1. Meeting Materials

Documents:

NOVEMBER 10, 2015 ACTION AGENDA.PDF
NOVEMBER 10, 2015 FINAL AGENDA.PDF
NOVEMBER 10, 2015 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

November 10, 2015

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Richard Maitland, Margarita Alban, Peter Levy (arrived at 7:45 p.m.), and Andrew Fox
Alternate Members Present: Nancy Ramer, and Nicholas Macri
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Robert Seale, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. Lauren E. Jones; application PLPZ 2015 00513 for a final coastal site plan to demolish and construct a new single family residence and driveway on a .965 acre property located at 95 Club Road RA-1 zone. (Staff: PL) (Must decide by 1/14/2016) (Maximum extension available to 3/19/2016)

Postponed by Applicant

2. Sinawoy Partners LLC and Michael and Tabatha Santana; application PLPZ 2015 00455, for a final subdivision, to revise a lot line to comply with Zoning setbacks on properties located at 70 Sinawoy Road in the R-7 zone. (Staff: PL) (Must decide by 11/15/2015) (Maximum extension available to 1/14/2016) (Continued from the 10/20/2015 meeting) (Seated: Heller, Ramer [for Maitland], Alban, Levy, and Fox) (Page Number: 9)

Motion to find not a subdivision or re-subdivision
Moved by Alban, seconded by Fox
Voting in favor: Heller, Ramer (for Maitland), Alban, Macri (for Levy), and Fox
5-0
PUBLIC HEARING 7:15 PM


   Closed – No Action

4. **Mooreland Lot 1 LLC;** applications PLPZ 2015 00428 and PLPZ 2015 00429, for a **final site plan and special permit**, to construct a residence, pool, pool arbor, patio, driveway and septic, totaling 180,809 cubic feet in volume over the 150,000 cubic feet allowed on a 4 acre property located at 0 Mooreland Road (a.k.a. 37 Mooreland Road) in the RA-4 zone. *(Staff: CT) *(Must close by 11/24/2015) *(Maximum extension available to 1/28/2016) *(Continued from the 10/20/2015 meeting) *(Seated: Heller, Ramer [for Maitland], Alban, Levy, and Fox) *(Page Number: 91)

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

5. **Reichenbaum 151 LLC;** applications PLPZ 2015 00451 and PLPZ 2015 00452 for a **final site plan and special permit**, to permit the use for Plushblow Salon on the 3rd floor on property located at 151 Greenwich Avenue in the CGBR zone. *(Staff: PL) *(Must open by 11/19/2015) *(Maximum extension available to 1/23/2016) *(Postponed by the Applicant from the 10/20/2015 meeting) *(Page Number: 142)

   Motion to approve final site plan and special permit with modifications
   Moved by Maitland, seconded by Levy
   Voting in favor: Heller, Maitland, Alban, Levy, and Fox
   5-0
   applications PLPZ 2015 00372 and PLPZ 2015 00373, for a **final site plan and special permit**, for alterations to an existing building and reconfigure and add parking on property located at 330 Railroad Avenue in the GB zone. *(Staff: RS) *(Must close by 11/10/2015) *(Maximum extension available to 1/14/2015) *(Continued from the 10/6/2015 meeting) *(Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox) *(Page Number: 170)

   Motion to approve final site plan and special permit with modifications
   Moved by Maitland, seconded by Levy
   Voting in favor: Heller, Maitland, Alban, Levy, and Fox
   5-0

7. **Elm Place LLC;** application PLPZ 2015 00505, for a **re-zoning**, to re-zone property from the CGBR to the CGBR-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) on a 0.136 acre property located at 19 East Elm Street in the CGBR zone. *(Staff: RS) *(Must open by 12/24/15) *(Maximum extension available to 2/27/16) *(Page Number: 278)

   Left Open – Application Not Heard

8. **Elm Place LLC;** applications PLPZ 2015 00503 and PLPZ 2015 00504, for a **final site plan and special permit**, to authorize the use of the existing building for 653 square feet of retail existing on the first floor and 6,815 square feet of useable office floor area with the balance of the building including the basement to be utilized for storage on a 0.136 acre property located at 19 East Elm Street in the CGBR zone. *(Staff: RS) *(Must open by 12/24/15) *(Maximum extension available to 12/24/15) *(Page Number: 278)

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9. **Popi Nikas;** applications PLPZ 2015 00453 and PLPZ 2015 00454, for a **final site plan and special permit**, to demolish a two-family residence and construct a new 4,560 sq. ft. two-family residence with two single bay garages on a 8,400 sq. ft. property located at 80 Milbank Avenue in the R-6 zone. *(Staff: MK) *(Must open by 11/19/15) *(Maximum extension available to 1/14/16) *(Page Number: 336)

   Left Open
10. **Lokemachris, LLC;** applications PLPZ 2015 00520 and PLPZ 2015 00521 for a final site plan and special permit, to construct additions and alterations to a residence in excess of 150,000 cubic feet in volume on a 3.9719 acre property located at 17 Meadowcroft Lane in the RA-2 zone. *(Staff: MK) (Must open by 1/14/16) (Maximum extension available to 3/19/16) (Page Number: 389)*

    Motion to approve final site plan and special permit with modifications
    Moved by Maitland, seconded by Fox
    Voting in favor: Heller, Maitland, Alban, Levy, and Fox
    5-0

11. **301 Davis Ave., LLC:** application PLPZ 2015 00449, for a re-zoning, to re-zone two properties located at 301 and 292 Davis Avenue from LBR-2 to R-6 (as shown on a re-zoning map on file in the Town Clerk’s Office) in the LBR-2 zones. *(Staff: RS) (Must close by 11/10/2015) (Maximum extension available to 1/14/2016) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)*

    Postponed by Applicant

12. **301 Davis Ave., LLC;** applications PLPZ 2015 00321 and PLPZ 2015 00322, for a final site plan and special permit, to demolish existing structures on the site and construct one, single family dwelling unit and one, two-family dwelling unit with associated parking on a 8,815 sq. ft. property located at 301 Davis Avenue in the LBR-2 zone (also see application PLPZ 2015 00449). *(Staff: RS) (Must close by 11/11/2015) (Maximum extension available to 12/10/2015) (Continued from the 9/1/2015 and 10/6/2015 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Note: Macri [seated for Heller] at the 10/6/2015 meeting)*

    Postponed by Applicant

**REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

a. Budget for FY 2016/17 for Planning and Zoning and Land Use Departments.

    Motion to approve Budget for Fiscal Year 2016-2017 for the Planning and Zoning and Land Use Departments
    Moved by Alban, seconded by Fox
    Voting in favor: Heller, Maitland, Alban, Levy, and Fox
    5-0
b. 2016 Meeting Schedule for the Planning and Zoning Commission. (Page Number: 454)

Motion to approve Meeting Schedule for 2016 for the Planning and Zoning Commission with an additional Meeting on January 26, 2016
Moved by Maitland, seconded by Fox
Voting in favor: Heller, Maitland, Alban, Levy, and Fox
5-0

c. 2016 Meeting Schedule for the Architectural Review Committee. (Page Number: 455)

Planning and Zoning Commission voiced no objection to the ARC Schedule.

14. DECISION ITEMS:

15. APPROVAL OF MINUTES:

October 20, 2015

Motion to approve minutes of October 20, 2015
Moved by Alban, seconded by Ramer
Voting in favor: Heller, Ramer (for Maitland), Alban, Levy, and Fox
5-0

16. 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:

**Rossana Colangelo;** application PLPZ 2015 00364 for a **final coastal site plan** to construct a new dwelling, driveway, pool, and associated retaining walls, installation of new storm drainage system sanitary sewer lateral, and utility service connections on a vacant lot located at 0 Westview Place in the R-7 zone. *(Staff: RS) (Must close by 12/12/2015) (Maximum extension granted) (Continued from the 9/15/2015 meeting) (Page Number: ) (Seated: Heller, Maitland, Alban, Levy, and Ramer)*

**The Alexander L. Halm Revocable Trust;** application PLPZ 2015 00425 for a **final subdivision** to create two lots containing 6,531 sq. ft. each as depicted on a map filed on the Land Records for property located at 17 Livingston Place in the R-6 zone. *(Staff: MK) (Must decide by 12/15/2015) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)*
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

November 10, 2015

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. Lauren E. Jones; application PLPZ 2015 00513 for a final coastal site plan to demolish and construct a new single family residence and driveway on a .965 acre property located at 95 Club Road RA-1 zone. (Staff: PL) (Must decide by 1/14/2016) (Maximum extension available to 3/19/2016)

   Application PLPZ 2015 00513 has been POSTPONED

2. Sinawoy Partners LLC and Michael and Tabatha Santana; application PLPZ 2015 00455, for a final subdivision, to revise a lot line to comply with Zoning setbacks on properties located at 70 Sinawoy Road in the R-7 zone. (Staff: PL) (Must decide by 11/15/2015) (Maximum extension available to 1/14/2016) (Continued from the 10/20/2015 meeting) (Seated: Heller, Ramer [for Maitland], Alban, Levy, and Fox) (Page Number: 9)

PUBLIC HEARING 7:15 PM

3. 599 Landlord, L.L.C.; applications PLPZ 2015 00317 and PLPZ 2015 00318, for a final site plan and special permit, to construct additions and alterations to the existing office building, install landscaped seating terrace, associated drainage, and utility improvements on a 2.246 acre property located at 599 West Putnam Avenue in the GBO zone. (Staff: KD) (Must close by 11/12/2015) (Maximum extension granted) (Continued from the 8/4/2015 and 10/6/2015 meetings) (Seated at the 8/4/2015 meeting: Heller, Maitland, Alban, Levy, and Ramer) (Seated at the 10/6/2015 meeting: Heller, Ramer [for Maitland], Alban, Levy, and Fox) (Macri recused) (Page Number: 59)
4. **Mooreland Lot 1 LLC**; applications PLPZ 2015 00428 and PLPZ 2015 00429, for a final site plan and special permit, to construct a residence, pool, pool arbor, patio, driveway and septic, totaling 180,809 cubic feet in volume over the 150,000 cubic feet allowed on a 4 acre property located at 0 Mooreland Road (a.k.a. 37 Mooreland Road) in the RA-4 zone. **(Staff: CT)** *(Must close by 11/24/2015)* *(Maximum extension available to 1/28/2016)* *(Continued from the 10/20/2015 meeting)* *(Seated: Heller, Ramer [for Maitland], Alban, Levy, and Fox)* *(Page Number: 91)*

5. **Reichenbaum 151 LLC**; applications PLPZ 2015 00451 and PLPZ 2015 00452 for a final site plan and special permit, to permit the use for Plushblow Salon on the 3rd floor on property located at 151 Greenwich Avenue in the CGBR zone. **(Staff: PL)** *(Must open by 11/19/2015)* *(Maximum extension available to 1/23/2016)* *(Postponed by the Applicant from the 10/20/2015 meeting)* *(Page Number: 142)*

6. **The Connecticut Light and Power Company (dba Eversource Energy)**; applications PLPZ 2015 00372 and PLPZ 2015 00373, for a final site plan and special permit, for alterations to an existing building and reconfigure and add parking on property located at 330 Railroad Avenue in the GB zone. **(Staff: RS)** *(Must close by 11/10/2015)* *(Maximum extension available to 1/14/2015)* *(Continued from the 10/6/2015 meeting)* *(Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox)* *(Page Number: 170)*

7. **Elm Place LLC**; application PLPZ 2015 00505, for a re-zoning, to re-zone property from the CGBR to the CGBR-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) on a 0.136 acre property located at 19 East Elm Street in the CGBR zone. **(Staff: RS)** *(Must open by 12/24/15)* *(Maximum extension available to 2/27/16)* *(Page Number: 278)*

8. **Elm Place LLC**; applications PLPZ 2015 00503 and PLPZ 2015 00504, for a final site plan and special permit, to authorize the use of the existing building for 653 square feet of retail existing on the first floor and 6,815 square feet of useable office floor area with the balance of the building including the basement to be utilized for storage on a 0.136 acre property located at 19 East Elm Street in the CGBR zone. **(Staff: RS)** *(Must open by 12/24/15)* *(Maximum extension available to 12/24/15)* *(Page Number: 278)*

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    **Application PLPZ 2015 00449 has been POSTPONED**

12. **301 Davis Ave., LLC**: applications PLPZ 2015 00321 and PLPZ 2015 00322, for a final site plan and special permit, to demolish existing structures on the site and construct one, single family dwelling unit and one, two-family dwelling unit with associated parking on a 8,815 sq. ft. property located at 301 Davis Avenue in the LBR-2 zone (also see application PLPZ 2015 00449). *(Staff: RS) (Must close by 11/11/2015) (Maximum extension available to 12/10/2015) (Continued from the 9/1/2015 and 10/6/2015 meetings) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Note: Macri [seated for Heller] at the 10/6/2015 meeting)*

    **Applications PLPZ 2015 00321 and PLPZ 2015 00322 have been POSTPONED**

**REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**

   a. Budget for FY 2016/17 for Planning and Zoning and Land Use Departments.
   b. 2016 Meeting Schedule for the Planning and Zoning Commission. *(Page Number: 454)*
   c. 2016 Meeting Schedule for the Architectural Review Committee. *(Page Number: 455)*

14. **DECISION ITEMS:**
15. **APPROVAL OF MINUTES:**

October 20, 2015

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:**

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**REGULAR MEETING CONTINUED**

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   a. Budget for FY 2016/17 for Planning and Zoning and Land Use Departments.
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   c. 2016 Meeting Schedule for the Architectural Review Committee.

14. **DECISION ITEMS:**

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October 20, 2015

16. **OTHER:**
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