1. Tentative Agenda
   Documents:
   TENTATIVE - 12-10-19.PDF

2. Final Agenda
   Documents:
   FINAL - 12-10-19.PDF

3. Action Agenda
   Documents:
   ACTION AGENDA - 12-10-19.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

December 10, 2019

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **75 Holly LLC;** application 2019 00355, for a final site plan, to change the use of approximately 13,000 sq. ft. from office to a daycare center use, and the construction of an exterior play area at the southeastern corner of the site on a 4.47-acres property, located at **75 Holly Hill Lane,** in the GBO and CGIO Zones. *(Staff: MA) (Must decide by 1/12/2020.) (Maximum extension to decide granted.)* *(Continued from the 9/17/19 Meeting.)* *(Seated: Alban, Macri, Levy, Fox, Hardman.)*

2. **Israel Englander;** application PLPZ 2019 00395, for a final coastal site plan to demolish the current residence driveway and construct a new dwelling, driveway and pool, with associated drainage and utilities on a 1.21-acres (as approved under subdivision PLPZ 2019 00394) parcel located at **25 Pear Lane,** in the RA-1 and COZ zones. *(Staff: PL) (Must decide by 1/25/2020) (Maximum extension to decide granted) (Continued from the 11/14/19 meeting) (Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman)*

3. **6 Smith Road Nominee Real Estate Trust;** application PLPZ 2019 00396, for a final coastal site plan to demolish the current residence driveway and construct a new dwelling, driveway, and pool, with associated drainage and utilities on a 1.06-acres (as approved under subdivision PLPZ 2019 00394) parcel located at **6 Smith Road,** in the RA-1 and COZ zones. *(Staff: PL) (Must decide by 1/25/2020) (Maximum extension to decide granted) (Continued from the 11/14/19 meeting) (Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman)*
4. John P. Christensen, Trustee of the Mary K. Babcock Qualified Personal Residence Trust and the Mary K. Babcock, 2012 Real Estate Trust; application PLPZ 2019 00415, for a final coastal subdivision, to subdivide an existing 25,033 sq. ft. parcel into two distinct Zoning lots, the 12,320 sq. ft. parcel located at 0 Nawthorne Road, tax parcel ID 06-1462/S, currently improved with a tennis court, patio, and shed, and the 12,713 sq. ft. parcel located at 11 Wahneta Road, tax parcel ID 06-1463/S, currently improved with a single family dwelling, pool, drive, shed, patio, walkway and HVAC units, in the R-12 zone. (Staff: MA) (Must decide by 12/11/2019.) (Extension to decide granted to 12/11/19. Maximum extension to decide available to 1/31/2020.)

5. 32 Bruce Park Drive LLC and 38 Bruce Park Drive LLC, application PLPZ 2019 00428, for a final coastal subdivision, to revise the common lot line by transferring 18,776 sq. ft. of property from 38 Bruce Park Drive to 32 Bruce Park Drive, reducing 38 Bruce Park Drive from 43,747 sq. ft. to 24,97 sq. ft. in lot area and increasing the size of 32 Bruce Park Drive from 36,665 sq. ft. to 55,441 sq. ft. Both parcels are within the R-12 zone. (Staff: JP) (Must decide by 12/10/2019.) (Maximum extension to decide available to 2/8/2020.)

6. 32 Bruce Park Drive LLC and 38 Bruce Park Drive LLC, application PLPZ 2019 00430, for a final coastal subdivision, to subdivide a 55,441 sq. ft. parcel (subject to approval of subdivision application PLPZ 2019 00428) into two (2) parcels where Lot 1 would be 23,719 sq. ft. and Lot 2 would be 23,144 sq. ft. plus the creation of an 8,578 sq. ft. open space parcel (equal to 15.5% of the total area to be subdivided) on properties located at 32 Bruce Park Drive and 38 Bruce Park Drive in the R-12 zone. (Staff: JP) (Must decide by 12/10/2019.) (Maximum extension to decide available to 2/8/2020.)

PUBLIC HEARING 7:15 PM

7. 146-148 Sound Beach Avenue, LLC & John M. Downing c/o Joel Paul Berger, applications PLPZ 2019 00484 and PLPZ 2019 00485, for final site plan and special permit, to request a change of use from a retail food establishment to a school use contemplating student drop-off, on a 29,316 sq. ft. property located at 146 Sound Beach Avenue in the LBR-2 Zone. (Staff: PL) (Must open by 1/30/2020. Maximum extension to open available to 4/4/2020.)
8. **1205 East Putnam Avenue LLC., David Rodgers**, applications PLPZ 2019 00420 and PLPZ 2019 00421, for preliminary site plan and special permit, to remove the existing structures and construct a twenty (20) unit residential building, where four (4) units (equal to 20% of the total unit count) would be “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, off-street parking for forty (40) vehicles, stormwater and site improvements on a 26,121 sq. ft. property located at **1205 East Putnam Avenue** in the LB and PRIOZ zones. *(Staff: KD) **Must close by 12/19/2019.** (Maximum extension to close available to 2/22/2020) (Opened at the 11/14/19 meeting) (Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman)*

9. **The Round Hill Club, Inc., and Mark and Sasha Cannan**, application PLPZ 2019 00480, for a final re-subdivision, to amend the common property line between the Round Hill Club’s parcel at 33 Round Hill Club Road and the Cannan’s parcel at 269 Riversville Road by conveying 6,432 sq. ft. of land from 33 Round Hill Club Road to 269 Riversville Road. Both subject parcels are within the RA-2 zone. *(Staff: PL) (Must decide by 1/7/2020. Maximum extension to decide available to 3/7/2020)*

10. **240 GA, LLC.**, applications, PLPZ 2019 00443 and PLPZ 2019 00444, for a final site plan and special permit, to: renovate the existing bank and office building, infilling part of the building that is located in the CGBR Zone and to convert a portion of the legally non-conforming bank use, located on the first floor and in the basement, into new retail space; remove the two drive-thru bank teller buildings; construct, in the western portion of the parcel, a 36,420.39 square feet, four (4) story, twenty (20) unit, residential building where four (4) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; increase onsite parking from 52 to 72 parking spaces; and make stormwater and related site improvements per Sections 6-13 through 6-15, 6-17, 6-100, 6-101, 6-107, and 6-205 of the Town of Greenwich Building Zone Regulations on a 1.3217-acre property located at **240 Greenwich Avenue** in the CGB, CGBR, CGIO zones. *(Staff: MA) **Must open by 1/02/2020** (Maximum extension to open available to 3/07/2020).*

11. **Second Congregational Church of Greenwich;** for a Zoning Map Amendment, PLPZ 2019 00381, to re-zone **48 Maple Avenue** from the R-20 to the R-20-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). *(Staff: JP) **Must close by 12/11/19.** Extension to closed granted to 12/11/19. Maximum extension to close available to 2/6/2020) (Opened at the 10/29/19 meeting) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman.))
12. **Second Congregational Church of Greenwich**, applications PLPZ 2019 00379 and PLPZ 2019 00380, for a final site plan and special permit, to make additions to the Mead House in order to provide handicap accessibility, as well as a change of use to use a portion of the first floor of the Mead House as a vocational training program for people with developmental disabilities, the applicant is also proposing to re-zone the property into the Historic Overlay Zone, which is subject to a separate text amendment (application PLPZ 2019 00381) on a 2.9404-acres property located at **48 Maple Avenue** in the R-20 (but proposed to be R-20-HO) zone. (Staff: JP) *(Must close by 12/11/19. Extension to close granted to 12/11/19. Maximum extension to close available to 2/6/2020)* (Opened at the 10/29/19 meeting) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman.))

13. **John A. and Shirley M. Viesta Trust**, applications PLPZ 2019 00475 and PLPZ 2019 00476, for a final site plan and special permit, to: amend the language under prior the approval for Site Plan / Special Permit FSP 3784 and SP 3785 prohibiting, “… any delivery of food from this site.”, and to make renovations to restaurant use which would reduce the overall seating in the building on an 8,786 sq. ft property located at **249 Railroad Avenue** in the GB and CGIO Zones. *(Staff: BD)* *(Must open by 1/18/2020. Maximum extension to open available to 3/23/2020)*

14. **21 Calhoun Drive, LLC.**, application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). *(Staff: PL)* *(Must open by 1/18/2020. Maximum extension to open available to 3/23/2020)*

15. **21 Calhoun Drive, LLC.**, applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to: remove a detached garage; construct a new single-family dwelling; and provide a façade easement to preserve and protect the exterior of the existing dwelling on the site, known as “Park Hill” on a 1.8-acres property located at **21 Calhoun Drive** in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) *(Staff: PL)* *(Must open by 1/18/2020. Maximum extension to open available to 3/23/2020)*

16. **Barry Greenwich LLC.**, applications PLPZ 2019 00436 and PLPZ201900437, for a final site plan and special permit, for a change of use from light industrial gas distribution to a table tennis recreational facility and an expansion on the first floor of 285 sq. ft. on a 12,404 sq. ft. property located at **255 Field Point Road** in the GB and CGIO zones. *(Staff: BD)* *(Must open by 1/2/2020.)* *(Maximum extension to open available to 3/7/2020.)*

**REGULAR MEETING CONTINUED**

17. **DECISION ITEMS:**
18. **DISCUSSION ITEMS:**

   a. **25 Hartford Avenue** – Application PLPZ 2019 00397 for an Elderly Accessory unit that would exceed 35% of the gross floor area of the dwelling, but not 700 sq. ft. for the proposed unit. *(Staff: PL)*

19. **APPROVAL OF MINUTES:**

   November 14, 2019

20. **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:**

   **Stephen C. Friedheim;** applications PLPZ 2019 00401 and PLPZ 2019 00402, for a final coastal site plan and special permit, to: build a vertical addition over the attached garage of the existing dwelling to serve as guest quarters; demolish the existing waterfront detached guest cottage, greenhouse and terrace and to replace them with a new 1,670+/- sq. ft. enclosed pavilion, and a new, detached concrete terrace; make alterations to the existing pool house involving the removal of 267 +/- sq. ft. from the rear of the structure, and make interior renovations; build a new 25.5 foot x 20 foot detached carport; erect a 168+/- sq. ft. children’s playhouse; demolish an existing 10 ft. x 10 ft. shed, and locate in that general area an emergency back-up generator and air conditioning units; relocate the existing pool equipment to an elevated platform inside the lower garage of the main dwelling; and install/construct associated landscape screening, stormwater management, driveway and walks, and other site improvements, the result of which would further exceed the 150,000 cubic foot threshold of Sec. 6-101(a) and the enclosed pavilion would exceed 800 sq. ft. both of which require special permit approval on a 2.85-acres property, located at **1 Smith Road** in the RA-1 and COZ zones. *(Staff: JP) (Must close by 12/3/19. Maximum extension to close available to 2/6/2020.) (Opened at the 10/29/19 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman).)*

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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

December 10, 2019

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **75 Holly LLC;** application PLPZ 2019 00355, for a final site plan, to change the use of approximately 13,000 sq. ft. from office to a daycare center use, and the construction of an exterior play area at the southeastern corner of the site on a 4.47-acres property, located at **75 Holly Hill Lane,** in the GBO and CGIO Zones. (*Staff: MA*) (*Must decide by 1/12/2020.*) (*Maximum extension to decide granted.*) (*Continued from the 9/17/19 Meeting.*) (*Seated: Alban, Macri, Levy, Fox, Hardman.*)

2. **Israel Englander;** application PLPZ 2019 00395, for a final coastal site plan to demolish the current residence driveway and construct a new dwelling, driveway and pool, with associated drainage and utilities on a 1.21-acres (as approved under subdivision PLPZ 2019 00394) parcel located at **25 Pear Lane,** in the RA-1 and COZ zones. (*Staff: PL*) (*Must decide by 1/25/2020*) (*Maximum extension to decide granted*) (*Continued from the 11/14/19 meeting*) (*Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman*)

3. **6 Smith Road Nominee Real Estate Trust;** application PLPZ 2019 00396, for a final coastal site plan to demolish the current residence driveway and construct a new dwelling, driveway, and pool, with associated drainage and utilities on a 1.06-acres (as approved under subdivision PLPZ 2019 00394) parcel located at **6 Smith Road,** in the RA-1 and COZ zones. (*Staff: PL*) (*Must decide by 1/25/2020*) (*Maximum extension to decide granted*) (*Continued from the 11/14/19 meeting*) (*Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman*)
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Application PLPZ 2019 00415 has been postponed by applicant. Extension Granted.

5. 32 Bruce Park Drive LLC and 38 Bruce Park Drive LLC, application PLPZ 2019 00428, for a final coastal subdivision, to revise the common lot line by transferring 18,776 sq. ft. of property from 38 Bruce Park Drive to 32 Bruce Park Drive, reducing 38 Bruce Park Drive from 43,747 sq. ft. to 24,97 sq. ft. in lot area and increasing the size of 32 Bruce Park Drive from 36,665 sq. ft. to 55,441 sq. ft. Both parcels are within the R-12 zone. (Staff: JP) *(Must decide by 12/10/2019.)* *(Maximum extension to decide available to 2/8/2020.)*

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Application PLPZ 2019 00381 has been Postponed. Extension Granted to 1/08/20

13. **Second Congregational Church of Greenwich;** applications PLPZ 2019 00379 and PLPZ 2019 00380, for a final site plan and special permit, to make additions to the Mead House in order to provide handicap accessibility, as well as a change of use to use a portion of the first floor of the Mead House as a vocational training program for people with developmental disabilities, the applicant is also proposing to re-zone the property into the Historic Overlay Zone, which is subject to a separate text amendment (application PLPZ 2019 00381) on a 2.9404-acres property located at 48 Maple Avenue in the R-20 (but proposed to be R-20-HO) zone. *(Staff: JP) *(Must close by 1/08/20. Extension to closed granted to 1/08/20. Maximum extension to close available to 2/6/2020) (Opened at the 10/29/19 meeting) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman.))

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14. **21 Calhoun Drive, LLC.,** application PLPZ 2019 00474, for a zoning map amendment, to re-zone 21 Calhoun Drive from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). *(Staff: PL) *(Must open by 1/18/2020. Maximum extension to open available to 3/23/2020)

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REGULAR MEETING CONTINUED

17. DECISION ITEMS:

   a. Pre-application review of a proposed Scenic Road designation of portions of Sound Beach Avenue, Wesskum Wood Road, Binney Park Drive and Arch Street, Old Greenwich, in the vicinity of Binney Park.

18. DISCUSSION ITEMS:

19. APPROVAL OF MINUTES:
   November 14, 2019

20. 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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TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

December 10, 2019

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy, and Dave Hardman.
Regular Members Absent: Andy Fox.
Alternate Member Present: Dennis Yeskey, Victoria Goss, and Peter Lowe.
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. 75 Holly LLC; application PLPZ 2019 00355, for a final site plan, to change the use of approximately 13,000 sq. ft. from office to a daycare center use, and the construction of an exterior play area at the southeastern corner of the site on a 4.47-acres property, located at 75 Holly Hill Lane, in the GBO and CGIO Zones. (Staff: MA) (Must decide by 1/12/2020.) (Maximum extension to decide granted.) (Continued from the 9/17/19 Meeting.) (Seated: Alban, Macri, Levy, Fox, Hardman.)

Application PLPZ 2019 00355 was postponed by Applicant.
2. **Israel Englander;** application PLPZ 2019 00395, for a final coastal site plan to demolish the current residence driveway and construct a new dwelling, driveway and pool, with associated drainage and utilities on a 1.21-acres (as approved under subdivision PLPZ 2019 00394) parcel located at 25 Pear Lane, in the RA-1 and COZ zones. (Staff: PL) (Must decide by 1/25/2020) (Maximum extension to decide granted) (Continued from the 11/14/19 meeting) (Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman)

   Motion to approve final coastal site plan with modifications
   Moved by Macri, seconded by Levy
   Voting in favor: Alban, Macri, Levy, Goss (for Fox), Hardman
   5-0

3. **6 Smith Road Nominee Real Estate Trust;** application PLPZ 2019 00396, for a final coastal site plan to demolish the current residence driveway and construct a new dwelling, driveway, and pool, with associated drainage and utilities on a 1.06-acres (as approved under subdivision PLPZ 2019 00394) parcel located at 6 Smith Road, in the RA-1 and COZ zones. (Staff: PL) (Must decide by 1/25/2020) (Maximum extension to decide granted) (Continued from the 11/14/19 meeting) (Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman)

   Motion to approve final coastal site plan with modifications
   Moved by Macri, seconded by Levy
   Voting in favor: Alban, Macri, Levy, Goss (for Fox), Hardman
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4. **John P. Christensen John P. Christensen Trustee of the Mary K. Babcock Qualified Personal Residence Trust and the Mary K. Babcock, 2012 Real Estate Trust;** application PLPZ 2019 00415, for a final coastal subdivision, to subdivide an existing 25,033 sq. ft. parcel into two distinct Zoning lots, the 12,320 sq. ft. parcel located at 0 Nawthorne Road, tax parcel ID 06-1462/S, currently improved with a tennis court, patio, and shed, and the 12,713 sq. ft. parcel located at 11 Wahneta Road, tax parcel ID 06-1463/S, currently improved with a single family dwelling, pool, drive, shed, patio, walkway and HVAC units, in the R-12 zone. (Staff: MA) (Must decide by 12/11/2019.) (Extension to decide granted to 12/11/19. Maximum extension to decide available to 1/31/2020.)

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   Motion to find not a subdivision or re-subdivision
   Moved by Macri, seconded by Levy
   Voting in favor: Alban, Macri, Levy, Lowe (for Fox), Hardman
   5-0

6. **32 Bruce Park Drive LLC and 38 Bruce Park Drive LLC**, application PLPZ 2019 00430, for a **final coastal subdivision**, to subdivide a 55,441 sq. ft. parcel (subject to approval of subdivision application PLPZ 2019 00428) into two (2) parcels where Lot 1 would be 23,719 sq. ft. and Lot 2 would be 23,144 sq. ft. plus the creation of an 8,578 sq. ft. open space parcel (equal to 15.5% of the total area to be subdivided) on properties located at **32 Bruce Park Drive and 38 Bruce Park Drive** in the R-12 zone. *(Staff: JP) (Must decide by 12/10/2019.)* *(Maximum extension to decide available to 2/8/2020.)*

   Motion to approve final coastal subdivision with modifications
   Moved by Macri, seconded by Levy
   Voting in favor: Alban, Macri, Levy, Lowe (for Fox), Hardman
   5-0

**PUBLIC HEARING 7:15 PM**

7. **146-148 Sound Beach Avenue, LLC & John M. Downing c/o Joel Paul Berger**, applications PLPZ 2019 00484 and PLPZ 2019 00485, for **final site plan and special permit**, to request a change of use from a retail food establishment to a school use contemplating student drop-off. on a 29,316 sq. ft. property located at **146 Sound Beach Avenue** in the LBR-2 Zone. *(Staff: PL) (Must open by 1/30/2020. Maximum extension to open available to 4/4/2020.)*

   Applications PLPZ 2019 00484 and PLPZ 2019 00485 postponed by Applicant.
8. **John A. and Shirley M. Viesta Trust**, applications PLPZ 2019 00475 and PLPZ 2019 00476, for a final site plan and special permit, to: amend the language under prior the approval for Site Plan / Special Permit FSP 3784 and SP 3785 prohibiting, “… any delivery of food from this site.”, and to make renovations to restaurant use which would reduce the overall seating in the building on an 8,786 sf property located at **249 Railroad Avenue** in the GB and CGIO Zones. *(Staff: BD) (Must open by 1/18/2020. Maximum extension to open available to 3/23/2020)*

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

9. **1205 East Putnam Avenue LLC., David Rodgers**, applications PLPZ 2019 00420 and PLPZ 2019 00421, for preliminary site plan and special permit, to remove the existing structures and construct a twenty (20) unit residential building, where four (4) units (equal to 20% of the total unit count) would be “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, off-street parking for forty (40) vehicles, stormwater and site improvements on a 26,121 sq. ft. property located at **1205 East Putnam Avenue** in the LB and PRIOZ zones. *(Staff: KD) (Must close by 12/19/2019.) (Maximum extension to close available to 2/22/2020) (Opened at the 11/14/19 meeting) (Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman)*

Left open. Maximum extension to close granted.

10. **The Round Hill Club, Inc., and Mark and Sasha Cannan**, application PLPZ 2019 00480, for a final re-subdivision, to amend the common property line between the Round Hill Club’s parcel at 33 Round Hill Club Road and the Cannan’s parcel at 269 Riversville Road by conveying 6,432 sq. ft. of land from **33 Round Hill Club Road to 269 Riversville Road**. Both subject parcels are within the RA-2 zone. *(Staff: PL) (Must decide by 1/7/2020. Maximum extension to decide available to 3/7/2020)*

Motion to find not a subdivision or re-subdivision
Moved by Macri, seconded by Levy
Voting in favor: Alban, Macri, Levy, Lowe (for Fox), Hardman
5-0
11. **240 GA, LLC.**, applications, PLPZ 2019 00443 and PLPZ 2019 00444, for a final site plan and special permit, to: renovate the existing bank and office building, infilling part of the building that is located in the CGBR Zone and to convert a portion of the legally non-conforming bank use, located on the first floor and in the basement, into new retail space; remove the two drive-thru bank teller buildings; construct, in the western portion of the parcel, a 36,420.39 square feet, four (4) story, twenty (20) unit, residential building where four (4) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; increase onsite parking from 52 to 72 parking spaces; and make stormwater and related site improvements per Sections 6-13 through 6-15, 6-17, 6-100, 6-101, 6-107, and 6-205 of the Town of Greenwich Building Zone Regulations on a 1.3217-acre property located at **240 Greenwich Avenue** in the CGB, CGBR, CGIO zones. *(Staff: MA) (Must open by 1/02/2020) (Maximum extension to open available to 3/07/2020).*

Applications, PLPZ 2019 00443 and PLPZ 2019 00444 postponed by Applicant.

12. **Second Congregational Church of Greenwich;** for a Zoning Map Amendment, PLPZ 2019 00381, to re-zone **48 Maple Avenue** from the R-20 to the R-20-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). *(Staff: JP) (Must close by 12/11/19). Extension to closed granted to 1/08/20. Maximum extension to close available to 2/6/2020) (Opened at the 10/29/19 meeting) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman.))

Application PLPZ 2019 00381 has been Postponed. Extension Granted to 1/08/20

13. **Second Congregational Church of Greenwich;** applications PLPZ 2019 00379 and PLPZ 2019 00380, for a final site plan and special permit, to make additions to the Mead House in order to provide handicap accessibility, as well as a change of use to use a portion of the first floor of the Mead House as a vocational training program for people with developmental disabilities, the applicant is also proposing to re-zone the property into the Historic Overlay Zone, which is subject to a separate text amendment (application PLPZ 2019 00381) on a 2.9404-acres property located at **48 Maple Avenue** in the R-20 (but proposed to be R-20-HO) zone. *(Staff: JP) (Must close by 1/08/20). Extension to closed granted to 1/08/20. Maximum extension to close available to 2/6/2020) (Opened at the 10/29/19 meeting) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman.))

Application PLPZ 2019 00379 and 00380 Postponed. Extension Granted to 1/08/20
14. **21 Calhoun Drive, LLC.**, application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). *(Staff: PL) (Must open by 1/18/2020. Maximum extension to open available to 3/23/2020)*

   **Application PLPZ 2019 00474 postponed by Applicant.**

15. **21 Calhoun Drive, LLC.**, applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to: remove a detached garage; construct a new single-family dwelling; and provide a façade easement to preserve and protect the exterior of the existing dwelling on the site, known as “Park Hill” on a 1.8-acres property located at **21 Calhoun Drive** in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) *(Staff: PL) (Must open by 1/18/2020. Maximum extension to open available to 3/23/2020)*

   **Applications PLPZ 2019 00472 and PLPZ 2019 00473, postponed by Applicant.**

16. **Barry Greenwich LLC.**, applications PLPZ 2019 00436 and PLPZ 2019 00437, for a final site plan and special permit, for a change of use from light industrial gas distribution to a table tennis recreational facility and an expansion on the first floor of 285 sq. ft. on a 12,404 sq. ft. property located at **255 Field Point Road** in the GB and CGIO zones. *(Staff: BD) (Must open by 1/2/2020.) (Maximum extension to open available to 3/7/2020.)*

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

   **REGULAR MEETING CONTINUED**

17. **DECISION ITEMS:**

18. **DISCUSSION ITEMS:**

   a. A non-binding pre-application review, PLPZ 2019 00507, pursuant to Section 7-159b of the CT General Statutes for a proposed Scenic Road designation for portions of Sound Beach Avenue, Wesskum Wood Road, and Arch Street, Old Greenwich, in the vicinity of Binney Park.

   Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”
19. **APPROVAL OF MINUTES:**

November 14, 2019

Motion to approve the minutes of November 14, 2019
Moved by Levy, seconded by Hardman
Voting in favor: Alban, Macri, Levy, Lowe (for Fox), Hardman
5-0

20. **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:**

Stephen C. Friedheim; applications PLPZ 2019 00401 and PLPZ 2019 00402, for a final coastal site plan and special permit, to: build a vertical addition over the attached garage of the existing dwelling to serve as guest quarters; demolish the existing waterfront detached guest cottage, greenhouse and terrace and to replace them with a new 1,670+/ sq. ft. enclosed pavilion, and a new, detached concrete terrace; make alterations to the existing pool house involving the removal of 267 +/- sq. ft. from the rear of the structure, and make interior renovations; build a new 25.5 foot x 20 foot detached carport; erect a 168+/- sq. ft. children's playhouse; demolish an existing 10 ft. x 10 ft. shed, and locate in that general area an emergency back-up generator and air conditioning units; relocate the existing pool equipment to an elevated platform inside the lower garage of the main dwelling; and install/construct associated landscape screening, stormwater management, driveway and walks, and other site improvements, the result of which would further exceed the 150,000 cubic foot threshold of Sec. 6-101(a) and the enclosed pavilion would exceed 800 sq. ft. both of which require special permit approval on a 2.85-acres property, located at 1 Smith Road in the RA-1 and COZ zones. *(Staff: JP)* *(Must close by 1/8/2020.)* *(Extension to close granted to 1/8/2020. Maximum extension to close available to 2/6/2020.)* *(Opened at the 10/29/19 meeting.)* *(Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman).)*

*The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.*