

1. Tentative Agenda

Documents:

[T-12-04-18 - FINAL.PDF](#)

2. Final Agenda

Documents:

[F-12-04-18 - FINAL.PDF](#)

3. Action Agenda

Documents:

[ACTION AGENDA 12-04-18 - 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

**December 4, 2018**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC;** application PLPZ 2018 00479 for a final subdivision to make a 1,525 sq. ft. equal area exchange and revise the lot line to provide more depth to the 581-585 parcel to allow for a proposed garage structure on the 581-585 parcel to meet the rear yard setback of thirty (30) feet, on properties located at 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue in the GBO zone. (*Staff: PL*) (**Must decide by 12/16/2018**) (*Maximum extension to decide available to 2/28/2019*)
2. **Office Park LLC;** application PLPZ 2018 00480 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. (*Staff: PL*) (**Must decide by 1/3/2019**) (*Maximum extension available to 3/9/2019*)
3. **Office Park LLC;** application PLPZ 2018 00481 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 51 Weaver Street (aka the Greenwich Office Park Parcel) in the GBO zone. (*Staff: PL*) (**Must decide by 1/3/2019**) (*Maximum extension available to 3/9/2019*)

4. **Office Park LLC;** application PLPZ 2018 00482 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 0 West Putnam Avenue (aka the Building 9 Parcel) in the GBO zone. *(Staff: PL) (Must decide by 1/3/2019) (Maximum extension available to 3/9/2019)*

## PUBLIC HEARING 7:00 PM

5. **585 West Putnam LLC and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00477 and PLPZ 2018 00478, for a final site plan and special permit, to demolish all of the buildings and site improvements on 581/585 West Putnam Avenue parcel and construct two (2) mixed use buildings and a multi-level parking structure on properties located at 581 and 585 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must open by 1/3/2019) (Maximum extension to open available to 3/9/2019)*
6. **500 WPA LLC, and Putnam 600 Acquisition LLC;** applications PLPZ 2018 00483 and PLPZ 2018 00484, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 property a parking garage and a multi-family residential building on properties located at 500 and 600 West Putnam Avenue in the GBO zone. *(Staff: PL) (Must open by 1/3/2019) (Maximum extension to open available to 3/9/2019)*
7. **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) (Postponed at the 11/20/2018 meeting)*
8. **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)*

9. **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)*
10. **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 and 11/20/2018 meetings) (Seated: Yeskey [for vacant seat], Alban, Levy, Fox, and Macri)*
11. **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) (Postponed at the 11/20/2018 meeting)*

## **REGULAR MEETING CONTINUED**

12. **DISCUSSION ITEMS:**
13. **DECISION ITEMS:**
14. **APPROVAL OF MINUTES:**

November 20, 2018

15. **OTHER:**

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

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

**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)

**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) (Postponed at the 11/20/2018 meeting)

**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 and 11/20/2018 meetings) (Seated: Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

**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 decide by 12/25/2018) (Maximum extension to decide available to 2/28/2019) (Continued from the 11/20/2018 meeting) (Seated: Hardman [for vacant seat], Alba, Levy, Fox, and Macri)

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TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

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

**December 4, 2018**

## FINAL AGENDA

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**Applications PLPZ 2018 00446 and PLPZ 2018 00447 have been POSTPONED by the Applicant to the January 8, 2019 Meeting**

8. **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 (Page Number: 397)
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## REGULAR MEETING CONTINUED

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November 20, 2018

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- a. Executive Session on pending litigation or personnel matters.
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START: 7:01 p.m.  
END: 10:55 p.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**December 4, 2018**

## **ACTION AGENDA WITH DECISIONS**

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

*Regular Member Absent: Andy Fox*

*Alternate Members Present: Dennis Yeskey (seated for vacant seat), and Victoria Goss*

*Alternate Member Absent: Dave Hardman*

*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**

1. **Office Park LLC, Putnam 600 Acquisition LLC & 585 West Putnam LLC;** application PLPZ 2018 00479 for a final subdivision where 581 and 585 West Putnam Avenue would merge into one parcel and the common lot line between 581 / 585 West Putnam Avenue and 51 Weaver Street would be revised where 51 Weaver street would transfer 2,110 sq. ft. to 581 / 585 West Putnam Avenue and 1,836 sq. ft. would be transferred to 51 Weaver Street the result of which would increase the lot size of 581 / 585 West Putnam Avenue by 274 sq. ft. 51 Weaver Street, 581 West Putnam Avenue and 585 West Putnam Avenue are all within the GBO zone. (Staff: PL) (**Must decide by 12/16/2018**) (Maximum extension to decide available to 2/28/2019) (Page Number: 10)

Postponed by the Applicant – Extension Granted

2. **Office Park LLC**; application PLPZ 2018 00480 for a final site plan to construct a new two-way driveway along the dividing line between Greenwich Office Park's Building 8 and the Building 9 Parcel that would extend from Valley Drive west to the Parcel at 581-585 this new driveway would serve all (4) parcels in collaboration with applications PLPZ 2018 00477, 478, 480, 481, 482, 483, and 484 on property located at 18 Valley Drive (aka the Building 8 Parcel) in the GBO zone. (Staff: PL) (Must decide by 1/3/2019) (Maximum extension available to 3/9/2019) (Page Number: 50)

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### **PUBLIC HEARING 7:00 PM**

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Postponed by the Applicant to the January 8, 2019 Meeting

8. **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) (Page Number: 397)*

Left Open – Extension Granted to December 18, 2018

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Motion to approve final site plan and special permit with modifications  
Moved by Macri, seconded by Yeskey  
Voting in favor: Yeskey (for vacant seat), Alban, Levy, Goss (for Fox),  
and Macri  
5-0

11. **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) (Postponed at the 11/20/2018 meeting) (Page Number: 746)

Left Open

## REGULAR MEETING CONTINUED

### 12. DISCUSSION ITEMS:

Motion to open discussion items of Eastern Middle School replacement windows, and Fee Schedule.

Moved by Macri, seconded by Yeskey

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

5-0

- a. **Eastern Middle School;** Dan Watson from the Board of Education, and Antonozzi Architects presented discussion of replacement windows. Mr. Watson requested that the PZC take over the review of replacement windows started by the ARC, due to the timing of their meetings and the need to order materials in time to start work over the summer. The PZC discussed the proposal at a noticed meeting on Monday, November 26, 2018 where they requested samples, which were reviewed at the noticed Briefing Meeting held on Monday, December 3, 2018.

Motion to approve replacement windows with clear anodized aluminum, white backed spandrel, and anodized louvre and vents

Moved by Macri, seconded by Yeskey

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

5-0

- b. **Planning and Zoning Fee Schedule for 2019;** The Town Planner provided an update on possible revisions to the fee schedule. The result of the subcommittee's suggestion for a total overhaul would require considerable research and time.

Motion to delay the work on the Fee Schedule until after the adoption of the POCD and in the immediate, to reduce the sign fee and accessory apartment fees, increase other fees using a standard 2% increase across the board, and an additional \$250 fee be added to special permit, which is the fee for special exceptions that are now reviewed by the Commission due to text amendment PLPZ 2018 00233. Adjusted Fee Schedule to be presented at the December 18, 2018 meeting.

Moved by Macri, seconded by Yeskey

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

5-0

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

November 20, 2018

No Action on Minutes of November 20, 2018

15. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

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

**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)*

**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) (Postponed at the 11/20/2018 meeting)*

**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 and 11/20/2018 meetings) (Seated:  
Hardman [for vacant seat], Alban, Levy, Fox, and Macri)

**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 decide by 12/25/2018) (Maximum extension to decide  
available to 2/28/2019) (Continued from the 11/20/2018 meeting) (Seated:  
Hardman [for vacant seat], Alba, Levy, Fox, and Macri)