

1. Meeting Materials

Documents:

[NOVEMBER 9, 2017 ACTION AGENDA REVISED.PDF](#)
[NOVEMBER 9, 2017 ACTION AGENDA.PDF](#)
[NOVEMBER 9, 2017 FINAL AGENDA.PDF](#)
[NOVEMBER 9, 2017 TENTATIVE AGENDA.PDF](#)

START: 7:00 p.m.
END: 2:35 a.m.

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 9, 2017
REVISED
ACTION AGENDA
WITH DECISIONS

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

Regular Member Absent: Andrew Fox

Alternate Members Present: Dennis Yeskey, and Victoria Goss (seated for Fox until 1:15 a.m., then absent for the remainder of the meeting)

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 the 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) (Continued from the 10/24/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 10)

Postponed by Applicant

2. **The Round Hill Club, Incorporated and Greenwich Council Boy Scouts, Inc.;** application PLPZ 2017 00471 for a final subdivision to convey 10.92-acres from the Greenwich Council Boy Scouts 88.85-acre Southern Tract located at 363 Riversville Road to the Round Hill Country Club's 212.1-acres property located at 33 Round Hill Club Road in the RA-2 Zone. (Staff: MA) (**Must decide by 11/24/2017**) (Maximum extension available to 1/23/2018) (Page Number: 13)

Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Macri

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

Recused: Goss

5-0

3. **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: MA) (**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) (Page Number: 272)

Motion to approve final subdivision with modifications

Moved by Alban, seconded by Macri

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

Recused: Goss

5-0

4. **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) (Page Number: 291)

Motion to approve final subdivision with modifications

Moved by Alban, seconded by Macri

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

Recused: Goss

5-0

PUBLIC HEARING 7:15 PM

5. **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 to close 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) (Page Number: 347)

Closed – No Action Taken

6. **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 one (1) single-family dwelling, and one (4) four-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) (Continued from the 9/19/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 359)

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7. **131 Old Mill, LLC;** applications PLPZ 2017 00445 and PLPZ 2017 00446, for a final site plan and special permit to maintain the existing home and demolish an existing cottage and two outbuildings, and construct a 8,478 sq. ft. horse stable and barn, an open riding arena, and a 1,538 sq. ft. storage garage the result of which would exceed the 150,000 cubic feet building volume threshold on a 14.186-acres property located at 0 and 131 Old Mill Road in the RA-4 zone. (Staff: MK) (**Must open by 11/23/2017**) (Maximum extension available to 1/27/2018) (Page Number: 407)

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

8. **R.F.K. Greenwich Enterprises, Inc.;** applications PLPZ 2017 00443 and PLPZ 2017 00444, for a final coastal site plan and special permit, to construct an 855 sq. ft. addition expanding the second floor above the south “porch” of Building #3 to increase the space of the cardio training area on a 5.5-acres property located at 49 River Road in the WB zone. (Staff: PL) (**Must open by 11/23/2017**) (*Maximum extension available to 1/27/2018*) (Page Number: 515)

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9. **CRK, LLC;** application PLPZ 2017 00435, for a zoning map amendment, to re-zone a property from the R-7 to the HRO zone, (as shown on a re-zoning map on file in the Town Clerk’s office) for property located at 50 River Road, Cos Cob in the R-7 zone. (Staff: PL) (**Must open by 11/23/2017**) (*Maximum extension available to 1/27/2018*) (Page Number: 539)

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10. **CRK, LLC;** applications PLPZ 2017 00433 and PLPZ 2017 00434, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of the basement apartment for 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 11/23/2017**) (*Maximum extension available to 1/27/2018*) (Page Number: 539)

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11. **Wilmot Lane Properties LLC;** applications PLPZ 2017 00497 and PLPZ 2017 00498, for a final site plan and special permit, to renovate the interior office space and convert 383 sq. ft. of office space from general office to real estate sales and modify the details of the Commission approval granted under final site plan application PLPZ 2011 00281 and special permit PLPZ 2011 00282 on a 17,529 sq. ft. property located at 17 Wilmot Lane in the R-12 zone. (Staff: MK) (**Must open by 12/21/2017**) (*Maximum extension available to 2/24/2018*) (Page Number: 644)

Motion to approve final site plan and special permit with modifications

Moved by Alban, seconded by Yeskey

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

Voting against: Alban

4-1

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**

- a. **Planning and Zoning Commission Meeting Schedule for 2018, and Architectural Review Committee Meeting Schedule for 2018** (*Continued from the 10/17/2017 and 10/24/2017 meetings*)

Motion to approve meeting schedules for Planning and Zoning Commission and Architectural Review Committee with modifications
Moved by Maitland, seconded by Alban
Voting in favor: Maitland, Alban, Levy, Yeskey (*for Fox*), and Macri
5-0

13. **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

14. **APPROVAL OF MINUTES:**

October 17, 2017

Motion to approve Minutes of October 17, 2017
Moved by Yeskey, seconded by Macri
Voting in favor: Maitland, Alban, Levy, Yeskey (*for Fox*), and Macri
5-0

October 24, 2017

Motion to approve Minutes of October 24, 2017

Moved by Yeskey, seconded by Macri

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

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:**

Bianca 121 LLC; applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, for building additions and modifications to expand the 2nd and 3rd floor residential dwelling units, roof garden terrace and façade improvements to the building on a 6,250 SF 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 ~~striketrough~~ to be removed) (*Staff: MK*) (*Must close by 1/25/2018*) (*Maximum extension to close granted 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 10/17/1017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

START: 7:00 p.m.
END: 2:35 a.m.

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Motion to approve final subdivision with modifications

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

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

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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 9, 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 the 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) (Continued from the 10/24/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Fox, and Macri) (Page Number: 10)*
2. **The Round Hill Club, Incorporated and Greenwich Council Boy Scouts, Inc.;** application PLPZ 2017 00471 for a final subdivision to convey 10.92-acres from the Greenwich Council Boy Scouts 88.85-acre Southern Tract located at 363 Riversville Road to the Round Hill Country Club's 212.1-acres property located at 33 Round Hill Club Road in the RA-2 Zone. *(Staff: MK/MA) (Must decide by 11/24/2017) (Maximum extension available to 1/23/2018) (Page Number: 13)*
3. **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: MA) (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) (Page Number: 272)*

4. **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) (Page Number: 291)

PUBLIC HEARING 7:15 PM

5. **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 to close 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) (Page Number: 347)
6. **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 one (1) single-family dwelling, and one (4) four-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) (Continued from the 9/19/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 359)
7. **131 Old Mill, LLC;** applications PLPZ 2017 00445 and PLPZ 2017 00446, for a final site plan and special permit to maintain the existing home and demolish an existing cottage and two outbuildings, and construct a 8,478 sq. ft. horse stable and barn, an open riding arena, and a 1,538 sq. ft. storage garage the result of which would exceed the 150,000 cubic feet building volume threshold on a 14.186-acres property located at 0 and 131 Old Mill Road in the RA-4 zone. (Staff: MK) (**Must open by 11/23/2017**) (Maximum extension available to 1/27/2018) (Page Number: 407)

8. **R.F.K. Greenwich Enterprises, Inc.;** applications PLPZ 2017 00443 and PLPZ 2017 00444, for a final coastal site plan and special permit, to construct an 855 sq. ft. addition expanding the second floor above the south “porch” of Building #3 to increase the space of the cardio training area on a 5.5-acres property located at 49 River Road in the WB zone. (Staff: PL) (**Must open by 11/23/2017**) (*Maximum extension available to 1/27/2018*) (Page Number: 515)
9. **CRK, LLC;** application PLPZ 2017 00435, for a zoning map amendment, to re-zone a property from the R-7 to the HRO zone, (as shown on a re-zoning map on file in the Town Clerk’s office) for property located at 50 River Road, Cos Cob in the R-7 zone. (Staff: PL) (**Must open by 11/23/2017**) (*Maximum extension available to 1/27/2018*) (Page Number: 539)
10. **CRK, LLC;** applications PLPZ 2017 00433 and PLPZ 2017 00434, for a final coastal site plan and special permit, to retain the existing building and construct an addition to the building for four (4) squash courts, employee housing on the third floor of the existing building, and the continuation of the basement apartment for 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 11/23/2017**) (*Maximum extension available to 1/27/2018*) (Page Number: 539)
11. **Wilmot Lane Properties LLC;** applications PLPZ 2017 00497 and PLPZ 2017 00498, for a final site plan and special permit, to renovate the interior office space and convert 383 sq. ft. of office space from general office to real estate sales and modify the details of the Commission approval granted under final site plan application PLPZ 2011 00281 and special permit PLPZ 2011 00282 on a 17,529 sq. ft. property located at 17 Wilmot Lane in the R-12 zone. (Staff: MK) (**Must open by 12/21/2017**) (*Maximum extension available to 2/24/2018*) (Page Number: 644)

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**
 - a. **Planning and Zoning Commission Meeting Schedule for 2018, and Architectural Review Committee Meeting Schedule for 2018** (*Continued from the 10/17/2017 and 10/24/2017 meetings*)

13. **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 Milbank 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)*

14. **APPROVAL OF MINUTES:**

October 17, 2017
October 24, 2017

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:**

Bianca 121 LLC; applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, for building additions and modifications to expand the 2nd and 3rd floor residential dwelling units, roof garden terrace and façade improvements to the building on a 6,250 SF 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 ~~strike through~~ to be removed) (Staff: MK) (Must close by 1/25/2018) (Maximum extension to close granted 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
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