

## 1. Meeting Materials

### Documents:

[OCTOBER 24, 2017 ACTION AGENDA.PDF](#)  
[OCTOBER 24, 2017 FINAL AGENDA.PDF](#)  
[OCTOBER 24, 2017 TENTATIVE AGENDA.PDF](#)

START: 7:05 p.m.  
END: 8:30 p.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**October 24, 2017**

## **ACTION AGENDA WITH DECISIONS**

*Regular Members Present and Seated: Richard Maitland, Margarita Alban, Andrew Fox, and Nicholas Macri*

*Regular Member Absent: Peter Levy*

*Alternate Members Present: 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. **Greenwich Board of Education - Temporary field lights at Central Middle School;** application PLPZ 2017 00500 and PLPZ 2017 00502, for a municipal improvement and final site plan, respectively, to allow the use of temporary field lights at one Central Middle School field from late Fall 2017 to early Spring 2018 for use by Greenwich High School athletic teams for athletic practices on property located at 9 Indian Rock Lane in the R-12 zone. (Staff: KD) (Must decide final site plan by 12/21/2017, must act on the municipal improvement by 1/8/2018) (Maximum extension available for final site plan to 2/24/2018) (Page Number: 6)

Left Open – Scheduled for the November 9, 2017 Meeting

2. **DECISION ITEM:**

- a. **Windy Knolls Greenwich, LLC**; applications PLPZ 2017 00249 and PLPZ 2017 00250, for a final site plan and special permit, to construct a three-family dwelling, new driveway, parking for eight (8) vehicles and associated site improvements on a 14,465 square feet property located at 42 Windy Knolls in the R-6 zone. (Staff: MA) (Must decide by 12/21/2017) (Maximum extension available to 12/23/2017) (Heard at the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Yeskey (for Levy), Fox, and Macri) (Closed at the 10/17/2017 meeting)

Motion to deny final site plan and special permit

Moved by Alban, seconded by Yeskey

Voting to deny: Maitland, Alban, Yeskey (for Levy), and Macri

Voting against denial: Fox

4-1

3. **DISCUSSION ITEM:**

- a. **Planning and Zoning Commission Meeting Schedule for 2018, and Architectural Review Committee Meeting Schedule for 2018**

No Action

4. **DECISION ITEMS:**

- a. **259 Millbank Avenue, LLC, 261 Millbank Avenue, LLC, 263 Millbank Avenue, LLC, Virginia T. Lauricella, Wilma E. Lauricella, Marie L. Krumeich, Martin Rader, Trustee, Santina Kerry, Donna Simmons, Anthony Dennis, and Carole McCabe**; applications PLPZ 2017 00262 and PLPZ 2017 00263, for a final site plan and special permit, to demolish five (5) single-family homes and one (1) multifamily home, and construct a new nineteen (19) unit multi-family dwelling, underground parking for thirty-six (36) vehicles, on-grade parking for eighteen (14) vehicles, landscaping and related site improvements on properties totaling 84,767 square feet and located at 255, 257, 259, 261, and 263 Millbank Avenue, and 71 Havemeyer Place in the R-6 zone. (Staff: PL) (Must decide by 12/21/2017) (Maximum extension available to 12/23/2017) (Heard at the 7/11/2017 and 9/7/2017 meetings) (Seated: Maitland, Alban, Yeskey (for Levy), Fox, and Macri) (Closed at the 10/17/2017 meeting)

No Action

5. **APPROVAL OF MINUTES:**

6. **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:**

**Flouty Family Limited Partnership;** applications PLPZ 2017 00260 and PLPZ 2017 00261, for a final site plan and special permit, to merge the parcels at 38 and 40 Talbot Lane, and construct two (2) single-family dwellings, and a one (1) three-family dwelling, paved driveway and parking areas, retaining walls, walkways, and associated site improvements on properties located at 38 and 40 Talbot Lane in the R-6 zone. *(Staff: CT) (Must closed by 11/9/2017) (Extension to close granted to 11/9/2017. Maximum extension available to 11/13/2017)*

**Marcos Andres Buscaglia and Maria Sofia Canale-Buscaglia;** application PLPZ 2017 00357, for a final subdivision, to subdivide a 32,198 sq. ft. parcel into two (2) parcels where Parcel A would be 14,214 sq. ft. and Parcel B would be 13,074 sq. ft. (12,094 sq. ft. for zoning purposes) and two (open space parcels of 560 sq. ft. and 4,350 sq. ft. (totaling 4,910 sq. ft. or equal to 15.25% of the total lot area) at property located a 30 Crescent Road in the R-12 Zone. *(Staff: CT) (Must decide by 11/15/2017) (Maximum extension to decide granted to 11/15/2017) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)*

**143 Sound Beach Avenue Associates LP;** applications PLPZ 2017 00317 and PLPZ 2017 00318, for a final coastal site plan and special permit, to construct a 60 unit multi-family residential building with parking for 47 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes on a 18,391 sq. ft. property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: KD) (Must close by 11/9/2017) (Maximum extension granted to 11/9/2017) (Continued from the 8/1/2017 and 10/3/2017 meetings) (Seated at the 8/1/2017 meeting: Maitland, Alban, Levy, Fox, and Macri) (Seated at the 10/3/2017 meeting: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)*

**Bianca 121 LLC**; applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, to renovate the exterior of the building and renovate the interior to construct two (2) new residential units on the second and third floors of the structure, a terrace and plantings on the roof on a 6,250 sq. ft. property located at 121 Greenwich Avenue in the CGBR zone. (Staff: MK) (Must close by 1/11/2018) (Maximum extension to close granted to 1/11/18) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

**1162 East Putnam Avenue, LLC c/o Fareri Associates LP**; applications PLPZ 2017 00376 and PLPZ 2017 00377, for a final site plan and special permit, to renovate the two (2) existing buildings, expand the second floor of the building at 1162-1166 East Putnam Avenue, and re-stripe the parking areas and internal circulation on a 37,125 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. (Staff: PL) (Must close by 1/11/2018) (Maximum extension to close granted to 1/11/18) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

**330 Railroad Avenue, LLC**, application PLPZ 2017 00468, for a zoning text amendment, to amend Section 6-167(a) “Height Restrictions” under Division 16. “Signs”, of the Town of Greenwich Building Zone Regulations as follows: (Text in **bold** to be added, text in ~~strikethrough~~ to be removed) (Staff: MK) (Must decide by 11/21/2017) (Maximum extension available to 1/25/2018) (Continued from the 10/17/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Sec. 6-167. HEIGHT RESTRICTIONS.

(a) Free-standing signs, including posts, **when located outside the required front and street side yard**, shall not exceed a height of ten (10) feet in a residential zone, **and** ~~or~~ fifteen (15) feet overall in a business zone above the surface of the ground where located. ~~There shall be a clear space underneath a free-standing sign~~ **free-standing signs, including posts, when located within the required front or street side yard in a business zone so that the sign will not interfere with the vision of a driver approaching a** ~~and street intersection.~~ **Side yard shall:**

- 1. not exceed a height of six (6) feet and shall be located so as to comply with Sections 6-126, 6-166(b) and Section 6-167 of the Town of Greenwich Building Zone Regulations and the DPW Roadway Design Manual of all driveways on the property and at all street intersections adjacent to the property; or**
- 2. not exceed a height of fifteen (15) feet and have** ~~The clear space beneath the sign of shall be~~ at least seven (7) feet four (4) inches; measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.

**Sight distances at all driveways and intersections adjoin the property and sign location on the property must be shown on a plan prepared by an Engineer certified in the State of Connecticut and provided to any reviewing Agency or Department to confirm compliance with Sections 6-126, 6-166(b) and this Section 6-167 of the Town of Greenwich Building Zone Regulations. Said plans must include the statement:**

**“The sight lines, sign distances and sign location shown here complies with the standards contained in the Town of Greenwich Roadway Design Manual and Standard Construction Details prepared by the Engineering Division of the Department of Public Works and with the standards of Sections 6-126, 6-166(b) and 6-167 of the Town of Greenwich Building Zone Regulations.”**

(b) Window and wall signs shall not exceed four (4) feet in height.

**75 Holly LLC;** applications PLPZ 2017 00454 and PLPZ 2017 00455, for a final site plan and special permit, to expand the parking lot by adding 77 parking spaces, increasing the total parking onsite to 461 standard spaces and 13 ADA compliant spaces, and confirm that adequate parking would exist for 73 medical professionals on a 4.47-acre property located at 75 Holly Hill Lane in the GBO zone. *(Staff: MK) (Must decide by 12/1/2017) (Maximum extension available to 1/25/2018) (Continued from the 10/17/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**421 Field Point, LLC;** application PLPZ 2017 00369 for a final subdivision to subdivide a 2.576 acre (112,210 sq. ft.) lot into three (3) lots where Lot 1 would be 35,000 sq. ft., Lot 2 would be 30,193 sq. ft. (23,364 sq. ft. for zoning purposes) Lot 3 30,194 sq. ft. (21,632 sq. ft. for zoning purposes) and an open space parcel of 16,833 sq. ft. (equal to 15% of the total lot area) at property located at 421 Field Point Road in the R-20 zone. *(Staff: CT) (Must decide by 11/10/2017) (Extension to decide granted to 11/10/2017. Maximum extension available to 11/28/2017) (Continued from the 9/19/2017 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Postponed at the 10/17/2017 meeting)*

START: \_\_\_\_\_  
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TENTATIVE AGENDA

FINAL AGENDA

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

**October 24, 2017**

## FINAL AGENDA

### REGULAR MEETING 7:00 PM

1. **Greenwich Board of Education - Temporary field lights at Central Middle School;** application PLPZ 2017 00500 and PLPZ 2017 00502, for a municipal improvement and final site plan, respectively, to allow the use of temporary field lights at one Central Middle School field from late Fall 2017 to early Spring 2018 for use by Greenwich High School athletic teams for athletic practices on property located at 9 Indian Rock Lane in the R-12 zone. *(Staff: KD) (Must decide final site plan by 12/21/2017, must act on the municipal improvement by 1/8/2018) (Maximum extension available for final site plan to 2/24/2018) (Page Number: 6)*
  
2. **DECISION ITEM:**
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**Applications PLPZ 2017 00262 and PLPZ 2017 00263 will not be decided at this meeting.**

5. **APPROVAL OF MINUTES:**

6. **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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