1. Meeting Materials

Documents:

NOVEMBER 24, 2015 ACTION AGENDA.PDF
NOVEMBER 24, 2015 FINAL AGENDA.PDF
NOVEMBER 24, 2015 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

November 24, 2015
ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Richard Maitland, Margarita Alban, Peter Levy, 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. **New Lebanon Elementary School;** application PLPZ 2015 00450 for a municipal improvement for the construction of "Scheme D" of the new Elementary School building on property located at 25 Mead Avenue in the R-6 zone (no site plan has been submitted). *(Staff: KD) (Must decide by 12/3/2015) (Maximum extension available to 3/2/2016) (Page Number: 8)*

   Motion to grant extension to February 22, 2016
   Moved by Maitland, seconded by Alban
   Voting in favor: Heller, Maitland, Alban, Levy, and Fox
   5-0

2. **Rossana Colangelo;** application PLPZ 2015 00364 for a final coastal site plan to construct a new dwelling, driveway, pool, and associated retaining walls and installation of new storm drainage system sanitary sewer lateral, and utility service connections on a currently vacant lot located at 0 Westview Place in the R-7 zone. *(Staff: RS) (Must decide by 12/12/2015) (Maximum extension granted) (Page Number: 109)*

   Application converted to a preliminary coastal site plan
   Motion to move to final coastal site plan with modifications
   Moved by Maitland, seconded by Fox
   Voting in favor: Heller, Maitland, Alban, Levy, and Fox
   5-0
PUBLIC HEARING 7:15 PM

3. **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 close by 12/15/15) (Maximum extension available to 2/18/16) (Left Open at the 11/10/2015 meeting, but not heard) (Page Number: 182)*

   Left Open

4. **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 close by 12/15/15) (Maximum extension available to 2/18/16) (Left Open at the 11/10/2015 meeting, but not heard) (Page Number: 182)*

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5. **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 1/14/2016) (Maximum extension granted) (Continued from the 10/6/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Levy, and Fox) (Postponed at the 11/10/2015 meeting) (Page Number: 241)*

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6. **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 12/10/2015) (Maximum extension granted) (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 at the 11/10/2015 meeting) (Page Number: 252)*

   Converted to a preliminary site plan and special permit
   Motion to move to final site plan and special permit with modifications
   Moved by Maitland, seconded by Levy
   Voting in favor: Macri (for Heller), Maitland, Alban, Levy, and Fox
   5-0
   No action on special permit
7. Grencom Associates LP and Cellco Partnership; applications PLPZ 2015 00499 and PLPZ 2015 00500, for a final telecommunication site plan and special permit, for the installation of new antennas on a 1.990 acre property located at 1445/1455 East Putnam Avenue in the R-PHD-SU zone. (Staff: MK) (Must open by 12/24/2015) (Maximum extension available to 2/27/2016) (Page Number: 288)

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

8. 15 Deer Park Meadow Road LLC; applications PLPZ 2015 00473 and PLPZ 2015 00474, for a final site plan and special permit, to construct a new residence at a total volume of 173,496 cubic feet in excess of the 150,000 cubic feet in volume allowed on a 1.4998 acre property located at 15 Deerpark Meadow Road in the RA-1 zone. (Staff: PL) (Must open by 12/10/2015) (Maximum extension available to 2/13/2016) (Page Number: 319)

Postponed – Maximum Extension Granted

9. Justin and Merrilou Hillenbrand; applications PLPZ 2015 00501 and PLPZ 2015 00502, for a final site plan and special permit, to demolish the existing dwelling, and construct a new single family dwelling with pool, and pool house at a total volume of 230,791 cubic feet in excess of the 150,000 cubic feet of volume allowed on a 4.1 acre property located at 25 Mooreland Road in the RA-4 zone. (Staff: CT) (Must open by 12/10/2015) (Maximum extension available to 2/13/2016) (Page Number: 372)

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

REGULAR MEETING CONTINUED

10. DISCUSSION ITEMS:
11. **DECISION ITEMS:**
   
   a. **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 decide by 1/14/2016) (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) (Closed at the 11/10/15 meeting) (Seated: Heller, Ramer [for Maitland], Alban, Levy, and Fox)*

   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, Levy, and Fox
   Recused: Macri
   5-0

12. **APPROVAL OF MINUTES:**

   November 10, 2015

   Motion to approve Minutes of November 10, 2015
   Moved by Alban, seconded by Levy
   Voting in favor: Heller, Maitland, Alban, Levy, and Fox
   5-0

13. **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:**

**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 at the 11/10/2015 meeting)*
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 close by 12/15/15) Maximum extension available to 2/18/16) (Left Open at the 11/10/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)

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)

Application PLPZ 2015 00425 has been WITHDRAWN
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

November 24, 2015
FINAL AGENDA

REGULAR MEETING 7:00 PM

1. New Lebanon Elementary School; application PLPZ 2015 00450 for a municipal improvement for the construction of "Scheme D" of the new Elementary School building on property located at 25 Mead Avenue in the R-6 zone (no site plan has been submitted). (Staff: KD) (Must decide by 12/3/2015) (Maximum extension available to 3/2/2016) (Page Number: 8)

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PUBLIC HEARING 7:15 PM

3. 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 close by 12/15/15) (Maximum extension available to 2/18/16) (Left Open at the 11/10/2015 meeting, but not heard) (Page Number: 182)

4. 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 close by 12/15/15) (Maximum extension available to 2/18/16) (Left Open at the 11/10/2015 meeting, but not heard) (Page Number: 182)
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7. **Grencom Associates LP and Cellco Partnership**: applications PLPZ 2015 00499 and PLPZ 2015 00500, for a final telecommunication site plan and special permit, for the installation of new antennas on a 1.990 acre property located at 1445/1455 East Putnam Avenue in the R-PHD-SU zone. *(Staff: MK) (Must open by 12/24/2015) (Maximum extension available to 2/27/2016) (Page Number: 288)*

8. **15 Deer Park Meadow Road LLC**: applications PLPZ 2015 00473 and PLPZ 2015 00474, for a final site plan and special permit, to construct a new residence at a total volume of 173,496 cubic feet in excess of the 150,000 cubic feet in volume allowed on a 1.4998 acre property located at 15 Deer Park Meadow Road in the RA-1 zone. *(Staff: PL) (Must open by 12/10/2015) (Maximum extension available to 2/13/2016) (Page Number: 319)*

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**REGULAR MEETING CONTINUED**

10. **DISCUSSION ITEMS:**
11. DECISION ITEMS:

a. **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 decide by 1/14/2016) (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)  
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12. APPROVAL OF MINUTES:

   November 10, 2015

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:

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   **Application PLPZ 2015 00425 has been WITHDRAWN**
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TENTATIVE AGENDA

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Application PLPZ 2015 00425 has been WITHDRAWN