1. Tentative Agenda
   Documents:
   TENTATIVE AGENDA 11-17-2020.PDF

2. Final Agenda
   Documents:
   FINAL AGENDA 11-17-2020.PDF

3. Action Agenda
   Documents:
   ACTION AGENDA 11-17-2020.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via Zoom

Please use the link below to view, listen, and/or participate in this meeting:
https://greenwichct.zoom.us/j/97239748902?pwd=Y2ZWBHZqTkFqQ1RGUg2bHJvaGU5QT09
Password: 0518864

Or you may listen, and/or participate in this meeting by calling the following:
By Telephone: US: +1 646 518 9805
   877 853 5257 (Toll Free)
   888 475 4499 (Toll Free)
   833 548 0276 (Toll Free)
   833 548 0282 (Toll Free)
Webinar ID: 972 3974 8902
Password: 0518864

NOVEMBER 17, 2020

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. Town of Greenwich - Department of Public Works; application PLPZ 2020 00307, for a Municipal Improvement, to make improvements to the intersection of Greenwich Avenue and Elm Street. (Staff: PL) (Must act by 1/21/2020. May defer up to 4/21/2021.)

2. Town of Greenwich - Department of Public Works; application PLPZ 2020 00306, for a Final Site Plan, to make improvements to the intersection of Greenwich Avenue and Elm Street. (Staff: PL) (Must decide by 1/9/2021.) (Maximum extension to decide available to 3/15/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)

3. Town of Greenwich – Department of Public Works; application PLPZ 2020 00296, for alteration or improvement of a Scenic Road, to replace a bridge over the Cider Mill Brook (Bridge No. 03954) within the portion of Sound Beach Avenue designated as a “Scenic Road” and per Sec. 11-13 of the Town of Greenwich Charter. (Staff: PL) (Must open by 12/24/2020.) (Maximum extension to open available to 2/24/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.)
4. Town of Greenwich – Department of Public Works; application PLPZ 2020 00295, for a Final Coastal Site Plan, to replace a bridge over the Cider Mill Brook (Bridge No. 03954) and minor road improvements within the Sound Beach Avenue right-of-way and within the COZ zone. (Staff: PL.) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/24/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.)

5. Marival, LLC; application PLPZ 2020 00112, for a Final Subdivision to subdivide the existing 1.18-acre lot into three lots, where Lot 1 will contain 13,621 sq. ft., Lot 2 will contain 13,001 sq. ft. and Lot 3 will contain 17,137 sq. ft. of which 2194 is located within the accessway and an Open Space parcel of 7800 sq. ft. on a property located at 20 Cognewaugh Road in the R-12 zone. (Staff: MA) (Must decide by 12/10/2020 per Governor’s Executive Order.) (Maximum extension to decide granted.)

6. Salvatore & Schimenti Trust – Glenn Angiolillo, Trustee; application PLPZ 2020 00285, for a Final Site Plan, to install concrete islands, for a contactless payment system and gate for an existing on-site car wash on a 1.506-acre parcel located at 1429 East Putnam Avenue in the GB Zone. (Staff: BD) (Must decide by 12/24/2021.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)

7. Town of Greenwich - Eastern Greenwich Civic Center; application PLPZ 2020 00258, for a Municipal Improvement, for a demolition and reconstruction of the Eastern Greenwich Civic Center on a 14.3-acre parcel located at 90 Harding Road in the R-7 Zone. (Staff: KD.) (Left open and the 10/6/2020 Meeting) (Must act by 12/17/2020. May defer up to 2/13/2021.)

PUBLIC HEARING
(To commence after item #7 is heard)

8. Town of Greenwich - Eastern Greenwich Civic Center; application PLPZ 2020 00257, for a Preliminary Site Plan and Special Permit, for demolition and reconstruction of the Eastern Greenwich Civic Center with a new single story 35,482 sq. ft. building to contain: a new gymnasium, multi-use event space, activity rooms with flexible partitions, storage areas, vending and lounge area, restrooms, exterior restrooms to support field activities, new administrative offices, interior waiting area, and office space to be leased by the OGRCC. Exterior changes would include; new parking areas to the south of the building, new loading dock, new vehicle pick up and drop off lane in front of the building and reconfiguration of existing surface parking, and related site and storm water management improvements on a 14.3-acres parcel located at 90 Harding Road in the R-7 Zone. (Staff: KD.) (Left open and the 10/6/2020 Meeting) Left open and the 10/6/2020 Meeting) (Must close by 11/17/2020. (Extension to close granted to 11/17/2020. Maximum extension to close available to 1/14/2021. 78 additional days of statutory time available per the Governor’s Executive Order.)
9. **Terry A. Tattar**; application PLPZ 2020 00205, for Final Coastal Site Plan and Special Permit, to construct a new two-family home, on a parcel less than 7,500 sq. ft. associated site improvements including drives, retaining walls, patios and walkways on a 6,127 sq. ft. parcel located at **0 Oak Street West** in the R-6 and COZ Zones. *(Staff: JP)* *(Must open by 11/17/2020.)* *(Extension to open granted to 11/17/2020. Maximum extension to open available to 12/5/2021. 43 additional days of statutory time is still available per the Governor’s Executive Order.)*

10. **Dennis & Cynthia Ever**; application PLPZ 2020 00294, for a Final Re-subdivision, to combine Lots 2 and 3, of a previously approved subdivision FSB #764, into one (1) 2.2029-acres parcel and to reconfigure the approved “recreation area” as a 26,096 sq. ft. open space parcel, which would represent 15% of the total lot area of the original subdivision, located at **359 North Street** in the RA-1 Zone. *(Staff: JP)* *(Must decide by 12/25/2021.)* *(Maximum extension to decide available to 2/13/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*

11. **585 West Putnam LLC and Putnam 600 Acquisition LLC**, applications PLPZ 2020 00281, for a Final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 65,491 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town’s Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. *(Staff: PL)* *(Must open by 12/24/2020.)* *(Maximum extension to open available to 2/27/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*

**REGULAR MEETING CONTINUED**

12. **Greenwich Park LLC**; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. *(Staff: PL)* *(Must decide by 12/24/2020.)* *(Maximum extension to decide available to 2/27/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*

13. **Greenwich Park LLC**; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. *(Staff: PL)* *(Must decide by 12/24/2020.)* *(Maximum extension to decide available to 2/27/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*
14. Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at 18 Valley Drive in the GBO Zone. (Staff: PL) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)

15. DECISION ITEMS:

16. DISCUSSION ITEMS:
a. Planning and Zoning Commission Meeting Schedule for 2021

17. APPROVAL OF MINUTES:

18. OTHER:
a. Executive Session on pending litigation or personnel matters.
b. Other items as may properly come before the Commission.

APPLICATIONS HEARD, OR POSTED, PREVIOUSLY, THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Greenwich Hospital; Pre-application review, PLPZ 2020 00012, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital’s Smilow Cancer Center, to be located at 16 -38 Lake Avenue and 54-64 Lafayette Place. (Discussed at the 2/25/2020 meeting. To be discussed again at the Commission’s 12/1/2020 meeting.)

11 Highgate, LLC; applicant PLPZ 2020 00219, for a Final Coastal Site Plan, to remove the existing home and construct a new residence, driveway, septic system and related site improvements on a 29,013 sq. ft. parcel located at 11 Highgate Road in the RA-1 and COZ Zones. (Staff: BD) (Must decide by 12/12/2020.) (Maximum Extension to decide granted. 90 additional days of statutory time is still available per the Governor’s Executive Order.) (Postponed before the 9/22/2020 Meeting.)

97 East Elm Street, LLC; application PLPZ 2020 00087, for Final Site Plan and Special Permit, to remove the existing house and garage and construct a new two-family residential building and share a common driveway with the adjoining property to the east at 99 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,756 sq. ft. property located at 97 East Elm Street in the R-6 Zone. (Staff: MA.) (Must close by 12/4/2020.) (Maximum extension to close granted per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)
99 East Elm Street, LLC; application PLPZ 2020 00088, for Final Site Plan and Special Permit, to remove the existing dwelling and construct a new two-family residential building and share a common driveway with the adjoining property to the west at 97 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,281 sq. ft. property located at 99 East Elm Street in the R-6 Zone. (Staff: MA.) (Must close by 12/4/2020.) (Maximum extension granted per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)

Shirley and Hoacai Wen; application PLPZ 2020 00184, for a Final Coastal Site Plan and Special Permit, to demolish an existing single family residence of approximately 5,500 sq. ft. as well as an in ground swimming pool and related site improvements to construct a new residence, with an indoor pool, and related site improvements and proposed to have a volume of approximately 193,498 cubic feet, exceeding the 150,000 sq. ft. building volume threshold of Sec. 6-101(a) of the Town of Greenwich Building Zone regulations, requiring a Special Permit. The subject parcel is a 1.89-acres parcel (to mean high water and less excluded right-of-way) located at 2 Vista Drive, in the R-20 zone. (Staff: JP) (Must open by 1/31/2021.) (90-day extension to open applied per Governor’s Executive Order. 60 days of extension applied. Maximum extension to open available to 2/5/2020)

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or at https://www.greenwichct.gov/FAQ.aspx?QID=349 as soon as possible in advance of the event.
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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888 475 4499 (Toll Free)
833 548 0276 (Toll Free)
833 548 0282 (Toll Free)
Webinar ID: 972 3974 8902
Password: 0518864

NOVEMBER 17, 2020

FINAL AGENDA

REGULAR MEETING 5:00 PM

1. Town of Greenwich - Department of Public Works; application PLPZ 2020 00307, for a Municipal Improvement, to make improvements to the intersection of Greenwich Avenue and Elm Street. (Staff: PL) (Must act by 1/21/2020. May defer up to 4/21/2021.)
   
   To view the Staff Report, and application materials provided, please click here.

2. Town of Greenwich - Department of Public Works; application PLPZ 2020 00306, for a Final Site Plan, to make improvements to the intersection of Greenwich Avenue and Elm Street. (Staff: PL) (Must decide by 1/9/2021.) (Maximum extension to decide available to 3/15/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)
   
   To view the Staff Report, and application materials provided, please click here.
3. **Town of Greenwich – Department of Public Works;** application PLPZ 2020 00296, for alteration or improvement of a Scenic Road, to replace a bridge over the Cider Mill Brook (Bridge No. 03954) within the portion of Sound Beach Avenue designated as a “Scenic Road” and per Sec. 11-13 of the Town of Greenwich Charter. *(Staff: PL.)* *(Must open by 12/24/2020.)* *(Maximum extension to open available to 2/24/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.)*

   To view the Staff Report, and application materials provided, please click [here](#).

   To view the new renderings provided by the applicant, please click [here](#).

4. **Town of Greenwich – Department of Public Works;** application PLPZ 2020 00295, for a Final Coastal Site Plan, to replace a bridge over the Cider Mill Brook (Bridge No. 03954) and minor road improvements within the Sound Beach Avenue right-of-way and within the COZ zone. *(Staff: PL.)* *(Must decide by 12/24/2020.)* *(Maximum extension to decide available to 2/24/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.)*

   To view the Staff Report, and application materials provided, please click [here](#).

   To view the new renderings provided by the applicant, please click [here](#).

5. **Marival, LLC;** application PLPZ 2020 00112, for a Final Subdivision to subdivide the existing 1.18-acre lot into three lots, where Lot 1 will contain 13,621 sq. ft., Lot 2 will contain 13,001 sq. ft. and Lot 3 will contain 17,137 sq. ft. of which 2194 is located within the accessway and an Open Space parcel of 7800 sq. ft. on a property located at 20 Cognewaugh Road in the R-12 zone. *(Staff: MA)* *(Must decide by 12/10/2020 per Governor’s Executive Order.)* *(Maximum extension to decide granted.)*

   To view the Staff Report, and application materials provided, please click [here](#).

6. **Salvatore & Schimenti Trust – Glenn Angiolillo, Trustee;** application PLPZ 2020 00285, for a Final Site Plan, to install concrete islands, for a contactless payment system and gate for an existing on-site car wash on a 1.506-acre parcel located at 1429 East Putnam Avenue in the GB Zone. *(Staff: BD)* *(Must decide by 12/24/2021.)* *(Maximum extension to decide available to 2/27/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*

   To view the Staff Report, and application materials provided, please click [here](#).

7. **Town of Greenwich - Eastern Greenwich Civic Center;** application PLPZ 2020 00258, for a Municipal Improvement, for a demolition and reconstruction of the Eastern Greenwich Civic Center on a 14.3-acre parcel located at 90 Harding Road in the R-7 Zone. *(Staff: KD.)* *(Left open and the 10/6/2020 Meeting)* *(Must act by 12/17/2020. May defer up to 2/13/2021.)*

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8. **Town of Greenwich - Eastern Greenwich Civic Center;** application PLPZ 2020 00257, for a Preliminary Site Plan and Special Permit, for demolition and reconstruction of the Eastern Greenwich Civic Center with a new single story 35,482 sq. ft. building to contain: a new gymnasium, multi-use event space, activity rooms with flexible partitions, storage areas, vending and lounge area, restrooms, exterior restrooms to support field activities, new administrative offices, interior waiting area, and office space to be leased by the OGRCC. Exterior changes would include; new parking areas to the south of the building, new loading dock, new vehicle pick up and drop off lane in front of the building and reconfiguration of existing surface parking, and related site and storm water management improvements on a 14.3-acres parcel located at **90 Harding Road** in the R-7 Zone. *(Staff: KD.)(Left open and the 10/6/2020 Meeting)* (Extension to close granted to 11/17/2020. Maximum extension to close available to 1/14/2021. 78 additional days of statutory time available per the Governor’s Executive Order.)

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9. **Terry A. Tattar;** application PLPZ 2020 00205, for Final Coastal Site Plan and Special Permit, to construct a new two-family home, on a parcel less than 7,500 sq. ft. associated site improvements including drives, retaining walls, patios and walkways on a 6,127 sq. ft. parcel located at **0 Oak Street West** in the R-6 and COZ Zones. *(Staff: JP.)(Must open by 11/17/2020.) (Extension to open granted to 11/17/2020. Maximum extension to open available to 12/5/2021. 43 additional days of statutory time is still available per the Governor’s Executive Order.)*

   Application PLPZ 2020 00205 has been postponed and extended.

10. **John T. and M.C. Dillon; owners, Dennis & Cynthia Ever; applicants;** application PLPZ 2020 00294, for a Final Re-subdivision, to combine Lots 2 and 3, of a previously approved subdivision FSB #764, into one (1) 2,209-acres parcel and to reconfigure the approved “recreation area” as a 26,096 sq. ft. open space parcel, which would represent 15% of the total lot area of the original subdivision, located at **359 North Street** in the RA-1 Zone. *(Staff: JP.)(Must decide by 12/25/2021.) (Maximum extension to decide available to 2/13/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

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11. 585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 65,491 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town’s Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time. The subject action is on properties located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must open by 12/24/2020) (Maximum extension to open available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.) 

Application PLPZ 2020 00281 has been postponed.

REGULAR MEETING CONTINUED

12. Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at 0 West Putnam Avenue in the GBO Zone. (Staff: PL) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)

Application PLPZ 2020 00282 has been postponed.

13. Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at 51 Weaver Street in the GBO zone. (Staff: PL) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)

Application PLPZ 2020 00283 has been postponed.

14. Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at 18 Valley Drive in the GBO Zone. (Staff: PL) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)

Application PLPZ 2020 00284 has been postponed.
15. DECISION ITEMS:

16. DISCUSSION ITEMS:
   a. Planning and Zoning Commission Meeting Schedule for 2021

17. APPROVAL OF MINUTES:

18. OTHER:
   a. Executive Session on pending litigation or personnel matters.
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**97 East Elm Street, LLC:** application PLPZ 2020 00087, for Final Site Plan and Special Permit, to remove the existing house and garage and construct a new two-family residential building and share a common driveway with the adjoining property to the east at 99 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,756 sq. ft. property located at 97 East Elm Street in the R-6 Zone. *(Staff: MA.) (Must close by 12/4/2020.) (Maximum extension to close granted per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)*
99 East Elm Street, LLC; application PLPZ 2020 00088, for Final Site Plan and Special Permit, to remove the existing dwelling and construct a new two-family residential building and share a common driveway with the adjoining property to the west at 97 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,281 sq. ft. property located at 99 East Elm Street in the R-6 Zone. (Staff: MA.) (Must close by 12/4/2020.) (Maximum extension granted per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)

Shirley and Hoacai Wen; application PLPZ 2020 00184, for a Final Coastal Site Plan and Special Permit, to demolish an existing single family residence of approximately 5,500 sq. ft. as well as an in ground swimming pool and related site improvements to construct a new residence, with an indoor pool, and related site improvements and proposed to have a volume of approximately 193,498 cubic feet, exceeding the 150,000 sq. ft. building volume threshold of Sec. 6-101(a) of the Town of Greenwich Building Zone regulations, requiring a Special Permit. The subject parcel is a 1.89-acres parcel (to mean high water and less excluded right-of-way) located at 2 Vista Drive, in the R-20 zone. (Staff: JP) (Must open by 1/31/2021.) (90-day extension to open applied per Governor’s Executive Order. 65 days of extension time has been applied. Maximum extension to open available to 2/5/2020)

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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via Zoom

Please click here; to link to the audio recording file (.m4a) of the entire meeting. Please click here; to link to the transcribed audio file (.txt) of the entire meeting.

NOVEMBER 17, 2020

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated:
Margarita Alban, Nicholas Macri, Peter Levy, Andy Fox (left after item #2), and Dave Hardman.

Alternate Members Present:
Dennis Yeskey, Victoria Goss, and Peter Lowe.

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 5:00 PM

1. Town of Greenwich - Department of Public Works; application PLPZ 2020 00307, for a Municipal Improvement, to make improvements to the intersection of Greenwich Avenue and Elm Street. (Staff: PL) (Must act by 1/21/2020. May defer up to 4/21/2021.) (p 7)
   
   To view the Staff Report, and application materials provided, please click here.

   Motion to approve municipal improvement.
   Moved by Macri, Seconded by Fox
   Voting in favor: Alban, Macri, Levy, Fox, and Hardman
   5-0
2. **Town of Greenwich - Department of Public Works;** application PLPZ 2020 00306, for a **Final Site Plan**, to make improvements to the intersection of **Greenwich Avenue and Elm Street.** *(Staff: PL)* *(Must decide by 1/9/2021.)* *(Maximum extension to decide available to 3/15/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)* *(p 43)*

   To view the Staff Report, and application materials provided, please click [here](#).

   **Motion to approve final site plan with modifications**
   
   Moved by Macri, Seconded by Fox
   
   Voting in favor: Alban, Macri, Levy, Fox, and Hardman
   
   5-0

3. **Town of Greenwich – Department of Public Works;** application PLPZ 2020 00296, **for alteration or improvement of a Scenic Road**, to replace a bridge over the Cider Mill Brook (Bridge No. 03954) within the portion of **Sound Beach Avenue** designated as a “Scenic Road” and per Sec. 11-13 of the Town of Greenwich Charter.* *(Staff: PL.)* *(Must open by 12/24/2020.)* *(Maximum extension to open available to 2/24/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)* *(p 88)*

   To view the Staff Report, and application materials provided, please click [here](#).

   To view the new renderings provided by the applicant, please click [here](#).

   **Motion to recommend to the Department of Public Works to proceed with replacement of the bridge and improvements to a scenic road.**

   Moved by Macri, Seconded by Levy

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

   5-0

4. **Town of Greenwich – Department of Public Works;** application PLPZ 2020 00295, for a **Final Coastal Site Plan**, to replace a bridge over the Cider Mill Brook (Bridge No. 03954) and **minor road improvements** within the **Sound Beach Avenue right-of-way** and within the **COZ zone.** *(Staff: PL.)* *(Must decide by 12/24/2020.)* *(Maximum extension to decide available to 2/24/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)* *(p 160)*

   To view the Staff Report, and application materials provided, please click [here](#).

   To view the new renderings provided by the applicant, please click [here](#).

   **Motion to approve final coastal site plan with modifications.**

   Moved by Macri, Seconded by Levy

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

   5-0
5. **Marival, LLC;** application PLPZ 2020 00112, for a **Final Subdivision** to subdivide the existing 1.18-acre lot into three lots, where Lot 1 will contain 13,621 sq. ft., Lot 2 will contain 13,001 sq. ft. and Lot 3 will contain 17,137 sq. ft. of which 2194 is located within the accessway and an Open Space parcel of 7800 sq. ft. on a property located at **20 Cognewaugh Road** in the R-12 zone. *(Staff: MA) (Must decide by 12/10/2020 per Governor’s Executive Order.) (Maximum extension to decide granted.) (p 234)*

   To view the Staff Report, and application materials provided, please click [here](#).

   **Motion to approve final subdivision with modifications**
   Moved by Macri, Seconded by Lowe
   Voting in favor: Alban, Macri, Goss (for Levy), Lowe (for Fox), and Hardman 5-0

6. **Salvatore & Schimenti Trust – Glenn Angiolillo, Trustee;** application PLPZ 2020 00285, for a **Final Site Plan**, to install concrete islands, for a contactless payment system and gate for an existing on-site car wash on a 1.506-acre parcel located at **1429 East Putnam Avenue** in the GB Zone. *(Staff: BD) (Must decide by 12/24/2021.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.) (p 336)*

   To view the Staff Report, and application materials provided, please click [here](#).

   **Left Open.**

7. **Town of Greenwich - Eastern Greenwich Civic Center;** application PLPZ 2020 00258, for a **Municipal Improvement**, for a demolition and reconstruction of the Eastern Greenwich Civic Center on a 14.3-acre parcel located at **90 Harding Road** in the R-7 Zone. *(Staff: KD.) (Left open and the 10/6/2020 Meeting) (Must act by 12/17/2020. May defer up to 2/13/2021.) (p 365)*

   To view the Staff Report, and application materials provided, please click [here](#).

   **Motion to approve municipal improvement.**
   Moved by Macri, Seconded by Levy
   Voting in favor: Alban, Macri, Levy, Goss (for Fox), and Hardman 5-0
PUBLIC HEARING
(To commence after item #7 is heard)

8. **Town of Greenwich - Eastern Greenwich Civic Center;** application PLPZ 2020 00257, for a Preliminary Site Plan and Special Permit, for demolition and reconstruction of the Eastern Greenwich Civic Center with a new single story 35,482 sq. ft. building to contain: a new gymnasium, multi-use event space, activity rooms with flexible partitions, storage areas, vending and lounge area, restrooms, exterior restrooms to support field activities, new administrative offices, interior waiting area, and office space to be leased by the OGRCC. Exterior changes would include: new parking areas to the south of the building, new loading dock, new vehicle pick up and drop off lane in front of the building and reconfiguration of existing surface parking, and related site and storm water management improvements on a 14.3-acres parcel located at 90 Harding Road in the R-7 Zone. (Staff: KD.) (Left open and the 10/6/2020 Meeting) Left open and the 10/6/2020 Meeting) (Must close by 11/17/2020.) (Extension to close granted to 11/17/2020. Maximum extension to close available to 1/14/2021. 78 additional days of statutory time available per the Governor’s Executive Order.) (p 551)

To view the Staff Report, and application materials provided, please click here.

*Motion to move preliminary site plan to final with modifications*

*Moved by Macri, Seconded by Levy*

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

5-0

9. **Terry A. Tattar;** application PLPZ 2020 00205, for Final Coastal Site Plan and Special Permit, to construct a new two-family home, on a parcel less than 7,500 sq. ft. associated site improvements including drives, retaining walls, patios and walkways on a 6,127 sq. ft. parcel located at 0 Oak Street West in the R-6 and COZ Zones. (Staff: JP) (Must open by 11/17/2020.) (Extension to open granted to 11/17/2020. Maximum extension to open available to 12/5/2021. 43 additional days of statutory time is still available per the Governor’s Executive Order.)

*Application PLPZ 2020 00205 has been postponed and extended.*
10. **John T. and M.C. Dillon; owners, Dennis & Cynthia Ever; applicants;** application PLPZ 2020 00294, for a Final Re-subdivision, to combine Lots 2 and 3, of a previously approved subdivision FSB #764, into one (1) 2.2029-acres parcel and to reconfigure the approved “recreation area” as a 26,096 sq. ft. open space parcel, which would represent 15% of the total lot area of the original subdivision, located at **359 North Street** in the RA-1 Zone. *(Staff: JP) (Must decide by 12/25/2021.) (Maximum extension to decide available to 2/13/2021.) *(90 additional days of statutory time is still available per the Governor’s Executive Order.) *(p 741)*

To view the Staff Report, and application materials provided, please click [here](#).

To view the presentation provided by the applicant, please click [here](#).

**Motion to find not a subdivision or re-subdivision**

Moved by Macri, Seconded by Hardman

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

11. **585 West Putnam LLC and Putnam 600 Acquisition LLC,** application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 65,491 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town’s Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. *(Staff: PL) (Must open by 12/24/2020) (Maximum extension to open available to 2/27/2021.) *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*

*Application PLPZ 2020 00281 has been postponed.*

**REGULAR MEETING CONTINUED**

12. **Greenwich Park LLC;** application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. *(Staff: PL) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/27/2021.) *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*

*Application PLPZ 2020 00282 has been postponed.*
13. **Greenwich Park LLC**; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. *(Staff: PL)* *(Must decide by 12/24/2020.)* *(Maximum extension to decide available to 2/27/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*

   **Application PLPZ 2020 00283 has been postponed.**

14. **Greenwich Park LLC**; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. *(Staff: PL)* *(Must decide by 12/24/2020.)* *(Maximum extension to decide available to 2/27/2021.)* *(90 additional days of statutory time is still available per the Governor’s Executive Order.)*

   **Application PLPZ 2020 00284 has been postponed.**

15. **DECISION ITEMS:**

16. **DISCUSSION ITEMS:**
   a. Planning and Zoning Commission Meeting Schedule for 2021

   *Motion to approve calendar as proposed with the March 31st to be determined.*
   *Moved by Lowe, Seconded by Macri*
   *Voting in favor: Alban, Macri, Levy, Lowe (for Fox), and Hardman 5-0*

17. **APPROVAL OF MINUTES:**

18. **OTHER:**
   a. Executive Session on pending litigation or personnel matters.
   b. Other items as may properly come before the Commission.

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY, THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

**Greenwich Hospital**; Pre-application review, PLPZ 2020 00012, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital’s Smilow Cancer Center, to be located at 16-38 Lake Avenue and 54-64 Lafayette Place. *(Discussed at the 2/25/2020 meeting. To be discussed again at the Commission’s 12/1/2020 meeting.)*
11 Highgate, LLC; applicant PLPZ 2020 00219, for a Final Coastal Site Plan, to remove the existing home and construct a new residence, driveway, septic system and related site improvements on a 29,013 sq. ft. parcel located at 11 Highgate Road in the RA-1 and COZ Zones. (Staff: BD) (Must decide by 12/12/2020.) (Maximum Extension to decide granted. 90 additional days of statutory time is still available per the Governor’s Executive Order.) (Postponed before the 9/22/2020 Meeting.)

97 East Elm Street, LLC; application PLPZ 2020 00087, for Final Site Plan and Special Permit, to remove the existing house and garage and construct a new two-family residential building and share a common driveway with the adjoining property to the east at 99 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,756 sq. ft. property located at 97 East Elm Street in the R-6 Zone. (Staff: MA.) (Must close by 12/4/2020.) (Maximum extension to close granted per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)

99 East Elm Street, LLC; application PLPZ 2020 00088, for Final Site Plan and Special Permit, to remove the existing dwelling and construct a new two-family residential building and share a common driveway with the adjoining property to the west at 97 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,281 sq. ft. property located at 99 East Elm Street in the R-6 Zone. (Staff: MA.) (Must close by 12/4/2020.) (Maximum extension granted per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)

Shirley and Hoacai Wen; application PLPZ 2020 00184, for a Final Coastal Site Plan and Special Permit, to demolish an existing single family residence of approximately 5,500 sq. ft. as well as an in ground swimming pool and related site improvements to construct a new residence, with an indoor pool, and related site improvements and proposed to have a volume of approximately 193,498 cubic feet, exceeding the 150,000 sq. ft. building volume threshold of Sec. 6-101(a) of the Town of Greenwich Building Zone regulations, requiring a Special Permit. The subject parcel is a 1.89-acres parcel (to mean high water and less excluded right-of-way) located at 2 Vista Drive, in the R-20 zone. (Staff: JP) (Must open by 1/31/2021.) (90-day extension to open applied per Governor’s Executive Order. 65 days of extension time has been applied. Maximum extension to open available to 2/5/2020)

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The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or at https://www.greenwichct.gov/FAQ.aspx?QID=349 as soon as possible in advance of the event.