

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 01-05-2021.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 01-05-2021.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

JANUARY 5, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. **DISCUSSION ITEMS:**

a. **Lamasa Realty, LLC**; application PLPZ 2020 00346, 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 discuss a potential twenty-one (21) unit, “set-aside development” per Sec. 8-30g of the Connecticut General Statutes with a daycare facility, on property located at **28 Hollow Wood Lane** in the R-6 Zone.

2. **Benedetto Mallozzi**; application PLPZ 2020 00341, for a Final Subdivision, to confirm the Tax Parcel 04-2116, is a separate and distinct zoning lot, 6,700 sq. ft. in area, located at **0 Byram Shore Road** in the R-12 Zone. *Staff: MA (Must decide by 1/18/2021.) (Maximum extension to decide available to 3/19/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

3. **Salvatore & Schimenti Trust – Glenn Angiolillo, Trustee;** application PLPZ 2020 00285, for a Final Site Plan, to install concrete islands, for a contactless payment system and gate for an existing on-site car wash on a 1.506-acre parcel located at **1429 East Putnam Avenue** in the GB Zone. (Staff: BD) (**Must decide by 1/5/2021.**) (Extension to decide applied to 1/5/2021 per Executive Order. Maximum extension to decide available to 2/27/2021.) (78 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 11/17/2020 and 12/15/2020 Meetings.) (Seated: Alban, Macri, Levy, Lowe (for Fox) Hardman.)

PUBLIC HEARING

(To commence after the above items are heard)

4. **4 Orchard, LLC.;** application PLPZ 2020 00297, for a Final Site Plan Coastal and Special Permit, to construct a four (4) building, multi-family "Set Aside Development" with a total of fifteen (15) units where five (5) of the units would be affordable units, pursuant to Connecticut General Statutes 8-30g, parking and associated site improvements on a 28,180 sq. ft. parcel located at **4 Orchard Street** in the R-7 and Coastal Overlay Zones. (Staff: KD) (**Must open by 1/5/2021.**) (Extension to open granted. Maximum extension to open available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)
5. **100 East Putnam, LLC;** application PLPZ 2020 00347, for a Final Site plan and Special Permit, to construct a mixed use, Moderate Income Housing Development of three (3) stories with twenty-two (22) units where five (5) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; 3,861 sq. ft. of commercial space on the first floor, and parking for 49 vehicles plus 2 ADA parking spaces on a 33,077 sq. ft. property located at **100 East Putnam Avenue** in the LBR-2 and PRIOZ zones. (Staff: PL) (**Must open by 2/4/2021.**) (Maximum extension to open available to 3/11/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)
6. **585 West Putnam LLC and Putnam 600 Acquisition LLC,** application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 65,491 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town's Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. (Staff: PL) (**Must open by 1/5/2021.** 12 days of statutory time to open has been applied per the Governor's Executive Order) (Maximum extension to open available to 3/11/2021.) (78 additional days of statutory time is still available per the Governor's Executive Order.)

REGULAR MEETING (continued):

7. **Greenwich Park LLC**; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. *(Staff: PL) (Must decide by 1/5/2021. 12 days of statutory time to decide has been applied per the Governor's Executive Order) (Maximum extension to decide available to 3/11/2021.) (78 additional days of statutory time is still available per the Governor's Executive Order.)*
8. **Greenwich Park LLC**; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO zone. *(Staff: PL) (Must decide by 1/5/2021. 12 days of statutory time to decide has been applied per the Governor's Executive Order.) (Maximum extension to decide available to 3/11/2021.) (78 additional days of statutory time is still available per the Governor's Executive Order.)*
9. **Greenwich Park LLC**; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. *(Staff: PL) (Must decide by 1/5/2021. 12 days of statutory time to decide has been applied per the Governor's Executive Order.) (Maximum extension to decide available to 3/11/2021.) (78 additional days of statutory time is still available per the Governor's Executive Order.)*
10. **DISCUSSION ITEMS:**
11. **DECISION ITEMS:**
12. **APPROVAL OF MINUTES:**
13. **OTHER:**
 - a. Executive Session on pending litigation or personnel matters.
 - b. Other items as may properly come before the Commission.

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

Shirley and Hoacai Wen; application PLPZ 2020 00184, for a Final Coastal Site Plan and Special Permit, to demolish an existing single family residence of approximately 5,500 sq. ft. as well as an in ground swimming pool and related site improvements to construct a new residence, with an indoor pool, and related site improvements and proposed to have a volume of approximately 193,498 cubic feet, exceeding the 150,000 sq. ft. building volume threshold of Sec. 6-101(a) of the Town of Greenwich Building Zone regulations, requiring a Special Permit. The subject parcel is a 1.89-acres parcel (to mean high water and less excluded right-of-way) located at **2 Vista Drive**, in the R-20 zone. *(Staff: JP) (Must open by 1/31/2021.) (90-day extension to open applied per Governor's Executive Order. 65 days of extension time has been applied. Maximum extension to open available to 2/5/2020)*

Foundation House LLC.; application PLPZ 2020 00311, for a Final Site Plan and Special Permit, to establish a "center for learning", retaining the existing mansion and outbuildings, the construction of a new conference center "event barn" and a designated overflow parking area on an existing field for 140 vehicles on the site on a 75.72-acres parcel located at **124 Old Mill Road** in the RA-4 Zone. *(Staff: PL) (Must close by 1/20/2021.) (Extension to close to 1/20/2021 applied per Executive Order. Maximum extension to open available to 3/25/2021.) (89 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 12/15/2020 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))*

Sherry L. Delany; application PLPZ 2020 00313, for a Preliminary Subdivision, for a two (2) lot subdivision where Lot A would be 32,533 sq. ft. and Lot B would be 20,005 sq. ft. but does not meet the minimum lot shape of a circle with a diameter of 100 feet and a conservation easement of 7,880 sq. ft. (equal to 15% of the total parcel). The subject parcel is a 1.206-acres parcel located at **1 Meadow Wood Drive** in the R-20 Zone. *(Staff: BD) (Must decide by 1/20/2021.) (Extension to decide applied per Executive Order. Maximum Extension to decide available to 2/25/2020. 83 additional days of statutory time is available per the Governor's Executive Order.)*

Cardinal Stadium - TOG BOE - Phase 1B; application PLPZ 2020 00321, for a Municipal Improvement, for Cardinal Stadium Phase 1B to make a major redesign of public real property or public buildings, to include a ticket booth, parking area, pedestrian plaza and landscaping on a 54.75-acre parcel located at **10 Hillside Road** in the R-20 Zone. *(Staff: KD) (Must act by 2/2/2021.) (May defer up to 5/3/2021. 90 additional days of statutory time is still available per the Governor's Executive Order.)*

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Catherine (Cassie) Palmer; application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 1/21/2021) (Maximum extension to decide available to 3/27/2021). (90 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

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To view the pre-application materials and presentation provided by the applicant, please click [here](#).

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To view the Staff Report for the second extension, please click [here](#).

3. **Salvatore & Schimenti Trust – Glenn Angiolillo, Trustee;** application PLPZ 2020 00285, for a Final Site Plan, to install concrete islands, for a contactless payment system and gate for an existing on-site car wash on a 1.506-acre parcel located at **1429 East Putnam Avenue** in the GB Zone. (Staff: BD) (**Must decide by 1/5/2021.**) (Extension to decide applied to 1/5/2021 per Executive Order. Maximum extension to decide available to 2/27/2021.) (78 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 11/17/2020 and 12/15/2020 Meetings.) (Seated: Alban, Macri, Levy, Lowe (for Fox) Hardman.)
To view the Staff Report, and application materials provided, please click [here](#).
To view two (2) videos the applicant provided, please click [here](#) and [here](#).

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