

1. Tentative Agenda

Documents:

[T-11-08-18 - FINAL.PDF](#)

2. Final Agenda

Documents:

[F-11-08-18 - FINAL.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 11-08-18 - 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

Thursday
November 8, 2018

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **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 be 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)*
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)*

PUBLIC HEARING 7:15 PM

4. **366 West Putnam Managers LLC & 30 Columbus Avenue Managers, LLC and Lincoln of Greenwich;** for a final site plan and special permit, PLPZ 2018 00421 and PLPZ 2018 00422, to demolish the existing building and construct a new two-story automotive showroom with detail bays and service drop-off area on property located at **366 West Putnam Avenue and 0 Columbus Avenue** in the GB zone. *(Staff: MA) (Must open by 11/15/2018) (Maximum extension to open available to 1/19/2019)*
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 11/08/2018) (Maximum extension to open available to 11/17/2018) (Postponed at the 9/27/2018 and 10/30/2018 meetings)*
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 11/08/2018) (Maximum extension to open available to 11/17/2018) (Postponed at the 9/27/2018 and 10/30/2018 meetings)*
7. **Greenwich Hospital and RFK Enterprises, Inc.;** applications PLPZ 2018 00446 and PLPZ 2018 00447, for a final coastal site plan and special permit, for a change of use and amendment of condition #4 of site plan / special permit approval PLPZ 2012 00354/355, and revert the entire first floor back from general office to medical office use for five (5) doctors, as previously approved under FSP #2892 and SP #2893 on a 49,546 square feet property located at 35 River Road in the WB zone. *(Staff: MA) (Must open by 12/1/2018) (Maximum extension to open available to 2/4/2019)*
8. **Greenwich 105 Prospect LLC;** applications PLPZ 2018 00454 and PLPZ 2018 00455, for a final site plan and special permit, to convert the building from an emergency youth shelter to a mixed-use office building with office use on the lower and first floor and residential use on the second floor, make improvements to the site, including an new first floor deck, an ADA compliant lift from the parking lot to the first floor and enclosure of the front porch and combined into the front entry vestibule on a 5,808 square feet property located at 105 Prospect Street in the GB zone. *(Staff: MA) (Must open by 12/13/2018) (Maximum extension to open available to 2/26/2019)*

9. **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 and 10/30/2018 meetings)*
10. **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)*
11. **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

12. **DISCUSSION ITEMS:**

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

September 27, 2018
October 9, 2018

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:**

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)

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) (Continued from the 10/30/2018 meeting) (Must open by 11/15/2018) (Maximum extension available to 1/19/2019)

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

Thursday
November 8, 2018

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **DISCUSSION ITEMS:**

- a. **Budget for FY 2019/2020 for Planning and Zoning, Zoning Enforcement, and Land Use Departments.**
- b. **ARC Meeting Schedule for 2019** (*Page Number: 8*)
- c. **Appointment of Graziano Meniconi to the ARC Committee.**

PUBLIC HEARING 7:15 PM

2. **366 West Putnam Managers LLC & 30 Columbus Avenue Managers, LLC and Lincoln of Greenwich;** for a final site plan and special permit, PLPZ 2018 00421 and PLPZ 2018 00422, to demolish the existing building and construct a new two-story automotive showroom with detail bays and service drop-off area on property located at 366 West Putnam Avenue and 0 Columbus Avenue in the GB zone. (*Staff: MA*) (**Must open by 11/15/2018**) (*Maximum extension to open available to 1/19/2019*) (*Page Number: 9*)
3. **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 11/08/2018**) (*Maximum extension to open available to 11/17/2018*) (*Postponed at the 9/27/2018 and 10/30/2018 meetings*) (*Page Number: 99*)

4. **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 11/08/2018**) (*Maximum extension to open available to 11/17/2018*) (*Postponed at the 9/27/2018 and 10/30/2018 meetings*) (*Page Number: 126*)

5. **Greenwich Hospital and RFK Enterprises, Inc.;** applications PLPZ 2018 00446 and PLPZ 2018 00447, for a final coastal site plan and special permit, for a change of use and amendment of condition #4 of site plan / special permit approval PLPZ 2012 00354/355, and revert the entire first floor back from general office to medical office use for five (5) doctors, as previously approved under FSP #2892 and SP #2893 on a 49,546 square feet property located at 35 River Road in the WB zone. (Staff: BD) (**Must open by 12/1/2018**) (*Maximum extension to open available to 2/4/2019*) (*Page Number: 214*)

6. **Greenwich 105 Prospect LLC;** applications PLPZ 2018 00454 and PLPZ 2018 00455, for a final site plan and special permit, to convert the building from an emergency youth shelter to a mixed-use office building with office use on the lower and first floor and residential use on the second floor, make improvements to the site, including an new first floor deck, an ADA compliant lift from the parking lot to the first floor and enclosure of the front porch and combined into the front entry vestibule on a 5,808 square feet property located at 105 Prospect Street in the GB zone. (Staff: MA) (**Must open by 12/13/2018**) (*Maximum extension to open available to 2/26/2019*)

Applications PLPZ 2018 00454 and PLPZ 2018 00455 have been POSTPONED by Applicant

7. **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 1/19/2019**) (*Maximum extension to open granted*) (*Postponed by Applicant at the 10/9/2018 and 10/30/2018 meetings*)

Applications PLPZ 2018 00407 and PLPZ 2018 00408 have been POSTPONED by Applicant to November 20, 2018

REGULAR MEETING CONTINUED

8. **DECISION ITEMS:**
9. **APPROVAL OF MINUTES:**
10. **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:

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(Staff: KD) (Continued from the 8/7/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

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 close by 12/4/2018) (Maximum extension to close available to 2/7/2019) (Continued from the 10/30/2018 meeting) (Seated: Yeskey [for Maitland], Alban, Levy, Fox, and Macri)

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 close by 12/4/2018) (Maximum extension to close available to 12/8/2018) (Continued from the 10/30/2018 meeting) (Seated: Yeskey [for Maitland], Alban, Levy, Fox, and Macri)*

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 11/20/2018) (Extension granted to 11/20/2018) (Maximum extension available to 12/15/2018) (Postponed at the 10/30/2018 meeting)*

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

Thursday
November 8, 2018

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Andy Fox

Alternate Members Present: Dennis Yeskey, Victoria Goss (seated for vacant seat), and Dave Hardman (seated for Fox)

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. **DISCUSSION ITEMS:**

- a. **Budget for FY 2019/2020 for Planning and Zoning, Zoning Enforcement, and Land Use Departments.**

Motion to approve 2019/2020 Budget with modifications to request an additional part-time Planner position to increase customer service for the public counter, which would also free up existing Planners to engage in more long-term planning and implementation.

Moved by Macri, seconded by Levy

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

5-0

- b. **ARC Meeting Schedule for 2019** (*Page Number: 8*)

Postponed no discussion

c. **Appointment of Graziano Meniconi to the ARC Committee.**

Motion to approve appointment

Moved by Macri, seconded by Levy

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

5-0

PUBLIC HEARING 7:15 PM

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Left Open – Extension Granted to the December 18, 2018 Meeting

3. **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 11/08/2018**) (*Maximum extension to open available to 11/17/2018*) (*Postponed at the 9/27/2018 and 10/30/2018 meetings*) (*Page Number: 99*)

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Postponed by Applicant to November 20, 2018

REGULAR MEETING CONTINUED

8. **DECISION ITEMS:**

9. **APPROVAL OF MINUTES:**

10. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

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