

1. Tentative Agenda

Documents:

[T-11-20-18 - FINAL.PDF](#)

2. Final Agenda

Documents:

[F-11-20-18 - FINAL.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 11-20-18 - FINAL.PDF](#)

START: \_\_\_\_\_  
END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**November 20, 2018**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **15-Unit Multi-Family Set Aside Development Pursuant to C.G.S. Section 8-30g;** application PLPZ 2018 00371 for a final site plan to construct a three (3) building, multi-family "Set Aside Development" with a total of fifteen (15) units where five (5) of the units would be affordable units, pursuant to Connecticut General Statutes 8-30g, parking and associated site improvements on a 18,660 sq. ft. property located at 303 Hamilton Avenue in the R-6 zone. *(Staff: PL) (Must decide by 11/20/2018) (Extension granted to 11/20/2018) (Maximum extension available to 12/15/2018) (Postponed at the 10/30/2018 meeting)*
2. **David & Alicia Collier;** application PLPZ 2018 00487 for a preliminary coastal subdivision to subdivide a 22,545 sq. ft. property located at 370 Sound Beach Avenue in the R-12 zone into two (2) lots, with no open space, where the parcel to front onto South Beach Avenue would be 14,172 sq. ft. and the parcel to front onto Lincoln Avenue would be 8,404 sq. ft. the Lincoln Ave parcel would not meet the minimum lot area required in the zone and thus a variance would be requested. *(Staff: MA) (Must decide by 12/18/2018) (Maximum extension available to 2/16/2019)*

### PUBLIC HEARING 7:15 PM

3. **Greenwich Hospital and RFK Enterprises, Inc.;** applications PLPZ 2018 00446 and PLPZ 2018 00447, for a final coastal site plan and special permit, for a change of use and amendment of condition #4 of site plan / special permit approval PLPZ 2012 00354/355, and revert the entire first floor back from general office to medical office use for five (5) doctors, as previously approved under FSP #2892 and SP #2893 on a 49,546 square feet property located at 35 River Road in the WB zone. *(Staff: BD) (Must close by 12/13/2018) (Maximum extension to closed available to 2/16/2019) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)*

4. **Joel Paul Berger**; applications PLPZ 2018 00436 and PLPZ 2018 00437, for a final site plan and special permit, to expand a restaurant (The Old Greenwich Social Club) into an adjacent retail space and add 15 new dining seats on a 29,516 square feet property located at 146-148 Sound Beach Avenue in the LBR-2 zone. (Staff: BD) (**Must open by 12/1/2018**) (*Maximum extension to open available to 2/4/2019*)
5. **Mill Owners Company, LLC**; applications PLPZ 2018 00403 and PLPZ 2018 00404, for a final site plan and special permit, to add 69 dwelling units to “The Mill” as well as site modifications to improve flood resiliency, balconies, and terraces adjacent to some of the proposed dwelling units and other site improvements on properties located at 10 Glenville Street, 328 Pemberwick Road, and 340 Pemberwick Road in the LB-HO zone. (Staff: PL) (**Must close by 12/4/2018**) (*Maximum extension to close available to 2/7/2019*) (*Continued from the 10/30/2018 meeting*) (*Seated: Yeskey [for Maitland], Alban, Levy, Fox, and Macri*)
6. **Planning and Zoning Staff**; application PLPZ 2018 00308, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections 6-2, 6-5, 6-100, 6-107, and 6-158 of the Town of Greenwich Building Zone Regulations as they relate to the Waterfront Business Zone (WB). A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: <https://www.greenwichct.gov/CivicAlerts.aspx?CID=27>  
(Staff: KD) (*Continued from the 8/7/2018 meeting*) (*Seated: Maitland, Alban, Levy, Fox, and Macri*)
7. **Leon Kahan, et al**; applications PLPZ 2018 00461 and PLPZ 2018 00462, for a final coastal site plan and special permit, to raise the roof of part of the existing second-floor storage area to convert it to a window and door display space the result of which would exceed 40,000 cubic feet in building volume requiring a special permit on 32,873.6 square feet property located at 184 South Water Street in the WB zone. (Staff: PL) (**Must open by 1/3/2019**) (**Must open by 1/3/2019**) (*Maximum extension available to 3/9/2019*)
8. **Nicholas Granitto**; application PLPZ 2018 00293 for a scenic road application, to abandon the existing curb cut in the northeast corner of the parcel and create a new curb cut immediately south of Laub Pond Road per Section 11-13 - Alterations and improvements (c) of the Town Charter on property located at 34 Cliffdale Road in the RA-4 zone. (Staff: PL) (**Must close by 12/4/2018**) (*Maximum extension to close available to 12/8/2018*) (*Continued from the 10/30/2018 meeting*) (*Seated: Yeskey [for Maitland], Alban, Levy, Fox, and Macri*)

9. **Greenwich 105 Prospect LLC**; applications PLPZ 2018 00454 and PLPZ 2018 00455, for a final site plan and special permit, to convert the building from an emergency youth shelter to a mixed-use office building with office use on the lower and first floor and residential use on the second floor, make improvements to the site, including an new first floor deck, an ADA compliant lift from the parking lot to the first floor and enclosure of the front porch and combined into the front entry vestibule on a 5,808 square feet property located at 105 Prospect Street in the GB zone. *(Staff: MA) (Must open by 12/13/2018) (Maximum extension to open available to 2/16/2018)*
10. **Glenmere II LLC**; applications PLPZ 2018 00457 and PLPZ 2018 00458, for a final coastal site plan and special permit, to construct alterations and additions to the existing residence, as well as minor alterations to the existing driveway, a new utility building, and storm water management features the result of which would further exceed the 150,000 cubic feet volume threshold of Sec. 6-101(a) requiring a special permit on a 3.313-acres property located at 207 Byram Shore Road in the RA-1 and Coastal Overlay zones. *(Staff: BD) (Must open by 1/3/2019) (Maximum extension available to 3/9/2019)*
11. **Mirash Dedvukai**; applications PLPZ 2018 00485 and PLPZ 2018 00486, for a final site plan and special permit, to remove the existing dwelling and construct a new single-family dwelling the result of which would exceed the 150,000 cubic feet volume threshold of Sec. 6-101(a) requiring a special permit, the existing pool and related surface amenities would remain, on a 3.9716-acres property located at 70 Bedford Road in the RA-4 zone. *(Staff: SB) (Must open by 1/3/2019) (Maximum extension available to 3/9/2019)*

## **REGULAR MEETING CONTINUED**

12. **DISCUSSION ITEMS:**

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

October 30, 2018  
November 8, 2018

15. **OTHER:**

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

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON  
SUBSEQUENT MEETINGS:**

**GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant;** application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must close by 12/13/2018) (Maximum extension to close available to 12/22/2018) (Continued from the 11/8/2018 meeting) Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)

**GFC Havemeyer, LLC, GFC, LLC, record owners, and Chabad Lubavitch of Greenwich, applicant;** applications PLPZ 2018 00325 and PLPZ 2018 00326, for a final site plan and special permit, to: construct a new 20,814.25 sq. ft. Synagogue, with a pre-school; reduce the size of the existing Armory Building from approximately 11,857 sq. ft. to 6,729 sq. ft. with the front portion and façade on Mason Street being preserved; construct a two-story parking garage behind the existing Armory Building, which would connect to the lower level of the existing Richard's parking garage; and install a rooftop playground space on property located at 226 and 230 Mason Street, and 16 Havemeyer Place in the CGB zone. (Staff: PL) (Must close by 12/13/2018) (Maximum extension to close available to 12/22/2018) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)

**366 West Putnam Managers LLC & 30 Columbus Avenue Managers, LLC and Lincoln of Greenwich;** for a final site plan and special permit, PLPZ 2018 00421 and PLPZ 2018 00422, to demolish the existing building and construct a new two-story automotive showroom with detail bays and service drop-off area on property located at 366 West Putnam Avenue and 0 Columbus Avenue in the GB zone. (Staff: MA) (Must close by 12/13/2018) (Maximum extension to close available to 2/16/2019) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)

START: \_\_\_\_\_  
END: \_\_\_\_\_

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FINAL AGENDA

ACTION AGENDA

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**Town Hall Meeting Room**  
101 Field Point Road, Greenwich, CT  
**November 20, 2018**  
**FINAL AGENDA**

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**Applications PLPZ 2018 00446 and PLPZ 2018 00447 have been Postponed**

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**Applications PLPZ 2018 00454 and PLPZ 2018 00455 have been Postponed to December 4, 2018**

10. **Glenmere II LLC**; applications PLPZ 2018 00457 and PLPZ 2018 00458, for a final coastal site plan and special permit, to construct alterations and additions to the existing residence, as well as minor alterations to the existing driveway, a new utility building, and storm water management features the result of which would further exceed the 150,000 cubic feet volume threshold of Sec. 6-101(a) requiring a special permit on a 3.313-acres property located at 207 Byram Shore Road in the RA-1 and Coastal Overlay zones. (Staff: BD) (Must open by 1/3/2019) (Maximum extension available to 3/9/2019) (Page Number: 661)
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**REGULAR MEETING CONTINUED**

12. **DISCUSSION ITEMS:**
- a. **Planning and Zoning Commission Fee Schedule for 2019**
13. **DECISION ITEMS:**
14. **APPROVAL OF MINUTES:**

October 30, 2018  
November 8, 2018



15. **OTHER:**

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TENTATIVE AGENDA

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# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

**Town Hall Meeting Room**  
101 Field Point Road, Greenwich, CT  
**November 20, 2018**

## **ACTION AGENDA WITH DECISIONS**

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

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

*Alternate Member Absent: 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**

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Motion to approve final site plan with modifications

Moved by Macri, seconded by Fox

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

Voting against: Alban

4-1

2. **David & Alicia Collier;** application PLPZ 2018 00487 for a preliminary coastal subdivision to subdivide a 22,545 sq. ft. property located at 370 Sound Beach Avenue in the R-12 zone into two (2) lots, with no open space, where the parcel to front onto South Beach Avenue would be 14,172 sq. ft. and the parcel to front onto Lincoln Avenue would be 8,404 sq. ft. the Lincoln Ave parcel would not meet the minimum lot area required in the zone and thus a variance would be requested. *(Staff: MA) (Must decide by 12/18/2018) (Maximum extension available to 2/16/2019) (Page Number: 260)*

Postponed by Applicant

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Postponed

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Motion to approve final coastal site plan and special permit with modifications

Moved by Macri, seconded by Fox

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

8. **Nicholas Granitto;** application PLPZ 2018 00293 for a scenic road application, to abandon the existing curb cut in the northeast corner of the parcel and create a new curb cut immediately south of Laub Pond Road per Section 11-13 - Alterations and improvements (c) of the Town Charter on property located at 34 Cliffdale Road in the RA-4 zone. *(Staff: PL) (Must close by 12/4/2018) (Maximum extension to close available to 12/8/2018) (Continued from the 10/30/2018 meeting) (Seated: Yeskey [for Maitland], Alban, Levy, Fox, and Macri) (Page Number: 595)*

Motion to approve scenic road application

Moved by Macri, seconded by Yeskey

Voting in favor: Yeskey (*for vacant seat*), Alban, Levy, Fox, and Macri  
5-0

9. **Greenwich 105 Prospect LLC**; applications PLPZ 2018 00454 and PLPZ 2018 00455, for a final site plan and special permit, to convert the building from an emergency youth shelter to a mixed-use office building with office use on the lower and first floor and residential use on the second floor, make improvements to the site, including an new first floor deck, an ADA compliant lift from the parking lot to the first floor and enclosure of the front porch and combined into the front entry vestibule on a 5,808 square feet property located at 105 Prospect Street in the GB zone. *(Staff: MA) (Must open by 12/13/2018) (Maximum extension to open available to 2/16/2018)*

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Motion to approve final coastal site plan and special permit with modifications

Moved by Alban, seconded by Fox

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

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Motion to approve final site plan and special permit with modifications

Moved by Macri, seconded by Fox

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

**REGULAR MEETING CONTINUED**

12. **DISCUSSION ITEMS:**

a. **Planning and Zoning Commission Fee Schedule for 2019**

No Discussion

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

October 30, 2018

Motion to approve Minutes of October 30, 2018

Moved by Fox, seconded by Levy

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

November 8, 2018

Motion to approve Minutes of November 8, 2018

Moved by Levy, seconded by Hardman

Voting in favor: Hardman (*for vacant seat*), Alban, Levy, 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

c. Motion to take up an item, moved by Alban, seconded by Fox, all in favor; to discuss ARC 2019 Meeting Schedule with revisions made on comments at the 11/8/2018 meeting.

Motion to approve ARC 2019 Meeting Schedule

Moved by Alban, seconded by Fox

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

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SUBSEQUENT MEETINGS:**

**GFC Havemeyer, LLC, GFC, LLC record owners, and Chabad Lubavitch of Greenwich, applicant;** application PLPZ 2018 00327, for a Zoning Map Amendment, to re-zone 226 and 230 Mason Street and 16 Havemeyer Place from CGB to CGB-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) per Sections 6-22 and 6-109 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must close by 12/13/2018) (Maximum extension to close available to 12/22/2018) (Continued from the 11/8/2018 meeting) Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)*

**GFC Havemeyer, LLC, GFC, LLC, record owners, and Chabad Lubavitch of Greenwich, applicant;** applications PLPZ 2018 00325 and PLPZ 2018 00326, for a final site plan and special permit, to: construct a new 20,814.25 sq. ft. Synagogue, with a pre-school; reduce the size of the existing Armory Building from approximately 11,857 sq. ft. to 6,729 sq. ft. with the front portion and façade on Mason Street being preserved; construct a two-story parking garage behind the existing Armory Building, which would connect to the lower level of the existing Richard's parking garage; and install a rooftop playground space on property located at 226 and 230 Mason Street, and 16 Havemeyer Place in the CGB zone. *(Staff: PL) (Must close by 12/13/2018) (Maximum extension to close available to 12/22/2018) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)*

**366 West Putnam Managers LLC & 30 Columbus Avenue Managers, LLC and Lincoln of Greenwich;** for a final site plan and special permit, PLPZ 2018 00421 and PLPZ 2018 00422, to demolish the existing building and construct a new two-story automotive showroom with detail bays and service drop-off area on property located at 366 West Putnam Avenue and 0 Columbus Avenue in the GB zone. *(Staff: MA) (Must close by 12/13/2018) (Maximum extension to close available to 2/16/2019) (Continued from the 11/8/2018 meeting) (Seated: Goss [for vacated seat], Alban, Levy, Hardman [for Fox], and Macri)*