

1. Tentative Agenda

Documents:

[T-10-30-18 - FINAL.PDF](#)

1.I. Tentative Agenda - Final - Revised

Documents:

[T-10-30-18 - FINAL - REVISED.PDF](#)

1.II. Final Agenda

Documents:

[F-10-30-18 - FINAL.PDF](#)

1.III. Action Agenda

Documents:

[ACTION AGENDA 10-30-18 - 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 30, 2018

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Burning Tree Country Club, Inc.;** application PLPZ 2018 00451 for a final site plan to renew site plan approval PLPZ 2015 00569/570 to install a seasonal (fall to spring) tennis enclosure (tennis bubble) over existing tennis courts on a 158.4 acres property located at 120 Perkins Road in the RA-2 zone. *(Staff: SB) (Must decide by 12/13/2018) (Maximum extension available to 2/16/2019)*
2. **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) (Postponed by Applicant at the 10/9/2018 meeting)*
3. **53 Edgewater Drive;** application PLPZ 2018 00420 for a final coastal site plan to construct a new single family dwelling, garage below, asphalt driveway, elevated wood deck over a stone patio, site grading, and a new drainage system and utilities on a 6,948 sq. ft. property located at 53 Edgewater Drive, Old Greenwich in the R-12 zone. *(Staff: BD) (Must decide by 11/15/2018) (Maximum extension available to 1/19/2019)*
4. **15-Unit Multi-Family Set Aside Development Pursuant to C.G.S. Section 8-30g;** application PLPZ 2018 00371 for a final site plan to construct a three (3) building, multi-family "Set Aside Development" with a total of fifteen (15) units where five (5) of the units would affordable units, pursuant to Connecticut General Statutes 8-30g, parking and associated site improvements on a 18,660 sq. ft. property located at 303 Hamilton Avenue in the R-6 zone. *(Staff: PL) (Must decide by 10/31/2018) (Maximum extension available to 12/15/2018)*

PUBLIC HEARING 7:15 PM

5. **GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant;** application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must open by 10/31/2018) (Maximum extension to open available to 11/17/2018) (Postponed from the 9/27/2018 meeting)*
6. **GFC Havemeyer, LLC, GFC, LLC, record owners, and Chabad Lubavitch of Greenwich, applicant;** applications PLPZ 2018 00325 and PLPZ 2018 00326, for a final site plan and special permit, to: construct a new 20,814.25 sq. ft. Synagogue, with a pre-school; reduce the size of the existing Armory Building from approximately 11,857 sq. ft. to 6,729 sq. ft. with the front portion and façade on Mason Street being preserved; construct a two-story parking garage behind the existing Armory Building, which would connect to the lower level of the existing Richard's parking garage; and install a rooftop playground space on property located at 226 and 230 Mason Street, and 16 Havemeyer Place in the CGB zone. *(Staff: PL) (Must open by 10/31/2018) (Maximum extension to open available to 11/17/2018) (Postponed from the 9/27/2018 meeting)*
7. **Mill Owners Company, LLC;** applications PLPZ 2018 00403 and PLPZ 2018 00404, for a final site plan and special permit, to add 69 dwelling units to "The Mill" as well as site modifications to improve flood resiliency, balconies, and terraces adjacent to some of the proposed dwelling units and other site improvements on properties located at 10 Glenville Street, 328 Pemberwick Road, and 340 Pemberwick Road in the LB-HO zone. *(Staff: PL) (Must open by 11/15/2018) (Maximum extension available to 1/19/2019)*
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) (Postponed by Applicant at the 10/9/2018 meeting)*

9. **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 close by 11/13/2018) (Maximum extension available to 12/25/2018) (Continued from the 10/9/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
10. **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 and 10/9/2018 meetings)*

REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

- a. Appointment of Graziano Meniconi to the ARC Committee.

12. **DECISION ITEMS:**

13. **APPROVAL OF MINUTES:**

September 27, 2018
October 9, 2018

14. **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 2018 00308, 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 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations zone as they relate to the Waterfront Business Zone (WB). The August 7, 2018 Public Hearing will be used to introduce the proposal only and to hear public comment – no decision will be made. 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:

http://www.greenwichct.org/government/departments/planning_and_zoning/
(Staff: KD) (Continued from the 8/7/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

October 30, 2018
REVISED

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

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

October 30, 2018

FINAL AGENDA

REGULAR MEETING 7:00 PM

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Application PLPZ 2018 00327 has been POSTPONED by Applicant to November 8, 2018

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REGULAR MEETING CONTINUED

10. **DISCUSSION ITEMS:**

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11. **DECISION ITEMS:**

12. **APPROVAL OF MINUTES:**

September 27, 2018
October 9, 2018

13. **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 30, 2018

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Richard Maitland

Alternate Members Present: Dennis Yeskey (seated for Maitland), 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 find not a subdivision or re-subdivision

Moved by Macri, seconded by Fox

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

5-0

2. **53 Edgewater Drive;** application PLPZ 2018 00420 for a final coastal site plan to construct a new single family dwelling, garage below, asphalt driveway, elevated wood deck over a stone patio, site grading, and a new drainage system and utilities on a 6,948 sq. ft. property located at 53 Edgewater Drive, Old Greenwich in the R-12 zone. *(Staff: BD) (Must decide by 11/15/2018) (Maximum extension available to 1/19/2019) (Page Number: 53)*

Motion to approve final coastal site plan with modifications

Moved by Macri, seconded by Fox

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

5-0

3. **15-Unit Multi-Family Set Aside Development Pursuant to C.G.S. Section 8-30g;** application PLPZ 2018 00371 for a final site plan to construct a three (3) building, multi-family "Set Aside Development" with a total of fifteen (15) units where five (5) of the units would affordable units, pursuant to Connecticut General Statutes 8-30g, parking and associated site improvements on a 18,660 sq. ft. property located at 303 Hamilton Avenue in the R-6 zone. *(Staff: PL) (Must decide by 10/31/2018) (Maximum extension available to 12/15/2018) (Page Number: 113)*

Postponed by Applicant – Extension Granted to November 20, 2018

PUBLIC HEARING 7:15 PM

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Motion to find not a subdivision or re-subdivision

Moved by Macri, seconded by Fox

Voting in favor: Yeskey (for Maitland), Alban, Levy, Fox, and Macri
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No Discussion – Postponed to November 8, 2018

11. **DECISION ITEMS:**

12. **APPROVAL OF MINUTES:**

September 27, 2018

October 9, 2018

Motion to approve minutes of September 27, 2018

Moved by Fox, seconded by Yeskey

Voting in favor: Yeskey (for Maitland), Alban, Levy, Fox, and Macri
5-0

Motion to approve minutes of October 9, 2018
Moved by Fox, seconded by Yeskey
Voting in favor: Yeskey (*for Maitland*), Alban, Levy, Fox, and Macri
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**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON
SUBSEQUENT MEETINGS:**

Planning and Zoning Staff; application PLPZ 2018 00308, 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 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations zone as they relate to the Waterfront Business Zone (WB). The August 7, 2018 Public Hearing will be used to introduce the proposal only and to hear public comment – no decision will be made. 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:

http://www.greenwichct.org/government/departments/planning_and_zoning/
(Staff: KD) (Continued from the 8/7/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)