1. Tentative Agenda

   Documents:

   TENTATIVE AGENDA 1-4-2022.PDF
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:
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TUESDAY, JANUARY 4, 2022

TENTATIVE AGENDA

REGULAR MEETING 4:00 PM
(Dinner break to occur at/or near 7:00 PM)

1. DISCUSSION ITEMS:

   a.  **111 Mill St. LLC**; application PLPZ 2021 00505, 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 mixed use (commercial and residential) with a 27-unit “set-aside development” per Section 8-30g of the and Connecticut General Statutes, located at **111 Mill Street and 9 South Water Street** in the LBR-2 and COZ Zones.

   b.  **22 Baldwin Farms, LLC**; application PLPZ 2021 00518, 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 residential dwelling that would exceed 150,000 cubic feet in building volume and an “indoor athletic facility”, located at **22 Baldwin Farms South**, in the RA-2 Zones.
c. **80 Valley Road, LLC;** application PLPZ 2021 00525, 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 mixed use (commercial and one residential unit) building, located at **80 Valley Road,** in the LBR-2 Zones.

d. **5 Brookridge LLC / 515 E Putnam LLC;** application PLPZ 2021 00542, 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 an 86-unit, “set-aside development” per Section 8-30g of the and Connecticut General Statutes, located at **5 Brookridge Drive** in the R-20 zone.

2. **St. Catherine of Sienna and St. Agnes Parish Corporation;** application PLPZ 2021 00486, for a final site plan, to allow use of 46 parking spaces, as supplemental parking for an adjacent hotel and restaurant use during times when the parking is not needed for the uses being conducted by the Church and create an access way between the adjacent property and the proposed parking area to be licensed to all for employees of the hotel/restaurant and associated valet service to walk between the sites located at **13 and 17 Riverside Ave.** in the R-12 Zone.  
*Staff: BD.* *(Must decide by 1/13/2022.)* *(Maximum extension to decide available to 3/19/2022.)*

3. **Jeffrey & Romina Puckett;** application PLPZ 2021 00477, for a Final Coastal Site Plan, to: raise the existing dwelling; construct a new addition; construct a new terrace; and construct associated site improvements on a 0.164-acre parcel located at **47 Edgewater Drive** in the R-12 Zone.  
*Staff: PL* *(Must decide by 1/13/2022.)* *(Maximum Extension to decide available to 3/19/2022.)*

**PUBLIC HEARING**

*(To commence after the above items are heard)*

4. **Chabad Lubavitch of Greenwich;** application PLPZ 2021 00394, for a Final Site Plan and Special Permit, to modify certain conditions of the prior land use decisions to permit preschool and kindergarten aged children on the site, in addition to the grades 1 through 9. Preschool and kindergarten children are proposed to be transported by vans and by carpooling and no changes to the buildings or site are proposed. The subject site is located on a 16.27-acre parcel at **270 Lake Avenue** in the RA-2 Zone.  
*Staff: KD* *(Must close by 1/6/2022)* *(Maximum extension to close granted)* *(Opened at the 9/28/2021 Meeting. Left open at the 11/9/2021 and 12/21/2021 meetings.)* *(Seated: Alban, Macri, Goss for Levy, Yeskey, Lowe.)*

5. **The Round Hill Club, Inc.;** application PLPZ 2021 00462, for Final Site Plan and Special Permit, for construction of a new 2,442 SF turf maintenance building on a 222.85-acre property located at **33 Round Hill Club Road** in the RA-2 Zone. *(Staff: BD)* *(Must open by 1/5/2021)* *(Extension to open granted. Maximum extension to open available to 2/20/2021.)*
6. **Israel Englander and Tom S. Ward Jr., Trustee;** application PLPZ 2021 00512, for a final re-subdivision to revise common lot lines and convey 4,232 sq. ft. of land from the 25 Pear Lane to 6 Smith Road from, decreasing the lot area of 25 Pear Lane from 1.2137-acres to 1.1185-acres, and increasing the lot area of 6 Smith Road from 1.0649-acres to 1.1621-acres. **25 Pear Lane and 6 Smith Road** are both within the RA-1 and COZ zones. *(Staff: PL.)* *(Must decide by 3/10/2022) (Maximum extension to decide granted.)*

7. **DECISION ITEMS:**

8. **APPROVAL OF MINUTES:**

9. **OTHER:**

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

**Renamba Greenwich LLC.:** application PLPZ 2021 00331, for a Zoning Map Amendment, to re-zone property located at **0 Old Track Road** from GB to the proposed GB-MR (Managed Residential Overlay) Zone, (as shown on a re-zoning map on file in the Town Clerk’s Office). *(Staff: PL) (Must decide by 2/24/2022) (Maximum extension to decide available 2/25/2022.)* *(Closed at the 12/21/2021 meeting.)* *(Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)*

**Oliver Management & Phillip Gunn:** application PLPZ 2021 00404, for a Final Sub-Division, to revise the common lot lines and convey 0.404-acres of land from 72 Zaccheus Mead Lane to 64 Zaccheus Mead Lane. Subject parcels are located at **64 and 72 Zaccheus Mead Lane** in the RA2 Zone. *(Staff: BD.) (Must decide by 11/7/2021.) (Maximum Extension to decide available to 1/6/2022.) (Postponed at the 10/13/2021 Meeting)*

*Application PLPZ 2021 00404 has been withdrawn.*

**MH Cohen Realty, LLC.:** application PLPZ 2021 00363, for a final site plan and special permit, to convert a portion of the building formerly occupied by retail and a fitness club to a for the conversion of the use of a portion of the building formerly occupied by Sofia's and the New York Sports Club to a retail bakery, market, and, on a 15,412 sq. ft. parcel located at 8 and 10 Lewis Street, in the CGBR and CGIO Zones. *(Staff: BD) (Must close by 1/22/2022) (Maximum extension to close available to 1/22/2022) (Left open at the 10/13/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

**Greenwich Public School, Greenwich High School;** application PLPZ 2021 00535, for Municipal Improvement, to make a major redesign of public real property or public buildings, including schools, per Sec. 6-99 of the Town Charter, on the Greenwich High School property located at 10 Hillside Road in the RA-1 and R-20 Zones. *(Staff: KD) (Must act by 2/20/2021.) (Maximum time to defer available to 5/21/2022.) (Continued from the 12/7/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)*
Greenwich Public Schools, Greenwich High School; application PLPZ 2021 00508, for a Final Site Plan and Special Permit, to make an addition to the Greenwich High School, for a high secure entry hall and altering the School’s existing main entry facing Hillside Road, minimal changes to the existing entry plaza, and reallocation and modification of several offices and other rooms to accommodate exiting staff and administrative functions on the interior of the current building on a 54.87-acres Greenwich High School property, located at 10 Hillside Road in the RA-1 and R-20 Zones. (Staff: KD) (Must close by 1/21/2021) (Extension to open granted. Maximum extension to close available to 3/17/2021.) (Left open at the 12/7/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)

1143 East Putnam Avenue, LLC and Frank Currivan, Jr.; application PLPZ 2021 00422, for a final site plan and special permit, to construct a four (4) story, 20-unit “set-aside development”, where six (6) units, equal to 30% of the total unit count, would be affordable housing units pursuant to CT General Statutes Section 8-30g, on a 16,035 sq. ft. property, located at 1143 East Putnam Avenue, Riverside, CT, in the LB Zone. (Staff: KD) (Must open by 1/20/2021) (Maximum extension to open available to 2/5/2022) (Postponed at the 11/23 meeting. Extension granted.)

Planning and Zoning Department; application PLPZ 2021 00514 for a Zoning Text Amendment, to amend Section 6-168 of the Town of Greenwich Building Zone Regulations and to allow logos to be illuminated. A complete copy of this 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 also on the Town of Greenwich’s website at: https://www.greenwichct.gov/DocumentCenter/View/25794/Proposed-Text-Amendment-Sec-6-168-b (Staff: MA) (left open at the 11/23/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, and Lowe.)

Nicole Malladot Areson, David Christy Areson; application PLPZ 2021 00454, for a Final Coastal Site Plan, to construct a new home, patio, driveway, and related site improvements on a 14,430 sq. ft. parcel located at 17 Bryon Road in the R-12 and COZ Zones. (Staff: JP) (Must decide by 1/20/2021.) (Extension to decide granted. Maximum extension to decide available to 2/20/2022.) (Continued at the 12/7/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)

Bachi Byberi: application PLPZ 2021 00390, for a Final Site Plan, to construct outdoor dining deck above the existing parking area to the rear of the current building (a restaurant use) and seek approval for seasonal outdoor dining on a 0.5986-acre parcel located at 2 South Water Street in the WB Zone. (Staff: MA) (Must decide by 1/22/2021.) (Maximum extension to decide granted.) (Continued from the 12/21/21 meeting.) (Seated: Alban, Macri, Goss for Levy, Yeskey, Lowe.)

Kyle T, Milne & Rosa Ninni; application PLPZ 2021 00487, for a Final Subdivision, for confirmation that the western, 1.956-acres parcel, is a zoning lot for building purposes, located at 48 Pecksland Road in the RA-2 Zone. (Staff: JP) (Must decide by 1/20/2021.) (Extension to decide granted. Maximum Extension to decide available to 3/1/2022.) (Continued at the 12/21/2021 Meeting) (Seated: Alban, Macri, Goss for Levy, Yeskey, Lowe.)
Mead Point, LLC; application PLPZ 2021 00468, for Final Coastal Site Plan and Special Permit, to construct a new single-family dwelling, pool and cabana the result of which would exceed the total building volume above 150,000 cubic feet, requiring a special permit and on an 8.0593-acre property located at 0 Indian Field Road (aka 618 Indian Field Road) in the RA-2 and COZ zones. (BD) (Must close by 1/25/2022.) (Maximum extension to close available to 3/31/2022.) (Opened at the 12/21/2021 meeting.) (Seated: Alban, Macri, Goss for Levy, Yeskey, Lowe.)

Monica Tettamanzi and Michael Minnich, application PLPZ 2021 00418, for a Final Site Plan and Special Permit, to make an addition to the main dwelling, removal of a carport, and related site improvements, the result of which would further exceed the 150,000 cubic feet in building volume threshold on a 3.928-acres property located at 19 Brookridge Drive in the RA-1 Zone. (Staff: JP) (Must open by 1/20/2022) (Extension to open granted. Maximum extension to open available to 2/05/2022) (Postponed before the 11/9/2021 meeting.)

Planning and Zoning Department; application PLPZ 2021 00513, for a Zoning Text Amendment, to amend Sections 6-5(a) and 6-154 of the Town of Greenwich Building Zone Regulations to define and regulate short term rentals. A complete copy of this 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 also on the Town of Greenwich’s website at: https://www.greenwichct.gov/DocumentCenter/View/25792/Short-term-rental (Staff: KD)

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 demetria.nelson@greenwichct.org as soon as possible in advance of the event.