

1. Tentative Agenda

Documents:

[T-10-09-18 - FINAL.PDF](#)

2. Final Agenda

Final Agenda 10-9-18

Documents:

[F-10-09-18 - FINAL.PDF](#)

3. Action Agenda 10.09.18 - Final.PDF

Action Agenda

Documents:

[ACTION AGENDA 10-09-18 - FINAL.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

October 9, 2018

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Gofer Ice Cream on behalf of Capparelle Development Company, LLC;** application PLPZ 2018 00442 for a final site plan to operate outdoor dining and install and maintain five (5) standard sized wooden picnic tables in the area outside the rear of the building at 551 East Putnam Avenue, Cos Cob in the LB zone. (Staff: BD) (Must decide by 12/1/2018) (Maximum extension available to 2/4/2019)
2. **Fareri Associates LP;** application PLPZ 2018 00360 for a final site plan for a change of use from office to a martial arts studio the result of which would increase the required parking for a property that is currently non-conforming as to the required number of parking spaces available on a 37,135 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. (Staff: PL) (**Must decide by 10/11/2018**) (Maximum extension available to 12/18/2018) (Continued from the 9/11/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Yeskey (for Macri))
3. **Philip H. Bartels, Trustee;** application PLPZ 2018 00414 for a final subdivision to revise the common lot lines between the properties located at 51 Dawn Harbor Lane, 55 Dawn Harbor Lane, and 91 Indian Head Road where 91 Indian Head Road would increase from 4.509 to 5.238-acres, 51 Dawn Harbor Lane would decrease from 2.154 to 1.383-acres, and 55 Dawn Harbor Lane would increase from 1.106 to 1.148-acreas. All parcels reside within the RA-1 zone. (Staff: MA) (Must decide by 11/15/2018) (Maximum extension available to 1/5/2019)

PUBLIC HEARING 7:15 PM

4. **Planning and Zoning Staff**; application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); and 6-109(d)(5) of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27> (Staff: KD) (Continued from the 6/12/2018 and 7/24/2018 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Yeskey seated for Levy at the 7/24/2018 meeting)
5. **Pickwick Properties, LLC**; applications PLPZ 2018 00391 and PLPZ 2018 00392, for a final site plan and special permit, for a proposed change of use from retail to a Financial Services use for the currently vacant ground floor space along Greenwich Avenue, on property located at 3 East Putnam Avenue in the CGBR zone. (Staff: BD) (Must close by 11/1/2018) (Maximum extension to close available to 1/5/2019) (Continued from the 9/27/2018 meeting) (Seated: Maitland, Goss (for Alban), Yeskey (for Levy), Fox, and Hardman (for Macri))
6. **Nicholas Granitto**; application PLPZ 2018 00293 for a scenic road application, to abandon the existing curb cut in the northeast corner of the parcel and create a new curb cut immediately south of Laub Pond Road per Section 11-13 - Alterations and improvements (c) of the Town Charter on property located at 34 Cliffdale Road in the RA-4 zone. (Staff: PL) (Must open by 11/3/2018) (Maximum extension to open granted) (Postponed by Applicant at the 8/7/2018 meeting)
7. **Stillman Court, LLC**; application PLPZ 2018 00402, for a final re-subdivision, to transfer 0.3005 acres of land, modifying the common lot line between Lots 1 and 2 (as depicted on filed maps #6015 and #8953) which would increase the size of Lot 1 from 1.0291-acres to 1.3296-acres and reduce the lot size of Lot 2 from 2.1053-acres to 1.8049-acres, on property located at 110 Glenville Road in the RA-1 zone. (Staff: SB) (Must decide by 10/26/2018) (Maximum extension available to 12/25/2018)
8. **Vincent Sasha of Sashagroup LLC**; applications PLPZ 2018 00407 and PLPZ 2018 00408, for a final site plan and special permit, to construct a new 2,890 sq. ft. mixed use building with retail space on the first floor and one (1) two-level apartment that would occupy a portion of the first floor and all of the second floor, on a 12,319 sq. ft. property located at 300 Valley Road in the LBR-1 zone. (Staff: SB) (Must open by 11/15/2018) (Maximum extension to open available to 1/19/2019)

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

10. **DECISION ITEMS:**
 - a. **Planning and Zoning Commission Meeting Schedule for 2019, and Architectural Review Committee Meeting Schedule for 2019**

11. **APPROVAL OF MINUTES:**

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

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

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TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

October 9, 2018

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Gofer Ice Cream on behalf of Capparelle Development Company, LLC;** application PLPZ 2018 00442 for a final site plan to operate outdoor dining and install and maintain five (5) standard sized wooden picnic tables in the area outside the rear of the building at 551 East Putnam Avenue, Cos Cob in the LB zone. *(Staff: BD) (Must decide by 12/1/2018) (Maximum extension available to 2/4/2019)*

Applicant revised tables to three (3) thereby converting this application PLPZ 2018 00442, to an administrative site plan to be handled by Staff.
2. **Fareri Associates LP;** application PLPZ 2018 00360 for a final site plan for a change of use from office to a martial arts studio the result of which would increase the required parking for a property that is currently non-conforming as to the required number of parking spaces available on a 37,135 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. *(Staff: PL) (Must decide by 10/11/2018) (Maximum extension available to 12/18/2018) (Continued from the 9/11/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Yeskey (for Macri)) (Page Number: 7)*
3. **Philip H. Bartels, Trustee;** application PLPZ 2018 00414 for a final subdivision to revise the common lot lines between the properties located at 51 Dawn Harbor Lane, 55 Dawn Harbor Lane, and 91 Indian Head Road where 91 Indian Head Road would increase from 4.509 to 5.238-acres, 51 Dawn Harbor Lane would decrease from 2.154 to 1.383-acres, and 55 Dawn Harbor Lane would increase from 1.106 to 1.148-acres. All parcels reside within the RA-1 zone. *(Staff: MA) (Must decide by 11/15/2018) (Maximum extension available to 1/5/2019) (Page Number: 35)*

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Application PLPZ 2018 00293 has been POSTPONED to the 10/30/18 Meeting
7. **Stillman Court, LLC;** application PLPZ 2018 00402, for a final re-subdivision, to transfer 0.3005 acres of land, modifying the common lot line between Lots 1 and 2 (as depicted on filed maps #6015 and #8953) which would increase the size of Lot 1 from 1.0291-acres to 1.3296-acres and reduce the lot size of Lot 2 from 2.1053-acres to 1.8049-acres, on property located at 110 Glenville Road in the RA-1 zone. (Staff: SB) (Must decide by 10/26/2018) (Maximum extension available to 12/25/2018) (Page Number: 198)

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REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

10. **DECISION ITEMS:**
 - a. **Planning and Zoning Commission Meeting Schedule for 2019.** (Page Number: 365)

11. **APPROVAL OF MINUTES:**

12. **OTHER:**
 - a. Executive Session on pending litigation or personnel matters.
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**TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
October 9, 2018
ACTION AGENDA
WITH DECISIONS**

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andy Fox, and Nicholas Macri

Alternate Members Present: Dennis Yeskey, Victoria Goss, and Dave Hardman

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 final site plan with modifications

Moved by Alban, seconded by Fox

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

5-0

3. **Philip H. Bartels, Trustee;** application PLPZ 2018 00414 for a final subdivision to revise the common lot lines between the properties located at 51 Dawn Harbor Lane, 55 Dawn Harbor Lane, and 91 Indian Head Road where 91 Indian Head Road would increase from 4.509 to 5.238-acres, 51 Dawn Harbor Lane would decrease from 2.154 to 1.383-acres, and 55 Dawn Harbor Lane would increase from 1.106 to 1.148-acreas. All parcels reside within the RA-1 zone. (Staff: MA) (Must decide by 11/15/2018) (Maximum extension available to 1/5/2019) (Page Number: 35)

Postponed by Applicant

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RE: removal of reference to the POCD

Motion to approve text amendment for Sections 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-20(b), (c), (d), and (e); as submitted.

Motion by Alban, seconded by Fox

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

5-0

RE: text amendments to modify language regarding site plans, special permits and special exceptions

Motion to approve text amendments to Sections 19(a)(4); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); and add an new Use Groups 5a to Sec. 6-100 as submitted

Motion by Alban, seconded by Fox

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

5-0

RE: Incentives for properties rezoned to Historic Overlay

Motion to approve Section 6-109(d)(5) as amended below (further amendments shown in ~~double strikethrough~~)

5) For structures on sites in residential zones not more than 1,000 feet from a business zone boundary line, the Planning and Zoning Commission may authorize all uses permitted by right, ~~permitted accessory uses, or special exception~~, or special permit uses for the most restrictive contiguous residential zone. ~~or The Planning and Zoning Commission may also authorize office uses for structures on sites in residential zones not more than 1,000 feet from a business zone boundary line.~~ Permitted accessory uses are also permitted with the exception of the office of a resident professional person (Sec. 6-95(a)(1)). Parking requirements shall be as detailed in Division 15 of the Regulations. Parking in a front yard shall be discouraged. Height and Floor Area Ratio shall be the same as for the pre-existing residential zone. No more than 60% of the site shall be occupied by building, parking and drives.

Motion by Alban, seconded by Fox

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

5-0

5. **Pickwick Properties, LLC**; applications PLPZ 2018 00391 and PLPZ 2018 00392, for a final site plan and special permit, for a proposed change of use from retail to a Financial Services use for the currently vacant ground floor space along Greenwich Avenue, on property located at 3 East Putnam Avenue in the CGBR zone. *(Staff: BD) (Must close by 11/1/2018) (Maximum extension to close available to 1/5/2019) (Continued from the 9/27/2018 meeting) (Seated: Maitland, Goss (for Alban), Yeskey (for Levy), Fox, and Hardman (for Macri)) (Page Number: 132)*

Motion to approve final site plan and special permit with modifications

Moved by Maitland, seconded by Fox

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

5-0

6. **Nicholas Granitto**; application PLPZ 2018 00293 for a scenic road application, to abandon the existing curb cut in the northeast corner of the parcel and create a new curb cut immediately south of Laub Pond Road per Section 11-13 - Alterations and improvements (c) of the Town Charter on property located at 34 Cliffdale Road in the RA-4 zone. *(Staff: PL) (Must open by 11/3/2018) (Maximum extension to open granted) (Postponed by Applicant at the 8/7/2018 meeting)*

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REGULAR MEETING CONTINUED

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10. **DECISION ITEMS:**
 - a. **Planning and Zoning Commission Meeting Schedule for 2019.** *(Page Number: 365)*

Motion to approve Commission Meeting Schedule for 2019
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

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12. **OTHER:**
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