

1. Meeting Materials

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[NOVEMBER 1, 2016 ACTION AGENDA.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

November 1, 2016

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Nancy Ramer

Alternate Members Present: Nicholas Macri (seated for Ramer), 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. **Aristide Achy-Brou & Ijeoma Akunyili;** request for a 90-day extension of time to file the required record sheet for application PLPZ 2016 00291 for a final subdivision to subdivide a 19,215 sq. ft. parcel into 7,879.8 sq. ft. lot and a 8,451.5 sq. ft. lot with two open space parcels of 2,318.7 sq. ft. and 565.4 sq. ft. on property located at 48 Sound Beach Avenue in the R-7 zone approved by the Commission at the 8/2/2016 meeting. (*Staff: PL*) (*Page Number: 11*)

Motion to approve 90-day extension to file the mylar

Moved by Alban, seconded by Fox

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

5-0

2. **Pear Lane, LLC**; request for a 3-year extension for the previously approved application PLPZ 2014 00317 for a final coastal site plan to revise plans approved under Site Plan/Special Permit PLPZ 2011 00299 and PLPZ 2011 00300 to reduce the size of main house from 8,287sq. ft. to 7,372 sq. ft. and increase the size of the proposed domestic quarters from 772 sq. ft. to 1,192 sq. ft. resulting in a total building volume reduction from 177,512 cu. ft. to 174,512 cu. ft. on a 1.6 acre property located at 52 Pear Lane in the RA-1 zone approved by the Commission at the 7/29/2014 meeting. *(Staff: PL) (Page Number: 24)*

Motion to approve a 3-year extension of time to start work.

Moved by Alban, seconded by Fox

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

5-0

3. **High Tower Trading LLC**; application PLPZ 2016 00507 for a final site plan to modify an existing temporary gravel parking lot to: create fourteen (14) permanent parking spaces; construct an additional 26 parking spaces; install new planting along the south side of the proposed parking area; and remove existing impervious area and invasive species in the southeastern corner of the property on a 27.1220 acres property located at 1275 King Street in the RA-4 zone. *(Staff: MK) (Must decide by 11/24/2016) (Maximum extension available to 1/28/2017) (Continued from the 10/18/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 37)*

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

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

5-0

4. **Adrian Owles & Mary Mcniff**; application PLPZ 2016 00484 for a final coastal site plan for construction of a new 5,407 sq. ft. single family residence, pool, driveway relocation, and other associated site grading and drainage on a 18, 462 sq. ft. property located at 27 Nawthorne Road in the R-12 zone. *(Staff: MK) (Must decide by 11/24/2016) (Maximum extension available to 1/28/2017) (Page Number: 107)*

Postponed by Applicant – Extension Granted to November 30, 2016

5. **The School of Rock;** application PLPZ 2016 00506 for a final site plan for a change of use of space on the second floor of a building from use group 1 (hair salon/personal service establishment) to use group 4 (music school) on property located at 1200 East Putnam Avenue, Riverside in the LB zone. *(Staff: MK) (Must decide by 11/24/2016) (Maximum extension available to 1/28/2017) (Page Number: 169)*

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6. **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 11/14/2016) (Maximum extension granted) (Continued from the 8/2/2016 meeting, postponed at the 10/4/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer) (Page Number: 239)*

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

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

Voting against: Alban

4-1

PUBLIC HEARING 7:15 PM

7. **First Congregational Church;** applications PLPZ 2016 00365 and PLPZ 2016 00367, for a final 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 close by 11/22/2016) (Extension to open granted to 10/19/2016) (Maximum extension available to 12/19/2016) (Postponed at the 9/8/2016 and 10/4/2016 meetings) (Continued from the 10/18/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 259)*

Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

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

5-0

8. **Greenwich Country Day School;** applications PLPZ 2016 00477 and PLPZ 2016 00478, for a final site plan and special permit, for demolition and reconstruction of a major portion of the existing Middle School Building, rehabilitation of the original Warner House, interior renovations to the existing Dining Hall/Library Building, site, drainage, and landscaping improvements on a 33.5774 acres property located at 401 Old Church Road in the RA-1 zone. (Staff: MK) (Must close by 11/22/2016) (Maximum extension available to 1/16/2017) (Continued from the 10/18/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer) (Recused: Yeskey) (Page Number: 309)

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

9. **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 11/2/2016) (Extension granted to 11/2/2016) (Maximum extension available to 11/23/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Postponed at the 10/18/2016 meeting, extension granted to 11/2/2016) (Page Number: 438)

Withdrawn by Applicant

10. **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 close by 11/8/2016) (Maximum extension available to 1/12/2017) (Continued from the 10/4/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 515)

Postponed by Applicant – Maximum Extension Granted

11. **CRK, LLC**; applications PLPZ 2016 00465 and PLPZ 2016 00467, for a final coastal site plan and special permit, to re-zone the property from R-7 to HRO (as shown on a re-zoning map on file in the Town Clerk's office) to retain the existing building and construct an addition to the building for four (4) squash courts and employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. (Staff: PL) (**Must open by 11/12/2016**) (Maximum extension available to 1/16/2017) (Page Number: 570)

Application converted to a preliminary coastal site plan
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12. **Greenhill Development, LLC**; applications PLPZ 2016 00481 and PLPZ 2016 00482, for a final site plan and special permit, to construct a new single family residence, pool and maintain a detached pool house the total of which would be in excess of the 150, 000 cubic feet building volume threshold on property located at 18 Grahampton Lane in the RA-2 zone. (Staff: CT) (**Must open by 11/24/2016**) (Maximum extension available to 1/28/2017) (Page Number: 709)

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 Yeskey (*for Ramer*)
5-0
Recused: Macri

13. **Oliver B. Egert**; applications PLPZ 2016 00493 and PLPZ 2016 00494, for a final site plan and special permit, to demolish the existing dwelling and two sheds and construct a new dwelling to exceed the 150,000 cubic foot volume threshold on property located at 543 Stanwich Road in the RA-4 zone. (Staff: CT) (**Must open by 11/24/2016**) (Maximum extension available to 1/28/2017) (Page Number: 749)

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

14. **Meadowlark Manor LLC**; applications PLPZ 2016 00515 and PLPZ 2016 00516, for a final site plan and special permit, to construct a single family residence, pool, new septic system, and modifications to the driveway the result of which would be over the 150,000 cubic feet building volume threshold on property located at 56 Clapboard Ridge Road in the RA-2 zone. (Staff: MK) (**Must open by 12/8/2016**) (Maximum extension available to 2/11/2017) (Page Number: 802)

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 Macri (*for Ramer*)
5-0

REGULAR MEETING CONTINUED

15. **DISCUSSION ITEMS:**

16. **DECISION ITEMS:**

- (a) **Bruce Museum Inc., the operator, and the Town of Greenwich;** application PLPZ 2016 00408, for a **special permit only**, 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 decide by 11/22/2016) (Maximum extension available to 1/28/2017) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer) (Moved to final at the 10/18/2016 meeting, no action on special permit)*

No Action

17. **APPROVAL OF MINUTES:**

October 4, 2016
October 18, 2016

Motion to approve minutes of October 4, 2016 and October 18, 2016
Moved by Fox, seconded by Levy
Voting in favor: Maitland, Alban, Levy, Fox, and Macri *(for 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 decide by 1/16/2017*) (*Maximum extension taken*) (*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)]

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 close by 11/2/2016*) (*Extension to close granted to 11/2/16*) (*Maximum extension available to 12/29/2016*) (*Continued from the 9/20/2016 meeting*) (*Seated: Maitland, Alban, Levy, Fox, 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 11/2/2016) (Extension to close granted to 11/2/16) (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.

Mark Mega; application PLPZ 2016 00448 for a final 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 North in the R-6 zone. *(Staff: CT) (Must Decide by 11/15/2016) (Maximum Extension Available to 12/23/2016) (Postponed at the 10/4/2016 meeting, extension granted to November 15, 2016 to open)*

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 8/2/2016 and 9/20/2016 meetings) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer) (Second motion to defer the MI for 90 days at the 10/18/2016 meeting)*

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) (Second motion to defer the MI for 90 days at the 10/18/2016 meeting)*

New Lebanon School Building Committee, for the Town of Greenwich Board

of Education; applications PLPZ 2016 00463 and PLPZ 2016 00464, for a final site plan and special permit, to demolish the existing New Lebanon School building and replace it with a new 60,759 sq. ft. school building, expand onsite parking to 74 parking spaces, expand parent pick-up, drop-off and bus lane capacity, emergency access to the north side of the building, two playground areas, site lighting, landscaping, stormwater management and sewer improvements on a 7.6 acres property located at 25 Mead Avenue in the R-6 zone. *(Staff: PL) (Must close by 11/22/2016) (Maximum extension available to 1/26/2017) (Continued from the 10/18/2016 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
November 1, 2016
FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Aristide Achy-Brou & Ijeoma Akunyili**; request for a 90-day extension of time to file the required record sheet for application PLPZ 2016 00291 for a final subdivision to subdivide a 19,215 sq. ft. parcel into 7,879.8 sq. ft. lot and a 8,451.5 sq. ft. lot with two open space parcels of 2,318.7 sq. ft. and 565.4 sq. ft. on property located at 48 Sound Beach Avenue in the R-7 zone approved by the Commission at the 8/2/2016 meeting. (*Staff: PL*) (*Page Number: 11*)
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3. **High Tower Trading LLC**; application PLPZ 2016 00507 for a final site plan to modify an existing temporary gravel parking lot to: create fourteen (14) permanent parking spaces; construct an additional 26 parking spaces; install new planting along the south side of the proposed parking area; and remove existing impervious area and invasive species in the southeastern corner of the property on a 27.1220 acres property located at 1275 King Street in the RA-4 zone. (*Staff: MK*) (*Must decide by 11/24/2016*) (*Maximum extension available to 1/28/2017*) (*Continued from the 10/18/2016 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Ramer*) (*Page Number: 37*)
4. **Adrian Owles & Mary Mcniff**; application PLPZ 2016 00484 for a final coastal site plan for construction of a new 5,407 sq. ft. single family residence, pool, driveway relocation, and other associated site grading and drainage on a 18, 462 sq. ft. property located at 27 Nawthorne Road in the R-12 zone. (*Staff: MK*) (*Must decide by 11/24/2016*) (*Maximum extension available to 1/28/2017*) (*Page Number: 107*)

5. **The School of Rock;** application PLPZ 2016 00506 for a final site plan for a change of use of space on the second floor of a building from use group 1 (hair salon/personal service establishment) to use group 4 (music school) on property located at 1200 East Putnam Avenue, Riverside in the LB zone. *(Staff: MK) (Must decide by 11/24/2016) (Maximum extension available to 1/28/2017) (Page Number: 169)*

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PUBLIC HEARING 7:15 PM

7. **First Congregational Church;** applications PLPZ 2016 00365 and PLPZ 2016 00367, for a final 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 10/19/2016) (Extension to open granted to 10/19/2016) (Maximum extension to open available to 11/14/2016) (Postponed at the 9/8/2016 and 10/4/2016 meetings) (Continued from the 10/18/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 259)*

8. **Greenwich Country Day School;** applications PLPZ 2016 00477 and PLPZ 2016 00478, for a final site plan and special permit, for demolition and reconstruction of a major portion of the existing Middle School Building, rehabilitation of the original Warner House, interior renovations to the existing Dining Hall/Library Building, site, drainage, and landscaping improvements on a 33.5774 acres property located at 401 Old Church Road in the RA-1 zone. *(Staff: MK) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Continued from the 10/18/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer) (Recused: Yeskey) (Page Number: 309)*

9. **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 11/2/2016) (Maximum extension available to 11/23/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Postponed at the 10/18/2016 meeting, extension granted to 11/2/2016) (Page Number: 438)
10. **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 close by 11/8/2016) (Maximum extension available to 1/12/2017) (Continued from the 10/4/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Page Number: 515)
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12. **Greenhill Development, LLC;** applications PLPZ 2016 00481 and PLPZ 2016 00482, for a final site plan and special permit, to construct a new single family residence, pool and maintain a detached pool house the total of which would be in excess of the 150, 000 cubic feet building volume threshold on property located at 18 Grahampton Lane in the RA-2 zone. (Staff: CT) (Must open by 11/24/2016) (Maximum extension available to 1/28/2017) (Page Number: 709)
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14. **Meadowlark Manor LLC**; applications PLPZ 2016 00515 and PLPZ 2016 00516, for a final site plan and special permit, to construct a single family residence, pool, new septic system, and modifications to the driveway the result of which would be over the 150,000 cubic feet building volume threshold on property located at 56 Clapboard Ridge Road in the RA-2 zone. *(Staff: MK) (Must open by 12/8/2016) (Maximum extension available to 2/11/2017) (Page Number: 802)*

REGULAR MEETING CONTINUED

15. **DISCUSSION ITEMS:**

16. **DECISION ITEMS:**

- (a) **Bruce Museum Inc., the operator, and the Town of Greenwich;** application PLPZ 2016 00408, for a special permit only, 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 close by 10/25/2016) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer) (Moved to final at the 10/18/2016 meeting, no action on special permit)*

17. **APPROVAL OF MINUTES:**

October 4, 2016
October 18, 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)]

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 close by 11/2/2016*) (*Extension to close granted to 11/2/16*) (*Maximum extension available to 12/29/2016*) (*Continued from the 9/20/2016 meeting*) (*Seated: Maitland, Alban, Levy, Fox, 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 11/2/2016) *(Extension to close granted to 11/2/16)* *(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.

Mark Mega; application PLPZ 2016 00448 for a final 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 North in the R-6 zone. *(Staff: CT)*
(Must Decide by 11/15/2016) *(Maximum Extension Available to 12/23/2016)*
(Postponed at the 10/4/2016 meeting, extension granted to November 15, 2016 to open)

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 8/2/2016 and 9/20/2016 meetings) *(Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer)* *(Second motion to defer the MI for 90 days at the 10/18/2016 meeting)*

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) *(Second motion to defer the MI for 90 days at the 10/18/2016 meeting)*

New Lebanon School Building Committee, for the Town of Greenwich Board of Education; applications PLPZ 2016 00463 and PLPZ 2016 00464, for a final site plan and special permit, to demolish the existing New Lebanon School building and replace it with a new 60,759 sq. ft. school building, expand onsite parking to 74 parking spaces, expand parent pick-up, drop-off and bus lane capacity, emergency access to the north side of the building, two playground areas, site lighting, landscaping, stormwater management and sewer improvements on a 7.6 acres property located at 25 Mead Avenue in the R-6 zone. *(Staff: PL) (Must close by 11/22/2016) (Maximum extension available to 1/26/2017) (Continued from the 10/18/2016 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
November 1, 2016
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **High Tower Trading LLC**; application PLPZ 2016 00507 for a final site plan to modify an existing temporary gravel parking lot to: create fourteen (14) permanent parking spaces; construct an additional 26 parking spaces; install new planting along the south side of the proposed parking area; and remove existing impervious area and invasive species in the southeastern corner of the property on a 27.1220 acres property located at 1275 King Street in the RA-4 zone. (Staff: MK) (Must decide by 11/24/2016) (Maximum extension available to 1/28/2017) (Continued from the 10/18/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)
2. **Adrian Owles & Mary Mcniff**; application PLPZ 2016 00484 for a final coastal site plan for construction of a new 5,407 sq. ft. single family residence, pool, driveway relocation, and other associated site grading and drainage on a 18, 462 sq. ft. property located at 27 Nawthorne Road in the R-12 zone. (Staff: MK) (Must decide by 11/24/2016) (Maximum extension available to 1/28/2017)
3. **The School of Rock**; application PLPZ 2016 00506 for a final site plan for a change of use of space on the second floor of a 2,584 sq. ft. building from use group 1 (hair salon/personal service establishment) to use group 4 (music school) on property located at 1200 East Putnam Avenue, Riverside in the LB zone. (Staff: MK) (Must decide by 11/24/2016) (Maximum extension available to 1/28/2017)
4. **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 11/14/2016) (Maximum extension granted) (Continued from the 8/2/2016 meeting, postponed at the 10/4/2016 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Macri [for Fox], and Ramer)

PUBLIC HEARING 7:15 PM

5. **First Congregational Church;** applications PLPZ 2016 00365 and PLPZ 2016 00367, for a final 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 10/19/2016**) (Extension to open granted to 10/19/2016) (Maximum extension to open available to 11/14/2016) (Postponed at the 9/8/2016 and 10/4/2016 meetings) (Continued from the 10/18/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)
6. **Greenwich Country Day School;** applications PLPZ 2016 00477 and PLPZ 2016 00478, for a final site plan and special permit, for demolition and reconstruction of a major portion of the existing Middle School Building, rehabilitation of the original Warner House, interior renovations to the existing Dining Hall/Library Building, site, drainage, and landscaping improvements on a 33.5774 acres property located at 401 Old Church Road in the RA-1 zone. (Staff: MK) (Must open by 11/12/2016) (Maximum extension available to 1/16/2017) (Continued from the 10/18/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer) (Recused: Yeskey)
7. **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 11/2/2016) (Maximum extension available to 11/23/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer) (Postponed at the 10/18/2016 meeting, extension granted to 11/2/2016)
8. **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 close by 11/8/2016) (Maximum extension available to 1/12/2017) (Continued from the 10/4/2016 meeting) (Seated: Maitland, Alban, Levy, Fox, and Ramer)

9. **CRK, LLC**; applications PLPZ 2016 00465 and PLPZ 2016 00467, for a final coastal site plan and special permit, to re-zone the property from R-7 to HRO (as shown on a re-zoning map on file in the Town Clerk's office) to retain the existing building and construct an addition to the building for four (4) squash courts and employee housing on a 25,443 sq. ft. property located at 50 River Road, Cos Cob in the R-7 zone. (Staff: PL) (**Must open by 11/12/2016**) (Maximum extension available to 1/16/2017)
10. **Greenhill Development, LLC**; applications PLPZ 2016 00481 and PLPZ 2016 00482, for a final site plan and special permit, to construct a new single family residence, pool and maintain a detached pool house the total of which would be in excess of the 150, 000 cubic feet building volume threshold on property located at 18 Grahampton Lane in the RA-2 zone. (Staff: CT) (**Must open by 11/24/2016**) (Maximum extension available to 1/28/2017)
11. **Oliver B. Egert**; applications PLPZ 2016 00493 and PLPZ 2016 00494, for a final site plan and special permit, to demolish the existing dwelling and two sheds and construct a new dwelling to exceed the 150,000 cubic foot volume threshold on property located at 543 Stanwich Road in the RA-4 zone. (Staff: CT) (**Must open by 11/24/2016**) (Maximum extension available to 1/28/2017)
12. **Meadowlark Manor LLC**; applications PLPZ 2016 00515 and PLPZ 2016 00516, for a final site plan and special permit, to construct a single family residence, pool, new septic system, and modifications to the driveway the result of which would be over the 150,000 cubic feet building volume threshold on property located at 56 Clapboard Ridge Road in the RA-2 zone. (Staff: MK) (**Must open by 12/8/2016**) (Maximum extension available to 2/11/2017)

REGULAR MEETING CONTINUED

13. **DISCUSSION ITEMS:**

14. **DECISION ITEMS:**

- (a) **Bruce Museum Inc., the operator, and the Town of Greenwich**; application PLPZ 2016 00408, for a special permit only, 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 close by 10/25/2016**) (Maximum extension available to 12/29/2016) (Continued from the 9/20/2016 meeting) (Seated: Maitland, Alban, Levy, Goss (for Fox who recused), and Ramer) (Moved to final at the 10/18/2016 meeting, no action on special permit)

15. **APPROVAL OF MINUTES:**

October 4, 2016
October 18, 2016

16. **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)]

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