Properties, LLC**; applications PLPZ 2016 00432 and PLPZ 2016 00433, for a final site plan and special permit, to change the approved group fitness center use to a residential use and infill the space on the first floor to add six (6) residential units above the number of residential units originally approved by the Commission for the building one (1) of which would be a moderate income unit which would increase the unit count and total gross floor area on property located at 16 Old Track Road in the GB zone. *(Staff: MK) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Page Number: 961)*

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15. **DISCUSSION ITEMS:**

16. **DECISION ITEMS:**

17. **APPROVAL OF MINUTES:**

September 8, 2016
September 20, 2016

Motion to approve minutes of September 8, 2016 and September 20, 2016
Moved by Fox, seconded by Maitland
Voting in favor: Maitland, Alban, Levy, Fox, and Ramer
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18. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON
SUBSEQUENT MEETINGS:**

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**[Sec. 6-17.2. PROCEDURE FOR THE SUBDIVISION OF LAND IN MIXED
USE – CONDOMINIUM DEVELOPMENTS.**

(a) Where the Planning and Zoning Commission has granted site plan approval or special permit approval for a mixed use development or a residential or non-residential single use development, and where the owner or developer wishes to create separate condominium, then a division of the approved tract into two parcels or lots for the purpose of sale or building development may be permitted by the Commission after the filing of an amended site plan and a certified map to be filed in the Town Clerk's Office showing such division, referring to the site plan number and containing a notation that the property shown thereon is subject to the site plan approved for said property. Any conveyance relating to said approval or any portion thereof shall make reference to said certified map.

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(b) A division into two or more parcels or lots may only be effected by the procedures set forth in the subdivision regulations. (4/24/2013)]

Bruce Museum; application PLPZ 2016 00282 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (*Staff: PL*) (*Motion to defer decision and follow the timeline of the final coastal site plan/special permit at the 8/2/2016 meeting*) (*Continued from the 9/20/2016 meeting*) (*Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer*)

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*(Maximum available to defer 1/25/2017) (Continued from the 9/20/2016 meeting)
(Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)*

Bruce Museum Inc., the operator, and the Town of Greenwich; applications PLPZ 2016 00407 and PLPZ 2016 00408, for a preliminary coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must open by 10/6/2016) (Maximum extension available to 12/10/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)*

J&J Greenwich, LLC; application PLPZ 2016 00416, for a zoning text amendment, to amend the language of Section 6-110(g) “Incentives” under the “Use regulations and special requirements for dwelling units in Business Zones” of the Town of Greenwich Building Zone Regulations as follows: *(Staff: KD) (Must closed by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

Amend Sec. 6-110 (3) as follows: [TEXT IN BRACKETS TO BE DELETED], **TEXT IN BOLD TO BE ADDED**

For the GB, GBO, CGBR, **and CGB** [and LB] business zones only, an increase by one (1) story only over the number of stories otherwise allowed in these zones; **for the LB business zone only, an increase by one and a half (1 ½) stories only over the number of stories otherwise allowed in the LB business zone;** and an increase in the height of a building up to 47 ½ feet: all as measured according to the requirements of the particular underlying business zone;

Add Subsection (9) as follows: **TEXT IN BOLD TO BE ADDED**

A waiver of the prohibition that no entrance to or exit from a business use shall be located on any street frontage opposite a residence zone where the lot containing the business use has frontage in a business zone.

J&J Greenwich, LLC; applications PLPZ 2016 00369 and PLPZ 2016 00370, for a final site plan and special permit, to: merge two (2) properties; 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 closed by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

Xiaokui Qin and Hui Wen; application PLPZ 2016 00389, for a final re-subdivision, to subdivide a 28,574 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 “2R-1” 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: CT) (Must decide by 10/19/2016) (Extension granted to 10/19/2016) (Maximum extension available to 11/23/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

The Whitby School, Incorporated, and Robert E. Grierson and Deanne Intrieri, Trustees; application PLPZ 2016 00438, for a final re-subdivision, for a lot consolidation of land at the Whitby School’s Main Campus at 969 Lake Avenue with adjoining property located at 7 Merry Lane, for properties located at 969 Lake Avenue and 7 Merry Lane in the RA-4 zone. *(Staff: PL) (Must decide by 10/19/2016) (Extension granted to 10/19/2016) (Maximum extension available to 12/16/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

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

October 4, 2016

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **North Concession Stand, Old Barn – Greenwich Point;** Application PLPZ 2016 00483 for municipal improvement to deed restrict the restored “Old Barn” with an historic designation on property located at 16 Tod’s Driftway in the RA-1 zone. (Staff: KD) (Must act by 12/7/2016) (Maximum available to defer 3/7/2017) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 10)
2. **Urstadt Biddle Properties;** application PLPZ 2016 00368 for final coastal site plan approval to change the use of a portion of a current martial arts school use to a personal service use and modify the conditions of Administrative Site Plan approval #3703 which was further modified by Administrative Site Plan approvals #3972 and PLPZ 2014 00545 on a 37,432 sq. ft. parcel located at 393-407 East Putnam Avenue, Cos Cob in the LB Zone. (Staff: MK) (**Must decide by 10/5/2016**) (Extension Granted to 10/5/16; Maximum extension available to 11/13/2016) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer)

Application PLPZ 2016 00368 has been POSTPONED – Extension Granted to October 18, 2016

3. **Michael Odierna and James and Lisa McDonald;** application PLPZ 2016 00325, for a preliminary coastal subdivision, to make an equal area exchange of land between properties located at 33 Sachem Road (now and proposed to be 21,984 sq. ft.) and 35 Sachem Road (now and proposed to be 19,905 sq. ft.) in the R-12 zone. (Staff: MK) (**Must decide by 10/8/2016**) (Maximum extension granted) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Page Number: 12)

4. **Michael M. Taylor, et al.;** application PLPZ 2016 00293 for a final site plan to remove two parking spaces out of service to install a concrete pad to support dumpsters on a 34,458 sq. ft. property located at 152 East Putnam Avenue, Cos Cob in the LBR-2 zone. (Staff: PL) (**Must decide by 10/15/2016**) (Maximum extension granted) (Continued from the 9/8/2016 meetings; Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Postponed at the 9/20/2016 meeting) (Page Number: 48)
5. **Charme & Cheveux;** application PLPZ 2016 00414 for final site plan to renovate an existing salon space and seek a waiver of the parking requirement to maintain the existing number of chairs on a 0.2163-acre property located at 272 Sound Beach Avenue in the LBR-2 Zone. (Staff: PL) (**Must decide by 11/12/2016**) (Maximum Extension Available to 1/16/2017) (Page Number: 86)
6. **Mark Mega;** application PLPZ 2016 00448 for a preliminary subdivision to merge two (2) parcels, Lot 27 and Lot 28 into one (1) parcel totaling 11,485 sq. ft. in the R-6 zone on properties located at 16 Smith Street South in the R-6 zone. (Staff: CT) (**Must Decide by 10/24/2016**) (Maximum Extension Available to 12/23/2016)

Application PLPZ 2016 00448 has been POSTPONED by Applicant – Extension Granted to November 15, 2016

7. **Lee Residence;** application PLPZ 2016 00390 for a final coastal site plan to construct a new residence, driveway, drainage and site improvements on a 19,560 SF (to mean high water) parcel at 9 William Street in the R-12 Zone. (Staff: PL) (**Must decide by 10/6/2016**) (Maximum Extension Available to 12/10/2016) (Page Number: 194)
8. **Madalienne Peters;** application PLPZ 2016 00462 for a final coastal subdivision to subdivide an existing 15,345 sq. ft. parcel into a 7,673 sq. ft. lot and a 7,672 sq. ft. lot with no area of land in reservation at property located at 7 Butler Street in the R-7 Zone. (Staff: MK) (**Must decide by 10/31/2016**) (Maximum Extension Available to 12/30/2016) (Page Number: 251)

PUBLIC HEARING 7:15 PM

9. **John Heagney, Esq., authorized agent;** application PLPZ 2016 00358, for a re-zoning, to re-zone properties on Douglas Drive, Woods Avenue, East Byway, Maiden Lane, Leslie Avenue, and Glen Ridge Road from the R-20 to the R-12 zone (as shown on a re-zoning map on file in the Town Clerk's office). (Staff: PL) (**Must decide by 10/13/2016**) (Maximum extension available to 12/17/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 300)

10. **Neighbor-to-Neighbor, Inc. with the consent of the Parish of Christ Church Greenwich, Connecticut;** applications PLPZ 2016 00311 and PLPZ 2016 00312, for a final site plan and special permit, to construct a new 6,363 sq. ft. two-and-one-half story freestanding building to house and operate Neighbor-to-Neighbor, a philanthropic and/or charitable institution use, and construct on-site parking for 19 additional spaces and associated landscaping, drainage and underground utility improvements on a 5.25 acres property located at 220 East Putnam Avenue in the R-20 zone. *(Staff: PL) (Must close by 10/13/2016) (Extension to open granted to 9/9/2016, Maximum extension available to 12/16/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 472)*

11. **First Congregational Church;** applications PLPZ 2016 00365 and PLPZ 2016 00367, for a preliminary coastal site plan and special permit, to make changes to a nonconforming site through renovations and the addition of a porch and patio to 15 Forest Avenue, the Senior Pastor's residence; exterior renovations and the addition of a mudroom and patio at 11 Forest Avenue, the Music Director's residence; addition of a doorway, landing, stairs and accessible lift to the Church building; demolition of the existing three-car garage and construction of a two-car garage; relocation of the pre-school playground; reduction of impervious area and an expanded columbarium at the cemetery; installation of a screened refuse; and associated site work and landscaping on property located at 11 & 15 Forest Avenue, and 108 Sound Beach Avenue in the R-7 zone. *(Staff: CT) (Must open by 10/5/2016) (Extension to open granted to 10/5/2016) (Maximum extension to open available to 11/14/2016) (Postponed at the 9/8/2016 meeting) (Page Number: 692)*

12. **SC28HP, LLC;** applications PLPZ 2016 00427 and PLPZ 2016 00428, for a final site plan and special permit, to demolish a portion of the first floor formerly used as an automatic teller drive through, construct a new two-story stair tower, and reconfigure an exterior mechanical pit/condenser farm located on the southeast corner of the building on property located at 28 Havemeyer Place in the CGB zone. *(Staff: CT) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Page Number: 812)*

13. **Meadow Drive, LLC,** for a final site plan and special permit, PLPZ 2016 00440 and PLPZ 2016 00441, to construct a new single family residence that would exceed the 150,000 cubic feet total building volume threshold on a 2.1193 acres property located at 19 Meadow Drive in the RA-2 zone. *(Staff: MK) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Page Number: 887)*

14. **Old Track Properties, LLC;** applications PLPZ 2016 00432 and PLPZ 2016 00433, for a final site plan and special permit, to change the approved group fitness center use to a residential use and infill the space on the first floor to add six (6) residential units above the number of residential units originally approved by the Commission for the building one (1) of which would be a moderate income unit which would increase the unit count and total gross floor area on property located at 16 Old Track Road in the GB zone. *(Staff: MK) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Page Number: 961)*

15. **DISCUSSION ITEMS:**

16. **DECISION ITEMS:**

17. **APPROVAL OF MINUTES:**

September 8, 2016
September 20, 2016

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:**

Planning and Zoning Staff; application PLPZ 2016 00410, for a text amendment, to modify Section 6-17.2 of the Town of Greenwich Building Zone Regulations as follows: [TEXT IN BRACKETS TO BE DELETED] *(Staff: KD) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

**[Sec. 6-17.2. PROCEDURE FOR THE SUBDIVISION OF LAND IN MIXED
USE – CONDOMINIUM DEVELOPMENTS.**

- (a) Where the Planning and Zoning Commission has granted site plan approval or special permit approval for a mixed use development or a residential or non-residential single use development, and where the owner or developer wishes to create separate condominium, then a division of the approved tract into two parcels or lots for the purpose of sale or building development may be

permitted by the Commission after the filing of an amended site plan and a certified map to be filed in the Town Clerk's Office showing such division, referring to the site plan number and containing a notation that the property shown thereon is subject to the site plan approved for said property. Any conveyance relating to said approval or any portion thereof shall make reference to said certified map.

The amended site plan shall not be changed without the prior approval of the Commission by way of special permit procedure or site plan review.

Cross-easements shall be provided to enable each parcel or lot to be a self-sufficient entity.

For the purpose of compliance with these regulations such a divided tract development shall be considered a single lot. (6/30/92)

- (b) A division into two or more parcels or lots may only be effected by the procedures set forth in the subdivision regulations. (4/24/2013)]

Bruce Museum; application PLPZ 2016 00282 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Motion to defer decision and follow the timeline of the final coastal site plan/special permit at the 8/2/2016 meeting) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)

Bruce Museum; application PLPZ 2016 00492 for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Must act by 10/27/2016) (Maximum available to defer 1/25/2017) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)

Bruce Museum Inc., the operator, and the Town of Greenwich; applications PLPZ 2016 00407 and PLPZ 2016 00408, for a preliminary coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Must open by 10/6/2016) (Maximum extension available to 12/10/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)

J&J Greenwich, LLC; application PLPZ 2016 00416, for a zoning text amendment, to amend the language of Section 6-110(g) "Incentives" under the "Use regulations and special requirements for dwelling units in Business Zones" of the Town of Greenwich Building Zone Regulations as follows: (Staff: KD) (Must closed by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)

Amend Sec. 6-110 (3) as follows: [TEXT IN BRACKETS TO BE DELETED], **TEXT IN BOLD TO BE ADDED**

For the GB, GBO, CGBR, **and CGB** [and LB] business zones only, an increase by one (1) story only over the number of stories otherwise allowed in these zones; **for the LB business zone only, an increase by one and a half (1 ½) stories only over the number of stories otherwise allowed in the LB business zone**; and an increase in the height of a building up to 47 ½ feet: all as measured according to the requirements of the particular underlying business zone;

Add Subsection (9) as follows: **TEXT IN BOLD TO BE ADDED**

A waiver of the prohibition that no entrance to or exit from a business use shall be located on any street frontage opposite a residence zone where the lot containing the business use has frontage in a business zone.

J&J Greenwich, LLC; applications PLPZ 2016 00369 and PLPZ 2016 00370, for a final site plan and special permit, to: merge two (2) properties; 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 closed by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

Xiaokui Qin and Hui Wen; application PLPZ 2016 00389, for a final re-subdivision, to subdivide a 28,574 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 “2R-1” 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: CT) (Must decide by 10/19/2016) (Extension granted to 10/19/2016) (Maximum extension available to 11/23/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

The Whitby School, Incorporated, and Robert E. Grierson and Deanne Intrieri, Trustees; application PLPZ 2016 00438, for a final re-subdivision, for a lot consolidation of land at the Whitby School’s Main Campus at 969 Lake Avenue with adjoining property located at 7 Merry Lane, for properties located at 969 Lake Avenue and 7 Merry Lane in the RA-4 zone. *(Staff: PL) (Must decide by 10/19/2016) (Extension granted to 10/19/2016) (Maximum extension available to 12/16/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

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 20, 2016
TENTATIVE AGENDA

REVISED

REGULAR MEETING 7:00 PM

1. **269 Palmer Hill Road LLC**; request for a second extension of the filing period for an additional ninety (90) days (180 days in total from the effective date of approval) for application PLPZ 2016 00031 a final subdivision to subdivide one 9.8606-acre property into six lots and 1.5048 acres of set aside on property located at 269 Palmer Hill Road in the RA-1 zone approved at the 3/8/2016 meeting of the Planning and Zoning Commission and extended once, for ninety days, at the 6/21/16 meeting. (*Staff: PL*) (*Page Number:*)
2. **James C. Houck**; request for a second 3-year extension for the previously approved application FSP #3409-C a final coastal site plan to demolish and construct a new single family dwelling of 2,573 square feet on a 10,337 square foot property located at 7 West Crossway in the R-20 zone approved at the December 11, 2007 meeting and extended at the 9/28/2010 and the 12/10/2013 meeting. (*Staff: PL*)(*Page Number:*)
3. **Jean Tatge Collis, Trustee**; for a request for a 90-day extension for application PLPZ 2016 00258 a final subdivision to subdivide an existing 33,083 sq. ft. parcel into two (2) 14,018 sq. ft. parcels and one (1) open space parcel of 4,963 sq. ft. equal to 15% of the total lot area on property located at 100 Hendrie Avenue in the R-12 zone approved at the 7/6/2016 meeting. (*Staff: PL*) (*Page Number:*)
4. **North Concession Stand, Old Barn – Greenwich Point**; Application PLPZ 2016 00483 for municipal improvement to deed restrict the restored “Old Barn” with an historic designation on property located at 16 Tod’s Driftway in the RA-1 zone. (*Staff: KD*) (*Must act by 12/7/2016*) (*Maximum available to defer 3/7/2017*) (*Page Number:*)

5. **KL Greenwich, LTD;** for a final subdivision to merge tax parcel 10-1532, 3.616 acres in size and tax parcel 10-3015, 2.289 acres in size into one parcel of 5.905 acres in size at property located at 48 Round Hill Road in the RA-2 Zone (Staff: PL) (Must decide by 10/21/2016) (Maximum extension available to 12/20/2016) (Page Number:)
6. **Margaret B. Larkin;** application PLPZ 2016 00457, for a request for comment for proposed Local Historic Property designation located at 117 Dingtown Road in the RA-2 zone. (Staff: CT) (Must decide by 10/25/2016) (Maximum extension available to 12/24/2016) (Page Number:)
7. **Aux Delices;** application PLPZ 2016 00276 for an outdoor dining permit for the placement of 3 tables and a total of 6 chairs on a restaurant patio for seasonal outdoor dining on a property located at 1075 East Putnam Avenue (Riverside) in the LBR-2 zone. (Staff: MK) (Must decide by 9/24/2016) (Maximum Extension granted) (Left open at the 9/8/2016 meeting) (Page Number:)
8. **Michael M. Taylor, et al.;** application PLPZ 2016 00293 for a final site plan to remove two parking spaces out of service to install a concrete pad to support dumpsters on a 34,458 sq. ft. property located at 152 East Putnam Avenue, Cos Cob in the LBR-2 zone. (Staff: PL) (Must decide by 10/15/2016) (Maximum extension granted) (Continued from the 9/8/2016 meeting; Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Page Number:)

Application PLPZ 2016 00293 has been POSTPONED by Applicant

9. **Bruce Museum;** application PLPZ 2016 00282 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Motion to defer decision and follow the timeline of the final coastal site plan/special permit at the 8/2/2016 meeting) (Page Number:)
10. **Bruce Museum;** application PLPZ 2016 00492 for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Must act by 10/27/2016) (Maximum available to defer 1/25/2017) (Page Number:)

PUBLIC HEARING 7:15 PM

11. **Bruce Museum Inc., the operator, and the Town of Greenwich;** applications PLPZ 2016 00407 and PLPZ 2016 00408, for a final coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Must open by 10/6/2016) (Maximum extension available to 12/10/2016) (Page Number:)
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14. **Xiaokui Qin and Hui Wen;** application PLPZ 2016 00389, for a final re-subdivision, to subdivide a 28,574 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 “2R-1” 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: CT) (Must decide by 9/24/2016) (Maximum extension available to 11/23/2016) (Page Number:)

15. **Benno and Marli Meier**; applications PLPZ 2016 00397 and PLPZ 2016 00399, for a final site plan and special permit, to demolish the existing structure and construct a new 11,179.3 sq. ft. residence and a 430.8 sq. ft. pool that would exceed the 150,000 cubic feet total building volume threshold on property located at 340 Stanwich Road in the RA-2 zone. (Staff: MK) (Must open by 10/6/2016) (Maximum extension available to 12/10/2016) (Page Number:)
16. **The Whitby School, Incorporated, and Robert E. Grierson and Deanne Intrieri, Trustees**; application PLPZ 2016 00438, for a final re-subdivision, for a lot consolidation of land at the Whitby School's Main Campus at 969 Lake Avenue with adjoining property located at 7 Merry Lane, for properties located at 969 Lake Avenue and 7 Merry Lane in the RA-4 zone. (Staff: PL) (Must decide by 10/17/2016) (Maximum extension available to 12/16/2016) (Page Number:)
17. **27 Bayside Terrace, LLC.**; application PLPZ 2016 00286, for final coastal re-subdivision to re-subdivide an existing 32,150 sq. ft. parcel into two (2) new parcels where Lot A would be 12,830 sq. ft., Lot B would be 13,012 sq. ft. (excluding the accessway), and the open space parcel would be 4,877 sq. ft. (15% of the total lot area) on a property located at 27 Bayside Terrace in the R-12 zone. (Staff: MK) (Must decide by 9/21/2016) (Extension to decide granted to 9/21/2016, maximum extension available to 11/4/2016) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Postponed by Applicant on the 9/8/2016 meeting) (Page Number:)

REGULAR MEETING CONTINUED

18. **27 Bayside Terrace LLC**; application PLPZ 2016 00288 for a final coastal site plan to construct a new individual single family residential structure within one hundred feet of a coastal resource area and associated with re-subdivision PLPZ 2016 00286 on proposed Parcel A located at 27 Bayside Terrace in the R-12 zone. (Staff: MK) (Must decide by 9/21/2016) (Extension to decide granted to 9/21/2016, Maximum extension available to 10/15/2016) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Postponed by Applicant on the 9/8/2016 meeting) (Page Number:)
19. **27 Bayside Terrace LLC**; application PLPZ 2016 00287 for a final coastal site plan to construct a new individual single family residential structure within one hundred feet of a coastal resource area and associated with re-subdivision PLPZ 2016 0286 on proposed Parcel B located at 27 Bayside Terrace in the R-12 zone. (Staff: MK) (Must decide by 9/21/2016) (Extension to decide granted to 9/21/2016, Maximum extension available to 10/15/2016) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Postponed by Applicant on the 9/8/2016 meeting) (Page Number:)

20. **DISCUSSION ITEMS:**

21. **DECISION ITEMS:**

22. **APPROVAL OF MINUTES:**

23. **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:**

Urstadt Biddle Properties; application PLPZ 2016 00368 for final coastal site plan approval to change the use of a portion of a current martial arts school use to a personal service use and modify the conditions of Administrative Site Plan approval #3703 which was further modified by Administrative Site Plan approvals #3972 and PLPZ 2014 00545 on a 37,432 sq. ft. parcel located at 393-407 East Putnam Avenue, Cos Cob in the LB Zone. *(Staff: MK) (Must decide by 10/5/2016) (Extension Granted to 10/5/16; Maximum extension available to 11/13/2016) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer)*

Michael Odierna and James and Lisa McDonald; application PLPZ 2016 00325, for a final coastal subdivision, to make an equal area exchange of land between properties located at 33 Sachem Road (now and proposed to be 21,984 sq. ft.) and 35 Sachem Road (now and proposed to be 19,905 sq. ft.) in the R-12 zone. *(Staff: MK) (Must decide by 10/8/2016) (Maximum extension granted) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Page Number:)*

John Heagney, Esq., authorized agent; application PLPZ 2016 00358, for a re-zoning, to re-zone properties on Douglas Drive, Woods Avenue, East Byway, Maiden Lane, Leslie Avenue, and Glen Ridge Road from the R-20 to the R-12 zone (as shown on a re-zoning map on file in the Town Clerk's office). *(Staff: PL) (Must decide by 10/13/2016) (Maximum extension available to 12/17/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

First Congregational Church; applications PLPZ 2016 00365 and PLPZ 2016 00367, for a preliminary coastal site plan and special permit, to make changes to a nonconforming site through renovations and the addition of a porch and patio to 15 Forest Avenue, the Senior Pastor's residence; exterior renovations and the addition of a mudroom and patio at 11 Forest Avenue, the Music Director's residence; addition of a doorway, landing, stairs and accessible lift to the Church building; demolition of the existing three-car garage and construction of a two-car garage; relocation of the pre-school playground; reduction of impervious area and an expanded columbarium at the cemetery; installation of a screened refuse; and associated site work and landscaping on property located at 11 & 15 Forest Avenue, and 108 Sound Beach Avenue in the R-7 zone. *(Staff: CT) (Must open by 11/14/2016) (Maximum extension to open granted available to 11/14/2016)*

Neighbor-to-Neighbor, Inc. with the consent of the Parish of Christ Church Greenwich, Connecticut; applications PLPZ 2016 00311 and PLPZ 2016 00312, for a final site plan and special permit, to construct a new 6,363 sq. ft. two-and-one-half story freestanding building to house and operate Neighbor-to-Neighbor, a philanthropic and/or charitable institution use, and construct on-site parking for 19 additional spaces and associated landscaping, drainage and underground utility improvements on a 5.25 acres property located at 220 East Putnam Avenue in the R-20 zone. *(Staff: PL) (Must close by 10/13/2016) (Extension to open granted to 9/9/2016, Maximum extension available to 12/16/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

Planning and Zoning Staff; application PLPZ 2016 00410, for a text amendment, to modify Section 6-17.2 of the Town of Greenwich Building Zone Regulations as follows: [TEXT IN BRACKETS TO BE DELETED] *(Staff: KD) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

[Sec. 6-17.2. PROCEDURE FOR THE SUBDIVISION OF LAND IN MIXED USE – CONDOMINIUM DEVELOPMENTS.

- (a) Where the Planning and Zoning Commission has granted site plan approval or special permit approval for a mixed use development or a residential or non-residential single use development, and where the owner or developer wishes to create separate condominium, then a division of the approved tract into two parcels or lots for the purpose of sale or building development may be permitted by the Commission after the filing of an amended site plan and a certified map to be filed in the Town Clerk's Office showing such division, referring to the site plan number and containing a notation that the property shown thereon is subject to the site plan approved for said property. Any conveyance relating to said approval or any portion thereof shall make reference to said certified map.

The amended site plan shall not be changed without the prior approval of

the Commission by way of special permit procedure or site plan review.

Cross-easements shall be provided to enable each parcel or lot to be a self-sufficient entity.

For the purpose of compliance with these regulations such a divided tract development shall be considered a single lot. (6/30/92)

- (b) A division into two or more parcels or lots may only be effected by the procedures set forth in the subdivision regulations. (4/24/2013)]

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

October 4, 2016

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **North Concession Stand, Old Barn – Greenwich Point;** Application PLPZ 2016 00483 for municipal improvement to deed restrict the restored “Old Barn” with an historic designation on property located at 16 Tod’s Driftway in the RA-1 zone. (Staff: KD) (Must act by 12/7/2016) (Maximum available to defer 3/7/2017) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)
2. **Urstadt Biddle Properties;** application PLPZ 2016 00368 for final coastal site plan approval to change the use of a portion of a current martial arts school use to a personal service use and modify the conditions of Administrative Site Plan approval #3703 which was further modified by Administrative Site Plan approvals #3972 and PLPZ 2014 00545 on a 37,432 sq. ft. parcel located at 393-407 East Putnam Avenue, Cos Cob in the LB Zone. (Staff: MK) (**Must decide by 10/5/2016**) (Extension Granted to 10/5/16; Maximum extension available to 11/13/2016) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer)
3. **Michael Odierna and James and Lisa McDonald;** application PLPZ 2016 00325, for a final coastal subdivision, to make an equal area exchange of land between properties located at 33 Sachem Road (now and proposed to be 21,984 sq. ft.) and 35 Sachem Road (now and proposed to be 19,905 sq. ft.) in the R-12 zone. (Staff: MK) (**Must decide by 10/8/2016**) (Maximum extension granted) (Continued from the 8/2/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer)
4. **Michael M. Taylor, et al.;** application PLPZ 2016 00293 for a final site plan to remove two parking spaces out of service to install a concrete pad to support dumpsters on a 34,458 sq. ft. property located at 152 East Putnam Avenue, Cos Cob in the LBR-2 zone. (Staff: PL) (**Must decide by 10/15/2016**) (Maximum

- extension granted) (Continued from the 9/8/2016 meetings; Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Postponed at the 9/20/2016 meeting)*
5. **Charme & Cheveux;** application PLPZ 2016 00414 for final site plan to renovate an existing salon space and seek a waiver of the parking requirement to maintain the existing number of chairs on a 0.2163-acre property located at 272 Sound Beach Avenue in the LBR-2 Zone. *(Staff: PL) (Must decide by 11/12/2016) (Maximum Extension Available to 1/16/2017)*
 6. **Mark Mega;** application PLPZ 2016 00448 for a preliminary subdivision to merge two (2) parcels, Lot 27 and Lot 28 into one (1) parcel totaling 11,485 sq. ft. in the R-6 zone on properties located at 16 Smith Street South in the R-6 zone. *(Staff: MK) (Must Decide by 10/24/2016) (Maximum Extension Available to 12/23/2016)*
 7. **Lee Residence;** application PLPZ 2016 00390 for a final coastal site plan to construct a new residence, driveway, drainage and site improvements on a 19,560 SF (to mean high water) parcel at 9 William Street in the R-12 Zone. *(Staff: PL) (Must decide by 10/6/2016) (Maximum Extension Available to 12/10/2016)*
 8. **Madalienne Peters;** application PLPZ 2016 00462 for a final coastal subdivision to subdivide an existing 15,3245 SF parcel into two (2) parcel of 7,673 SF each and no area of land in reservation at property located at 7 Butler Street in the R-7 Zone. *(Staff: MK) (Must decide by 10/31/2016) (Maximum Extension Available to 12/30/2016)*

PUBLIC HEARING 7:15 PM

9. **John Heagney, Esq., authorized agent;** application PLPZ 2016 00358, for a re-zoning, to re-zone properties on Douglas Drive, Woods Avenue, East Byway, Maiden Lane, Leslie Avenue, and Glen Ridge Road from the R-20 to the R-12 zone (as shown on a re-zoning map on file in the Town Clerk's office). *(Staff: PL) (Must decide by 10/13/2016) (Maximum extension available to 12/17/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*
10. **Neighbor-to-Neighbor, Inc. with the consent of the Parish of Christ Church Greenwich, Connecticut;** applications PLPZ 2016 00311 and PLPZ 2016 00312, for a final site plan and special permit, to construct a new 6,363 sq. ft. two-and-one-half story freestanding building to house and operate Neighbor-to-Neighbor, a philanthropic and/or charitable institution use, and construct on-site parking for 19 additional spaces and associated landscaping, drainage and underground utility improvements on a 5.25 acres property located at 220 East Putnam Avenue in the

- R-20 zone. (Staff: PL) (**Must close by 10/13/2016**) (Extension to open granted to 9/9/2016, Maximum extension available to 12/16/2016) (Continued from the 9/8/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)
11. **First Congregational Church**; applications PLPZ 2016 00365 and PLPZ 2016 00367, for a preliminary coastal site plan and special permit, to make changes to a nonconforming site through renovations and the addition of a porch and patio to 15 Forest Avenue, the Senior Pastor's residence; exterior renovations and the addition of a mudroom and patio at 11 Forest Avenue, the Music Director's residence; addition of a doorway, landing, stairs and accessible lift to the Church building; demolition of the existing three-car garage and construction of a two-car garage; relocation of the pre-school playground; reduction of impervious area and an expanded columbarium at the cemetery; installation of a screened refuse; and associated site work and landscaping on property located at 11 & 15 Forest Avenue, and 108 Sound Beach Avenue in the R-7 zone. (Staff: CT) (**Must open by 10/5/2016**) (Extension to open granted to 10/5/2016) (Maximum extension to open available to 11/14/2016) (Postponed at the 9/8/2016 meeting)
 12. **SC28HP, LLC**; applications PLPZ 2016 00427 and PLPZ 2016 00428, for a final site plan and special permit, to demolish a portion of the first floor formerly used as an automatic teller drive through, construct a new two-story stair tower, and reconfigure an exterior mechanical pit/condenser farm located on the southeast corner of the building on property located at 28 Havemeyer Place in the CGB zone. (Staff: CT) (**Must open by 11/12/2016**) (Maximum extension available to 1/16/2017)
 13. **Meadow Drive, LLC**, for a final site plan and special permit, PLPZ 2016 00440 and PLPZ 2016 00441, to construct a new single family residence that would exceed the 150,000 cubic feet total building volume threshold on a 2.1193 acres property located at 19 Meadow Drive in the RA-2 zone. (Staff: CT) (**Must open by 11/12/2016**) (Maximum extension available to 1/16/2017)
 14. **Old Track Properties, LLC**; applications PLPZ 2016 00432 and PLPZ 2016 00433, for a final site plan and special permit, to change the approved group fitness center use to a residential use and infill the space on the first floor to add six (6) residential units above the number of residential units originally approved by the Commission for the building one (1) of which would be a moderate income unit which would increase the unit count and total gross floor area on property located at 16 Old Track Road in the GB zone. (Staff: MK) (**Must open by 11/12/2016**) (Maximum extension available to 1/16/2017)
0. **DISCUSSION ITEMS:**
0. **DECISION ITEMS:**

0. **APPROVAL OF MINUTES:**

September 8, 2016
September 20, 2016

0. **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 2016 00410, for a text amendment, to modify Section 6-17.2 of the Town of Greenwich Building Zone Regulations as follows: [TEXT IN BRACKETS TO BE DELETED] (*Staff: KD*) (*Must open by 11/12/2016*) (*Maximum extension available to 1/16/2017*) (*Continued from the 9/8/2016 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Ramer*)

[Sec. 6-17.2. PROCEDURE FOR THE SUBDIVISION OF LAND IN MIXED
USE – CONDOMINIUM DEVELOPMENTS.

- (a) Where the Planning and Zoning Commission has granted site plan approval or special permit approval for a mixed use development or a residential or non-residential single use development, and where the owner or developer wishes to create separate condominium, then a division of the approved tract into two parcels or lots for the purpose of sale or building development may be permitted by the Commission after the filing of an amended site plan and a certified map to be filed in the Town Clerk's Office showing such division, referring to the site plan number and containing a notation that the property shown thereon is subject to the site plan approved for said property. Any conveyance relating to said approval or any portion thereof shall make reference to said certified map.

The amended site plan shall not be changed without the prior approval of the Commission by way of special permit procedure or site plan review.

Cross-easements shall be provided to enable each parcel or lot to be a self-sufficient entity.

For the purpose of compliance with these regulations such a divided tract development shall be considered a single lot. (6/30/92)

- (b) A division into two or more parcels or lots may only be effected by the procedures set forth in the subdivision regulations. (4/24/2013)]

Bruce Museum; application PLPZ 2016 00282 for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Motion to defer decision and follow the timeline of the final coastal site plan/special permit at the 8/2/2016 meeting) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)

Bruce Museum; application PLPZ 2016 00492 for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Must act by 10/27/2016) (Maximum available to defer 1/25/2017) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)

Bruce Museum Inc., the operator, and the Town of Greenwich; applications PLPZ 2016 00407 and PLPZ 2016 00408, for a preliminary coastal site plan and special permit, to expand and make additions to the existing Bruce Museum Building, related site improvements including new parking areas, stormwater management infrastructure and landscaping on property located at 1 Museum Drive in the R-6 zone. (Staff: PL) (Must open by 10/6/2016) (Maximum extension available to 12/10/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)

J&J Greenwich, LLC; application PLPZ 2016 00416, for a zoning text amendment, to amend the language of Section 6-110(g) “Incentives” under the “Use regulations and special requirements for dwelling units in Business Zones” of the Town of Greenwich Building Zone Regulations as follows: (Staff: KD) (Must closed by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)

Amend Sec. 6-110 (3) as follows: [TEXT IN BRACKETS TO BE DELETED], **TEXT IN BOLD TO BE ADDED**

For the GB, GBO, CGBR, **and** CGB [and LB] business zones only, an increase by one (1) story only over the number of stories otherwise allowed in these zones; **for the LB business zone only, an increase by one and a half (1 ½) stories only over the number of stories otherwise allowed in the LB business zone;** and an increase in the height of a building up to 47 ½ feet: all as measured according to the requirements of the particular underlying business zone;

Add Subsection (9) as follows: **TEXT IN BOLD TO BE ADDED**

A waiver of the prohibition that no entrance to or exit from a business use shall be located on any street frontage opposite a residence zone where the lot containing the business use has frontage in a business zone.

J&J Greenwich, LLC; applications PLPZ 2016 00369 and PLPZ 2016 00370, for a final site plan and special permit, to: merge two (2) properties; 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 closed by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

Xiaokui Qin and Hui Wen; application PLPZ 2016 00389, for a final re-subdivision, to subdivide a 28,574 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 “2R-1” 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: CT) (Must decide by 10/19/2016) (Extension granted to 10/19/2016) (Maximum extension available to 11/23/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*

The Whitby School, Incorporated, and Robert E. Grierson and Deanne Intrieri, Trustees; application PLPZ 2016 00438, for a final re-subdivision, for a lot consolidation of land at the Whitby School’s Main Campus at 969 Lake Avenue with adjoining property located at 7 Merry Lane, for properties located at 969 Lake Avenue and 7 Merry Lane in the RA-4 zone. *(Staff: PL) (Must decide by 10/19/2016) (Extension granted to 10/19/2016) (Maximum extension available to 12/16/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)*