

1. Meeting Materials

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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 30, 2017

TENTATIVE 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) (Postponed at the 11/9/2017 meeting)*
2. **Timothy P. Palmer, Trustee, et al;** application PLPZ 2017 00527 for a final coastal site plan to construct a new 5,004 sq. ft. dwelling and pool within 100 feet of coastal resources on a 22,250 sq. ft. property located at 73 Willowmere Circle in the R-20 zone. *(Staff: MA) (Must decide by 1/13/2018) (Maximum extension available to 3/19/2018)*

PUBLIC HEARING 7:15 PM

3. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. *(Staff: MK) (Must open by 12/7/2017) (Maximum extension available to 2/10/2018)*

4. **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 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.

5. **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 close by 12/1/2017**) (Maximum extension available to 1/25/2018) (Continued from the 10/17/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)
6. **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 1/11/2018) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)
7. **37 Day Road LLC**; applications PLPZ 2017 00476 and PLPZ 2017 00477, for a final site plan and special permit, to remove and replace the existing pool and pool patio, reconstruct the existing cabana, and construct a new patio to the south of the existing residence the result of which would further exceed the 150,000 cubic feet threshold on a 5.09-acres property located at 37 Day Road in the RA-4 zone. (Staff: MK) (**Must open by 12/7/2017**) (Maximum extension available to 2/10/2018)
8. **Tamarack Country Club**; applications PLPZ 2017 00512 and PLPZ 2017 00513, for a final site plan and special permit, to enclose the patio for all-season use and add a new 700 sq. ft. terrace, on the easterly side of the building, a stairwell to the lower level cart staging area, and interior renovations on a 169.625 acres property located at 55 Locust Road in the RA-4 zone. (Staff: CT) (**Must open by 12/28/2017**) (Maximum extension available to 3/3/2018)
9. **Joel M. Kaye, Trustee**; application PLPZ 2017 00521, a final re-subdivision, to modify an existing conservation easement area created as part of final subdivision #881 from 14.5305-acres to 14.8096-acres on a 21.9106-acres property located at 105 Conyers Farm Drive in the RA-4 zone. (Staff: MK) (**Must decide by 12/23/2017**) (Maximum extension available to 2/21/2018)

REGULAR MEETING CONTINUED

10. **DISCUSSION ITEMS:**

11. **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 to decide 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)*
- b. **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 decide by 1/13/2018) (No extension time available) (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) (Closed at the 11/9/2017 meeting)*
- c. **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 decide by 1/13/2018) (Extension to decide available to 1/17/2018) (Continued from the 9/19/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Closed at the 11/9/2017 meeting)*

12. **APPROVAL OF MINUTES:**

November 9, 2017

13. **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)*

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 close by 12/14/2017) (Maximum extension available to 2/17/2018) (Continued from the 11/9/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox], and Macri)*

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 close by 12/14/2017) (Maximum extension available to 2/17/2018) (Continued from the 11/9/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox], and Macri)*

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 close by 12/14/2017) (Maximum extension available to 2/17/2018) (Continued from the 11/9/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox], and Macri)*

TENTATIVE AGENDA

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**TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
Thursday
November 30, 2017
ACTION AGENDA
WITH DECISIONS**

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri
Alternate Members Present: Dennis Yeskey, and Victoria Goss
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

- 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) (Postponed at the 11/9/2017 meeting) (Page Number: 11)

Motion to approve municipal improvement
Moved by Alban, seconded by Maitland
Voting in favor: None
0-5

Motion to deny municipal improvement
Moved by Alban, seconded by Maitland
Voting in favor of denial: Maitland, Alban, Levy, Fox, and Macri
5-0
Municipal Improvement is denied

Motion to approve final site plan with modifications
Moved by Alban, seconded by Maitland
Voting in favor: None
0-5

Motion to deny final site plan
Moved by Alban, seconded by Maitland
Voting in favor of denial: Maitland, Alban, Levy, Fox, and Macri
5-0
Final Site Plan is denied

2. **Timothy P. Palmer, Trustee, et al;** application PLPZ 2017 00527 for a final coastal site plan to construct a new 5,004 sq. ft. dwelling and pool within 100 feet of coastal resources on a 22,250 sq. ft. property located at 73 Willowmere Circle in the R-20 zone. (Staff: MA) (Must decide by 1/13/2018) (Maximum extension available to 3/19/2018)

Postponed by Applicant

PUBLIC HEARING 7:15 PM

3. **Greenwich Center for Hope & Renewal, and the Stanwich Congregational Church;** applications PLPZ 2017 00460 and PLPZ 2017 00461, for a final site plan and special permit, for approval to permit the use of the former Stanwich Church property at 237 Taconic Road by a charitable institution providing faith-based counseling services on a 0.66-acre property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (**Must open by 12/7/2017**) (Maximum extension available to 2/10/2018) (Page Number: 84)

Left Open – Maximum Extension Granted

4. **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)

Postponed by Applicant

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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:**

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Left Open – Extension Granted to 12/12/17

6. **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 1/11/2018) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri) (Page Number: 206)

Withdrawn

7. **37 Day Road LLC;** applications PLPZ 2017 00476 and PLPZ 2017 00477, for a final site plan and special permit, to remove and replace the existing pool and pool patio, reconstruct the existing cabana, and construct a new patio to the south of the existing residence the result of which would further exceed the 150,000 cubic feet threshold on a 5.09-acres property located at 37 Day Road in the RA-4 zone. (Staff: MK) (Must open by 12/7/2017) (Maximum extension available to 2/10/2018)

Postponed – Maximum Extension Granted

8. **Tamarack Country Club;** applications PLPZ 2017 00512 and PLPZ 2017 00513, for a final site plan and special permit, to enclose the patio for all-season use and add a new 700 sq. ft. terrace, on the easterly side of the building, a stairwell to the lower level cart staging area, and interior renovations on a 169.625 acres property located at 55 Locust Road in the RA-4 zone. (Staff: CT) (Must open by 12/28/2017) (Maximum extension available to 3/3/2018) (Page Number: 271)

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9. **Joel M. Kaye, Trustee;** application PLPZ 2017 00521, a final re-subdivision, to modify an existing conservation easement area created as part of final subdivision #881 from 14.5305-acres to 14.8096-acres on a 21.9106-acres property located at 105 Conyers Farm Drive in the RA-4 zone. (Staff: MK) (Must decide by 12/23/2017) (Maximum extension available to 2/21/2018) (Page Number: 308)

Motion to approve final re-subdivision with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

REGULAR MEETING CONTINUED

10. **DISCUSSION ITEMS:**

- a. **Budget for FY 2018/2019 for Planning and Zoning, Zoning Enforcement, and Land Use Departments.**

Motion to approve Budget for FY 2018/2019
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

- b. **Proposed Fee Schedule for 2018**

Motion to approve Fee Schedule for 2018 with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

11. **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 to decide 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)*

Motion to approve final site plan and special permit with modifications
Moved by Alban, seconded by none
Motion failed

Motion to deny final site plan and special permit
Moved by Alban, seconded by Fox
Voting to deny: Maitland, Alban, Yeskey *(for Levy)*, Fox, and Macri
5-0
Applications are denied

- b. **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 decide by 1/13/2018) (No extension time available) (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) (Closed at the 11/9/2017 meeting)*

Motion to deny final coastal site plan and special permit

Moved by Alban, seconded by Levy

Voting to deny: Maitland, Alban, Levy, Yeskey (*for Fox*), and Macri
5-0

Applications are denied

- c. **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 decide by 1/13/2018) (Extension to decide available to 1/17/2018) (Continued from the 9/19/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Closed at the 11/9/2017 meeting)*

Motion to approve final site plan and special permit with modifications

Moved by Alban, seconded by Fox

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

Voting against: Alban, and Macri

3-2

Motion failed

Second motion to approve final site plan and special permit with modifications including the removal of one unit.

Moved by Alban, seconded by Fox

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

5-0

12. **APPROVAL OF MINUTES:**

November 9, 2017

Motion to approve Minutes of November 9, 2017

Moved by Macri, seconded by Alban

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

5-0

13. **OTHER:**

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- b. Other items as may properly come before the Commission. - None

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Application PLPZ 2017 00527 has been POSTPONED by Applicant

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Application PLPZ 2017 00468 has been POSTPONED by Applicant

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.

5. **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 close by 12/1/2017**) (Maximum extension available to 1/25/2018) (Continued from the 10/17/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 128)
6. **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 1/11/2018) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri) (Page Number: 206)
7. **37 Day Road LLC**; applications PLPZ 2017 00476 and PLPZ 2017 00477, for a final site plan and special permit, to remove and replace the existing pool and pool patio, reconstruct the existing cabana, and construct a new patio to the south of the existing residence the result of which would further exceed the 150,000 cubic feet threshold on a 5.09-acres property located at 37 Day Road in the RA-4 zone. (Staff: MK) (**Must open by 12/7/2017**) (Maximum extension available to 2/10/2018)

Applications PLPZ 2017 00476 and PLPZ 2017 00477 have been POSTPONED – Extension Granted

8. **Tamarack Country Club**; applications PLPZ 2017 00512 and PLPZ 2017 00513, for a final site plan and special permit, to enclose the patio for all-season use and add a new 700 sq. ft. terrace, on the easterly side of the building, a stairwell to the lower level cart staging area, and interior renovations on a 169.625 acres property located at 55 Locust Road in the RA-4 zone. (Staff: CT) (**Must open by 12/28/2017**) (Maximum extension available to 3/3/2018) (Page Number: 271)
9. **Joel M. Kaye, Trustee**; application PLPZ 2017 00521, a final re-subdivision, to modify an existing conservation easement area created as part of final subdivision #881 from 14.5305-acres to 14.8096-acres on a 21.9106-acres property located at 105 Conyers Farm Drive in the RA-4 zone. (Staff: MK) (**Must decide by 12/23/2017**) (Maximum extension available to 2/21/2018) (Page Number: 308)

REGULAR MEETING CONTINUED

10. **DISCUSSION ITEMS:**

- a. **Budget for FY 2018/2019 for Planning and Zoning, Zoning Enforcement, and Land Use Departments.**
- b. **Proposed Fee Schedule for 2018**

11. **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 to decide 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)*
- b. **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 decide by 1/13/2018) (No extension time available) (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) (Closed at the 11/9/2017 meeting)*

- c. **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 decide by 1/13/2018) (Extension to decide available to 1/17/2018) (Continued from the 9/19/2017 Meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Closed at the 11/9/2017 meeting)*
12. **APPROVAL OF MINUTES:**
- November 9, 2017
13. **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)*

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 close by 12/14/2017) (Maximum extension available to 2/17/2018) (Continued from the 11/9/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox], and Macri)*

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 close by 12/14/2017) (Maximum extension available to 2/17/2018) (Continued from the 11/9/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox], and Macri)*

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 close by 12/14/2017) (Maximum extension available to 2/17/2018) (Continued from the 11/9/2017 meeting) (Seated: Maitland, Alban, Levy, Yeskey [for Fox], and Macri)*