

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 11-28-2023.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 11-28-2023.PDF](#)

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

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/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>

Password: 0518864

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Webinar ID: 889 0152 1350
Password: 0518864

Tuesday, November 28, 2023

TENTATIVE AGENDA

REGULAR MEETING 4:00 PM

(Dinner break to occur at/or near 7:00 PM if necessary)

1. DECISION ITEMS:

- a. **9 Glenville Street LLC**; application PLPZ 2023 00199, for a Preliminary Site Plan and Special Permit, to demolish the existing garage and dwelling on the property and to construct a 17,437.4 square foot mixed-use retail and residential building with associated underground and surface parking. The new building will contain 4,354.6 square feet of use group 8 mixed-use retail space on the first floor and 4 dwelling units on both the second and third floors, for a total of 8 dwelling units in 12,944.4 square feet of space, including 1 moderate income dwelling unit, on a 23,746 square foot parcel, located at **9 Glenville Street**, in the LBR-2 zone. *(Staff: TK) (Must decide by 11/28/23) (Extension to decide granted. Maximum extension to decide available to 12/3/2023) (Hearing opened 6/21/2023 and continued 7/18/2023) (Seated: Alban, Macri, Levy, Welles for Lowe, Yeskey) (Hearing closed at the 9/19/2023 meeting) (Seated: Alban, Welles (for Macri), Lowe, Levy, Jenkins (for Yeskey))*

2. **Anthony & Laura Manganiello and Lamasa Realty LLC;** application PLPZ 2023 00372, for a Final Subdivision, to confirm that two (2) 6,250 sq. ft. parcels (“Lot 115 and Lot 116”) located at **0 River Street** and two (2) 5,000 sq. ft. parcels (“Lot 127 and Lot 128”) located at **28 Hollow Wood Lane** in the R-6 zone, are separate and distinct Zoning lots. *(Staff: BD) (Must decide by 11/28/2023) (Extension to decide granted to 11/28/2023. Maximum extension to decide available to 1/23/2024)*

3. **As for me and my house LLC;** application PLPZ 2023 00385, for a Final Subdivision, to create two (2) lots, one 8,822 sq. ft. parcel (Lot 1) and one 8,055 sq. ft. parcel (Lot 2) including a 800 sq. ft. Open Space, from a 16,878 sq. ft. property, pursuant to Section 6-261 of the Town of Greenwich Subdivision Regulations, located at **27 Richmond Drive** in the R-7 zone. *(Staff: MA) (Must decide by 11/28/2023) (Maximum extension to decide available to 1/27/2024) (Continued from the 11/14/2023 meeting) (Seated: Alban, Macri, Lowe, Jenkins (for Levy), Yeskey)*

PUBLIC HEARING

(To commence after the above items are heard)

4. **Eagleview Holding, LLC;** application PLPZ 2023 00320, for a Final Site Plan and Special Permit, to demolish an existing 217-bed skilled nursing facility and construct a five-story, 215 unit set aside development pursuant to Section 8-30g of the CT General Statutes where 30% of the proposed units would be designated “affordable” per State Statutes, with parking for 294 vehicles, on a 15.893-acres parcel, located at **1165 King Street**, in the RA-4 Zone. *(Staff: PL) (Must close by 11/28/2023) (Extension to close granted to 11/28/2023. Maximum extension to close available to 12/13/2024) (Opened at the 10/3/2023 meeting) (Seated: Alban, Macri, Lowe, Levy, Yeskey)*

5. **Greenwich American, Inc.;** application PLPZ 2023 00303, for a Zoning Text Amendment, to amend section 6-116 of the Town’s Building Zone regulations to create an overlay zone permitting residential uses in the BEX-50 Zone. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and on the Town of Greenwich’s website at: <https://www.greenwichct.gov/DocumentCenter/View/38958/6-1-American-Lane-Text-Amendment>. *(Staff: PL) (Must close by 11/28/2023) (Extension to close granted. Maximum extension to close available to 12/15/2023) (Opened at the 9/6/2023 meeting and continued at the 11/14/2023 meeting) (Seated: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey))*

6. **Greenwich American, Inc.;** application PLPZ 2023 00302, for a Preliminary Site Plan and Special Permit, to construct 248 new residential units pursuant to Sections 6-13 through 6-15, 6-17, 6-101, 6-116 and 6-205 of the Town of Greenwich Building Zone Regulations on a 154-acres property located at **1 American Lane** in the BEX-50 Zone. *(Staff: PL) (Must close by 11/28/2023) (Extension to close granted. Maximum extension to close available to 12/15/2023) (Opened at the 9/6/2023 meeting and continued at the 11/14/2023 meeting) (Seated: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey))*
- *To view the proposed language, please click [here](#).*

REGULAR MEETING (continued)

7. **DISCUSSION ITEMS:**

- a. **Town of Greenwich;** application PLPZ 2023 00390, for a pre-application review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for construction of a new ice rink to be approximately 40,500 s.f. in the location of the current baseball field north of existing rink and demolition of existing rink and construction of a new baseball field in the current ice rink location, on two (2) lots totaling 13.42-acre of property located at **0 Western Junior Highway (“1 Sue Mertz Way”)** in the R-6 zone.
- b. **Pickwick Properties LLC;** application PLPZ 2023 00409, for a pre-application review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for a proposed restaurant use on the ground floor space of “Building Three” with 150 indoor seats and 60 outdoor seasonal seats, on a 3.09-acre property located at **3 East Putnam Avenue (“1 & 3 Pickwick Plaza”)** in the CGBR and CGIO zones.
- c. **1114 JH, LLC;** application PLPZ 2023 00418, for a pre-application review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for a proposed rear addition to the existing hotel and restaurant building in order to serve as a seasonal outdoor dining terrace and rear entry canopy, on a 2.3-acre property located at **1114 East Putnam Avenue** in the LB zone.

8. **APPROVAL OF MINUTES:**

May 23, 2023

9. **OTHER:**

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

84 S. Water Street II, LLC; application PLPZ 2023 00264, for a pre-application review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to remove the existing building and re-develop the property with a three-story residential building containing ten (10) dwelling units, a plaza area, a recreation area and associated improvements on a 40, 169 sq. ft. lot located at **84 South Water Street** in the WB and COZ zones.

Sutton Land LLC; application PLPZ 2023 00332, for a Final Site Plan, to propose the addition of 57 parking spaces to the existing Glenville Shopping Center by reconfiguring parking on the west side and adding additional spaces on the north side of the existing supermarket, on a 6.17-acre property located at **21 Glenville Street** in the RA-1 zone. *(Staff: TK) (Must close by 12/12/2023) (Extension to close granted to 12/12/2023. Maximum extension to close available to 12/28/2023) (Opened at the 9/19/2023 meeting) (Seated: Alban, Welles (for Macri), Lowe, Levy, Jenkins (for Yeskey))*

240 GA, LLC; application PLPZ 2023 00357, for a Final Site Plan and Special Permit, to construct a 59,547 sq. ft., 6-story, 60-unit residential structure, of which 18 units will be designated as affordable, pursuant to Connecticut General Statutes Section 8-30g, on a 1.32-acres property located at **240 Greenwich Avenue** in the CGB, CGBR, and CGIO zones. *(Staff: MA) (Must open by 1/27/2024) (Maximum extension to open granted)*

Maria & Stephen Harris Rubino; application PLPZ 2023 00364, for a Final Re-Subdivision, to subdivide a 43,545 s.f. lot into two (2) buildable parcels where Lot No. 7-1 will equal 18,506 s.f. (including a 565 s.f. access strip), and Lot No. 7-2 will equal 18,507 s.f., and an Open Space Parcel of 6,532 s.f., pursuant to Section 6-261 of the Town's Subdivision Regulations, on a property located at **19 Lakeview Drive** in the R-12 zone. *(Staff: JP) (Must decide by 1/13/2024) (Maximum extension to decide granted to 1/13/2024)*

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 - **To view public comment regarding this application, please click [here](#).**

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