1. Meeting Materials

Documents:

OCTOBER 20, 2015 ACTION AGENDA.PDF
OCTOBER 20, 2015 FINAL AGENDA.PDF
OCTOBER 20, 2015 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
October 20, 2015
ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Margarita Alban, Peter Levy, and Andrew Fox
Regular Member Absent: Richard Maitland
Alternate Members Present: Nancy Ramer (seated for Maitland), and Nicholas Macri
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Robert Seale, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. Congregation Kenesis - Tifereth Israel; request for an acknowledgement on extension pursuant to Public Act 11-5 on application PLPZ 2011 00066 for a final site plan approved at the May 10, 2011 meeting to create 3,052 new grave plots with associated site improvements consisting of re-grading, construction of retaining walls, drainage improvements and associated landscaping on a 33.57 acre property located at Memory Lane in the RA-2 zone. (Staff: PL) (Page Number: 9)

   Motion to affirm new expiration date
   Moved by Alban, seconded by Fox
   Voting in favor: Heller, Ramer (for Maitland), Alban, Levy, and Fox
   5-0

2. Lauren E. Jones; application PLPZ 2015 00316 for a preliminary final coastal site plan to demolish and construct a new single family residence, driveway, and pool, on a .965 acre property located at 95 Club Road in the RA-1 zone. (Staff: PL) (Must decide by 11/7/2015) (Maximum extension granted) (Listed on the 9/1/2015 meeting, but not heard) (Page Number: 14)

   Converted to a preliminary coastal site plan
   Motion to move to final coastal site plan with modifications
   Moved by Alban, seconded by Ramer
   Voting in favor: Heller, Ramer (for Maitland), Alban, Levy, and Fox
   5-0
3. **River Road Development LLC;** application PLPZ 2015 00479 for a final coastal site plan to install a tent from March to December on property located at 89 River Road, Cos Cob in the WB zone. *(Staff: PL) (Must decide by 12/10/2015) (Maximum extension available to 2/13/2016) (Page Number: 108)*

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

4. **Sinawoy Partners LLC and Michael and Tabatha Santana;** application PLPZ 2015 00455, for a final subdivision, to revise a lot line to comply with Zoning setbacks on properties located at 70 Sinawoy Road in the R-7 zone. *(Staff: PL) (Must decide by 11/15/2015) (Maximum extension available to 1/14/2016) (Page Number: 132)*

   Left Open – Continued to the November 10, 2015 Meeting

**PUBLIC HEARING 7:15 PM**

5. **599 Landlord, L.L.C.;** applications PLPZ 2015 00317 and PLPZ 2015 00318, for a final site plan and special permit, to construct additions and alterations to the existing office building, install landscaped seating terrace, associated drainage, and utility improvements on a 2.246 acre property located at 599 West Putnam Avenue in the GBO zone. *(Staff: KD) (Must close by 11/12/2015) (Maximum extension granted) (Continued from the 8/4/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Ramer) (Page Number: 171)*

   Left Open – Continued to the November 10, 2015 Meeting
   *Macri recused*

6. **45 Meadow Wood LLC;** applications PLPZ 2015 00379 and PLPZ 2015 00380, for a final coastal site plan and special permit, for additions to an existing house with 10,240 sq. ft. proposed, resulting in excess of 150,000 cubic feet in volume on a 1.98 acre property located at 45 Meadow Wood Drive in the RA-1 zone. *(Staff: PL) (Must open by 10/20/2015) (Maximum extension available to 12/12/2015) (Listed on the 10/6/2015 meeting, but not heard) (Page Number: 325)*

   Motion to approve final coastal site plan and special permit with modifications
   Moved by Alban, seconded by Fox
   Voting in favor: Heller, Ramer *(for Maitland)*, Alban, Levy, and Fox
   5-0
7. **Planning and Zoning Staff;** application PLPZ 2015 00421, for a text amendment, to affect Section(s) 6-5(a)(36.2), (36.3), (36.4), (36.5), and 6-9(b) of the Town of Greenwich Building Zone Regulations as follows: **TEXT IN BOLD TO BE ADDED [TEXT IN BRACKETS TO BE DELETED]** *(Page Number: 413)*

Motion to approve text amendment
Moved by Alban, seconded by Fox
Voting in favor: Heller, Ramer *(for Maitland)*, Alban, Levy, and Fox
5-0

**ADD NEW:**
Section 6-5(a)(36.2) Medical Marijuana Dispensary Facility shall mean a place of business where medical marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility license under Public Act 12-155 and § 21a-408 of the Regulations of Connecticut State Agencies. This use is prohibited in all zones.

Section 6-5(a)(36.3) Medical Marijuana Production Facility shall mean a secure, indoor facility where the production of medical marijuana occurs and that is operated by a person to whom the Connecticut Department of Consumer Protection has issued a producer license under Public Act 12-155 and § 21a-408 of the Regulations of Connecticut State Agencies. This use is prohibited in all zones.

**AMEND NUMBERING:**
[(36.2)](36.4) Museum shall mean an institution that is devoted to storing, preserving, and exhibiting objects of art, history, science or other objects of lasting historical, educational or cultural value on a permanent basis in a building, portion of a building or outdoor location. Museums must be open to the public; provide museum services to the public in a building or portion of a building or outdoor location on a regular basis; and be public institutions or private not-for-profit institutions with a 501(c)(3) federal tax status. Museums are permitted in residential and commercial zones subject to special exception and/or special permit approvals under Sec. 6-94 (11) (10/12/2010)

[(36.4)](36.5) Nail Salon is an establishment that primarily offers nail care services such as manicures, pedicures, and nail enhancements.

**DELETE:**
6-9 (b)
[Medical Marijuana Dispensaries and Producers. For an extended period of twelve (12) months, commencing from the effective date of this section, no applications will be accepted, considered or approved and no zoning permits will be issued to permit the establishment of Medical Marijuana Dispensaries and/or Producers within any zoning district within the Town of Greenwich. For the
purposes of this section Dispensary, Licensed Dispensary, Producer and Licensed Producer are defined in Public Act #12-55. The expiration date of this Moratorium shall be 12 months from the effective date of adoption unless extended by the Planning & Zoning Commission. (11/25/2014)

8. **SP Greenwich Mooreland LLC;** applications PLPZ 2015 00426 and PLPZ 2015 00427, for a final site plan and special permit, to construct a residence, pool, pool arbor, patio, driveway and septic, totaling 184,711 cubic feet in volume over the 150,000 cubic feet allowed on a 4.001 acre property located at 35 Mooreland Road in the RA-4 zone. *(Staff: CT) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: 459)*

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

9. **Mooreland Lot 1 LLC;** applications PLPZ 2015 00428 and PLPZ 2015 00429, for a final site plan and special permit, to construct a residence, pool, pool arbor, patio, driveway and septic, totaling 180,809 cubic feet in volume over the 150,000 cubic feet allowed on a 4 acre property located at 0 Mooreland Road (a.k.a. 37 Mooreland Road) in the RA-4 zone. *(Staff: CT) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: 489)*

   Left Open – Continued to the November 10, 2015 Meeting

10. **XL3, LLC;** applications PLPZ 2015 00430 and PLPZ 2015 00431, for a final coastal site plan and special permit, to construct a new residence, pool, patio, and driveway totaling 168,900 cubic feet in volume over the 150,000 cubic feet allowed on a 3.78 acre property located at 40 Field Point Circle in the RA-2 zone. *(Staff: RS) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: 531)*

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

11. **Haja Properties LLC;** applications PLPZ 2015 00451 and PLPZ 2015 00452 for a final site plan and special permit, to permit the use for Plushblow Salon on the 3rd floor on property located at 151 Greenwich Avenue in the CGBR zone. *(Staff: PL) (Must open by 11/19/2015) (Maximum extension available to 1/23/2016) (Page Number: 561)*

   Postponed by Applicant to the November 10, 2015 Meeting
REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

   October 6, 2015

   Motion to approve minutes of October 6, 2015
   Moved by Alban, seconded by Levy
   Voting in favor: Heller, Ramer *(for Maitland)*, Alban, Levy, and Fox
   5-0

15. **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:

**Rossana Colangelo;** application PLPZ 2015 00364 for a *final coastal site plan* to construct a new dwelling, driveway, pool, and associated retaining walls, installation of new storm drainage system sanitary sewer lateral, and utility service connections on a vacant lot located at 0 Westview Place in the R-7 zone. *(Staff: RS) (Must close by 12/12/2015) (Maximum extension granted) (Continued from the 9/15/2015 meeting) (Page Number: ) (Seated: Heller, Maitland, Alban, Levy, and Ramer)*

**Grencom Associates LP and Cellco Partnership dba Verizon Wireless;** application PLPZ 2015 00343 for a *final site plan* for a new unmanned wireless telecommunications facility on property located at 1445 East Putnam in the R-PHD-SU zone. *(Staff: RS) (Must decide by 11/28/2015) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)*
The Alexander L. Halm Revocable Trust; application PLPZ 2015 00425 for a final subdivision to create two lots containing 6,531 sq. ft. each as depicted on a map filed on the Land Records for property located at 17 Livingston Place in the R-6 zone. (Staff: MK) (Must decide by 12/15/2015) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

The Connecticut Light and Power Company (dba Eversource Energy); applications PLPZ 2015 00372 and PLPZ 2015 00373, for a final site plan and special permit, for alterations to an existing building and reconfigure and add parking on property located at 330 Railroad Avenue in the GB zone. (Staff: RS) (Must close by 11/10/2015) (Maximum extension available to 1/14/2015) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

301 Davis Ave., LLC: application PLPZ 2015 00449, for a re-zoning, to re-zone two properties located at 301 and 292 Davis Avenue from LBR-2 to R-6 (as shown on a re-zoning map on file in the Town Clerk’s Office) in the LBR-2 zones. (Staff: RS) (Must close by 11/10/2015) (Maximum extension available to 1/14/2016) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

301 Davis Ave., LLC; applications PLPZ 2015 00321 and PLPZ 2015 00322, for a final site plan and special permit, to demolish existing structures on the site and construct one, single family dwelling unit and one, two-family dwelling unit with associated parking on a 8,815 sq. ft. property located at 301 Davis Avenue in the LBR-2 zone (also see application PLPZ 2015 00449). (Staff: RS) (Must close by 11/11/2015) (Maximum extension available to 12/10/2015) (Continued from the 9/1/2015 and 10/6/2015 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Note: Macri [seated for Heller] at the 10/6/2015 meeting)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

October 20, 2015

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Congregation Kenesis - Tiffereth Israel;** request for an acknowledgement on extension pursuant to Public Act 11-5 on application PLPZ 2011 00066 for a final site plan approved at the May 10, 2011 meeting to create 3,052 new grave plots with associated site improvements consisting of re-grading, construction of retaining walls, drainage improvements and associated landscaping on a 33.57 acre property located at Memory Lane in the RA-2 zone. *(Staff: PL) (Page Number: 9)*

2. **Lauren E. Jones;** application PLPZ 2015 00316 for a final coastal site plan to demolish and construct a new single family residence, driveway, and pool, on a .965 acre property located at 95 Club Road in the RA-1 zone. *(Staff: PL) (Must decide by 11/7/2015) (Maximum extension granted) (Listed on the 9/1/2015 meeting, but not heard) (Page Number: 14)*

3. **River Road Development LLC;** application PLPZ 2015 00479 for a final coastal site plan to install a tent from March to December on property located at 89 River Road, Cos Cob in the WB zone. *(Staff: PL) (Must decide by 12/10/2015) (Maximum extension available to 2/13/2016) (Page Number: 108)*

4. **Sinawoy Partners LLC and Michael and Tabatha Santana;** application PLPZ 2015 00455, for a final subdivision, to revise a lot line to comply with Zoning setbacks on properties located at 70 Sinawoy Road in the R-7 zone. *(Staff: PL) (Must decide by 11/15/2015) (Maximum extension available to 1/14/2016) (Page Number: 132)*

PUBLIC HEARING 7:15 PM
5. **599 Landlord, L.L.C.;** applications PLPZ 2015 00317 and PLPZ 2015 00318, for a final site plan and special permit, to construct additions and alterations to the existing office building, install landscaped seating terrace, associated drainage, and utility improvements on a 2.246 acre property located at 599 West Putnam Avenue in the GBO zone. *(Staff: KD) (Must close by 11/12/2015) (Maximum extension granted) (Continued from the 8/4/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Ramer) (Page Number: 171)*

6. **45 Meadow Wood LLC;** applications PLPZ 2015 00379 and PLPZ 2015 00380, for a final coastal site plan and special permit, for additions to an existing house with 10,240 sq. ft. proposed, resulting in excess of 150,000 cubic feet in volume on a 1.98 acre property located at 45 Meadow Wood Drive in the RA-1 zone. *(Staff: PL) (Must open by 10/20/2015) (Maximum extension available to 12/12/2015) (Listed on the 10/6/2015 meeting, but not heard) (Page Number: 325)*

7. **Planning and Zoning Staff;** application PLPZ 2015 00421, for a text amendment, to affect Section(s) 6-5(a)(36.2), (36.3), (36.4), (36.5), and 6-9(b) of the Town of Greenwich Building Zone Regulations as follows: **TEXT IN BOLD TO BE ADDED [TEXT IN BRACKETS TO BE DELETED] (Page Number: 413)**

ADD NEW:

Section 6-5(a)(36.2) Medical Marijuana Dispensary Facility shall mean a place of business where medical marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility license under Public Act 12-155 and § 21a-408 of the Regulations of Connecticut State Agencies. This use is prohibited in all zones.

Section 6-5(a)(36.3) Medical Marijuana Production Facility shall mean a secure, indoor facility where the production of medical marijuana occurs and that is operated by a person to whom the Connecticut Department of Consumer Protection has issued a producer license under Public Act 12-155 and § 21a-408 of the Regulations of Connecticut State Agencies. This use is prohibited in all zones.

AMEND NUMBERING:

[(36.2)](36.4) Museum shall mean an institution that is devoted to storing, preserving, and exhibiting objects of art, history, science or other objects of lasting historical, educational or cultural value on a permanent basis in a building, portion of a building or outdoor location. Museums must be open to the public; provide museum services to the public in a building or portion of a building or outdoor location on a regular basis; and be public institutions or private not-for-profit institutions with a 501(c)(3) federal tax status. Museums are permitted in residential and commercial zones subject to special exception and/or special permit approvals under Sec. 6-94 (11) (10/12/2010)
Nail Salon is an establishment that primarily offers nail care services such as manicures, pedicures, and nail enhancements.

DELETE:
6-9 (b)
[Medical Marijuana Dispensaries and Producers. For an extended period of twelve (12) months, commencing from the effective date of this section, no applications will be accepted, considered or approved and no zoning permits will be issued to permit the establishment of Medical Marijuana Dispensaries and/or Producers within any zoning district within the Town of Greenwich. For the purposes of this section Dispensary, Licensed Dispensary, Producer and Licensed Producer are defined in Public Act #12-55. The expiration date of this Moratorium shall be 12 months from the effective date of adoption unless extended by the Planning & Zoning Commission. (11/25/2014)]

8. **SP Greenwich Mooreland LLC;** applications PLPZ 2015 00426 and PLPZ 2015 00427, for a final site plan and special permit, to construct a residence, pool, pool arbor, patio, driveway and septic, totaling 184,711 cubic feet in volume over the 150,000 cubic feet allowed on a 4.001 acre property located at 35 Mooreland Road in the RA-4 zone. *(Staff: CT) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: 459)*

9. **Mooreland Lot 1 LLC;** applications PLPZ 2015 00428 and PLPZ 2015 00429, for a final site plan and special permit, to construct a residence, pool, pool arbor, patio, driveway and septic, totaling 180,809 cubic feet in volume over the 150,000 cubic feet allowed on a 4 acre property located at 0 Mooreland Road (a.k.a. 37 Mooreland Road) in the RA-4 zone. *(Staff: CT) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: 489)*

10. **XL3, LLC;** applications PLPZ 2015 00430 and PLPZ 2015 00431, for a final coastal site plan and special permit, to construct a new residence, pool, patio, and driveway totaling 168,900 cubic feet in volume over the 150,000 cubic feet allowed on a 3.78 acre property located at 40 Field Point Circle in the RA-2 zone. *(Staff: RS) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: 531)*

11. **Haja Properties LLC;** applications PLPZ 2015 00451 and PLPZ 2015 00452 for a final site plan and special permit, to permit the use for Plushblow Salon on the 3rd floor on property located at 151 Greenwich Avenue in the CGBR zone. *(Staff: PL) (Must open by 11/19/2015) (Maximum extension available to 1/23/2016) (Page Number: 561)*

**REGULAR MEETING CONTINUED**
12. DISCUSSION ITEMS:

13. DECISION ITEMS:

14. APPROVAL OF MINUTES:

October 6, 2015

15. 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:

Rossana Colangelo; application PLPZ 2015 00364 for a final coastal site plan to construct a new dwelling, driveway, pool, and associated retaining walls, installation of new storm drainage system sanitary sewer lateral, and utility service connections on a vacant lot located at 0 Westview Place in the R-7 zone. (Staff: RS) (Must close by 12/12/2015) (Maximum extension granted) (Continued from the 9/15/2015 meeting) (Page Number: ) (Seated: Heller, Maitland, Alban, Levy, and Ramer)

Grencom Associates LP and Cellco Partnership dba Verizon Wireless; application PLPZ 2015 00343 for a final site plan, for a new unmanned wireless telecommunications facility on property located at 1445 East Putnam in the R-PHD-SU zone. (Staff: RS) (Must decide by 11/28/2015) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

The Alexander L. Halm Revocable Trust; application PLPZ 2015 00425 for a final subdivision to create two lots containing 6,531 sq. ft. each as depicted on a map filed on the Land Records for property located at 17 Livingston Place in the R-6 zone. (Staff: MK) (Must decide by 12/15/2015) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)
The Connecticut Light and Power Company (dba Eversource Energy); applications PLPZ 2015 00372 and PLPZ 2015 00373, for a final site plan and special permit, for alterations to an existing building and reconfigure and add parking on property located at 330 Railroad Avenue in the GB zone. (Staff: RS) (Must close by 11/10/2015) (Maximum extension available to 1/14/2015) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

301 Davis Ave., LLC: application PLPZ 2015 00449, for a re-zoning, to re-zone two properties located at 301 and 292 Davis Avenue from LBR-2 to R-6 (as shown on a re-zoning map on file in the Town Clerk’s Office) in the LBR-2 zones. (Staff: RS) (Must close by 11/10/2015) (Maximum extension available to 1/14/2016) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

301 Davis Ave., LLC; applications PLPZ 2015 00321 and PLPZ 2015 00322, for a final site plan and special permit, to demolish existing structures on the site and construct one, single family dwelling unit and one, two-family dwelling unit with associated parking on a 8,815 sq. ft. property located at 301 Davis Avenue in the LBR-2 zone (also see application PLPZ 2015 00449). (Staff: RS) (Must close by 11/11/2015) (Maximum extension available to 12/10/2015) (Continued from the 9/1/2015 and 10/6/2015 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Note: Macri [seated for Heller] at the 10/6/2015 meeting)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

October 20, 2015

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Congregation Kenesis - Tiffereth Israel**: request for an acknowledgement on extension pursuant to Public Act 11-5 on application PLPZ 2011 00066 for a final site plan approved at the May 10, 2011 meeting to create 3,052 new grave plots with associated site improvements consisting of re-grading, construction of retaining walls, drainage improvements and associated landscaping on a 33.57 acre property located at Memory Lane in the RA-2 zone. *(Staff: PL)* *(Page Number: )* 

2. **Lauren E. Jones**: application PLPZ 2015 00316 for a final coastal site plan to demolish and construct a new single family residence, driveway, and pool, on a .965 acre property located at 95 Club Road in the RA-1 zone. *(Staff: PL) (Must decide by 11/7/2015) (Maximum extension granted) (Listed on the 9/1/2015 meeting, but not heard)* *(Page Number: )* 

3. **River Road Development LLC**: application PLPZ 2015 00479 for a final coastal site plan to install a tent from March to December on property located at 89 River Road, Cos Cob in the WB zone. *(Staff: PL) (Must decide by 12/10/2015) (Maximum extension available to 2/13/2016)* *(Page Number: )* 

4. **Sinawoy Partners LLC and Michael and Tabatha Santana**: application PLPZ 2015 00455, for a final subdivision, to revise a lot line to comply with Zoning setbacks on properties located at 70 Sinawoy Road in the R-7 zone. *(Staff: PL) (Must decide by 11/15/2015) (Maximum extension available to 1/14/2016)* *(Page Number: )* 

PUBLIC HEARING 7:15 PM
5. **599 Landlord, L.L.C.;** applications PLPZ 2015 00317 and PLPZ 2015 00318, for a final site plan and special permit, to construct additions and alterations to the existing office building, install landscaped seating terrace, associated drainage, and utility improvements on a 2.246 acre property located at 599 West Putnam Avenue in the GBO zone. *(Staff: KD) (Must close by 11/12/2015) (Maximum extension granted) (Continued from the 8/4/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Ramer)* *(Page Number: )* 

6. **45 Meadow Wood LLC;** applications PLPZ 2015 00379 and PLPZ 2015 00380, for a final coastal site plan and special permit, for additions to an existing house with 10,240 sq. ft. proposed, resulting in excess of 150,000 cubic feet in volume on a 1.98 acre property located at 45 Meadow Wood Drive in the RA-1 zone. *(Staff: PL) (Must open by 10/20/2015) (Maximum extension available to 12/12/2015) (Listed on the 10/6/2015 meeting, but not heard)* *(Page Number: )* 

7. **Planning and Zoning Staff;** application PLPZ 2015 00421, for a text amendment, to affect Section(s) 6-5(a)(36.2), (36.3), (36.4), (36.5), and 6-9(b) of the Town of Greenwich Building Zone Regulations as follows: **TEXT IN BOLD TO BE ADDED** [TEXT IN BRACKETS TO BE DELETED] *(Page Number: )* 

ADD NEW: 
Section 6-5(a)(36.2) Medical Marijuana Dispensary Facility shall mean a place of business where medical marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility license under Public Act 12-155 and § 21a-408 of the Regulations of Connecticut State Agencies. This use is prohibited in all zones. 

Section 6-5(a)(36.3) Medical Marijuana Production Facility shall mean a secure, indoor facility where the production of medical marijuana occurs and that is operated by a person to whom the Connecticut Department of Consumer Protection has issued a producer license under Public Act 12-155 and § 21a-408 of the Regulations of Connecticut State Agencies. This use is prohibited in all zones. 

AMEND NUMBERING: 
[(36.2)](36.4) Museum shall mean an institution that is devoted to storing, preserving, and exhibiting objects of art, history, science or other objects of lasting historical, educational or cultural value on a permanent basis in a building, portion of a building or outdoor location. Museums must be open to the public; provide museum services to the public in a building or portion of a building or outdoor location on a regular basis; and be public institutions or private not-for-profit institutions with a 501(c)(3) federal tax status. Museums are permitted in residential and commercial zones subject to special exception and/or special permit approvals under Sec. 6-94 (11) (10/12/2010)
Nail Salon is an establishment that primarily offers nail care services such as manicures, pedicures, and nail enhancements.

DELETE:
6-9 (b)
[Medical Marijuana Dispensaries and Producers. For an extended period of twelve (12) months, commencing from the effective date of this section, no applications will be accepted, considered or approved and no zoning permits will be issued to permit the establishment of Medical Marijuana Dispensaries and/or Producers within any zoning district within the Town of Greenwich. For the purposes of this section Dispensary, Licensed Dispensary, Producer and Licensed Producer are defined in Public Act #12-55. The expiration date of this Moratorium shall be 12 months from the effective date of adoption unless extended by the Planning & Zoning Commission. (11/25/2014)]

8. **SP Greenwich Mooreland LLC**; applications PLPZ 2015 00426 and PLPZ 2015 00427, for a final site plan and special permit, to construct a residence, pool, pool arbor, patio, driveway and septic, totaling 184,711 cubic feet in volume over the 150,000 cubic feet allowed on a 4.001 acre property located at 35 Mooreland Road in the RA-4 zone. *(Staff: CT) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: )* 

9. **Mooreland Lot 1 LLC**; applications PLPZ 2015 00428 and PLPZ 2015 00429, for a final site plan and special permit, to construct a residence, pool, pool arbor, patio, driveway and septic, totaling 180,809 cubic feet in volume over the 150,000 cubic feet allowed on a 4 acre property located at 0 Mooreland Road in the RA-4 zone. *(Staff: CT) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: )* 

10. **XL3, LLC**; applications PLPZ 2015 00430 and PLPZ 2015 00431, for a final coastal site plan and special permit, to construct a new residence, pool, patio, and driveway totaling 168,900 cubic feet in volume over the 150,000 cubic feet allowed on a 3.78 acre property located at 40 Field Point Circle in the RA-2 zone. *(Staff: RS) (Must open by 11/5/2015) (Maximum extension available to 1/9/2016) (Page Number: )* 

11. **Haja Properties LLC**; applications PLPZ 2015 00451 and PLPZ 2015 00452 for a final site plan and special permit, to permit the use for Plushblow Salon on the 3rd floor on property located at 151 Greenwich Avenue in the CGBR zone. *(Staff: PL) (Must open by 11/19/2015) (Maximum extension available to 1/23/2016) (Page Number: )* 

**REGULAR MEETING CONTINUED**
12. DISCUSSION ITEMS:

13. DECISION ITEMS:

14. APPROVAL OF MINUTES:

October 6, 2015

15. 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:

Rossana Colangelo; application PLPZ 2015 00364 for a final coastal site plan to construct a new dwelling, driveway, pool, and associated retaining walls, installation of new storm drainage system sanitary sewer lateral, and utility service connections on a vacant lot located at 0 Westview Place in the R-7 zone. (Staff: RS) (Must close by 12/12/2015) (Maximum extension granted) (Continued from the 9/15/2015 meeting) (Page Number: ) (Seated: Heller, Maitland, Alban, Levy, and Ramer)

Grencom Associates LP and Cellco Partnership dba Verizon Wireless; application PLPZ 2015 00343 for a final site plan, for a new unmanned wireless telecommunications facility on property located at 1445 East Putnam in the R-PHD-SU zone. (Staff: RS) (Must decide by 11/28/2015) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

The Alexander L. Halm Revocable Trust; application PLPZ 2015 00425 for a final subdivision to create two lots containing 6,531 sq. ft. each as depicted on a map filed on the Land Records for property located at 17 Livingston Place in the R-6 zone. (Staff: MK) (Must decide by 12/15/2015) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)
The Connecticut Light and Power Company (dba Eversource Energy); applications PLPZ 2015 00372 and PLPZ 2015 00373, for a final site plan and special permit, for alterations to an existing building and reconfigure and add parking on property located at 330 Railroad Avenue in the GB zone. (Staff: RS) (Must close by 11/10/2015) (Maximum extension available to 1/14/2015) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

301 Davis Ave., LLC: application PLPZ 2015 00449, for a re-zoning, to re-zone two properties located at 301 and 292 Davis Avenue from LBR-2 to R-6 (as shown on a re-zoning map on file in the Town Clerk’s Office) in the LBR-2 zones. (Staff: RS) (Must close by 11/10/2015) (Maximum extension available to 1/14/2016) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)

301 Davis Ave., LLC; applications PLPZ 2015 00321 and PLPZ 2015 00322, for a final site plan and special permit, to demolish existing structures on the site and construct one, single family dwelling unit and one, two-family dwelling unit with associated parking on a 8,815 sq. ft. property located at 301 Davis Avenue in the LBR-2 zone (also see application PLPZ 2015 00449). (Staff: RS) (Must close by 11/10/2015) (Maximum extension available to 12/10/2015) (Continued from the 9/1/2015 and 10/6/2015 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Note: Macri [seated for Heller] at the 10/6/2015 meeting)