

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 2-17-2021.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>  
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By Telephone: (646) 518-9805  
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## FEBRUARY 17, 2021

### TENTATIVE AGENDA

#### REGULAR MEETING 5:00 PM

#### 1. DISCUSSION ITEMS:

- a. **North State Real Estate LLC.**; application PLPZ 2021 00005, for a Pre-Application Review, for interior renovations to convert existing office space to a personal service establishment (hair salon) as well as converting an existing second floor, two-bedroom apartment, to a one-bedroom apartment in the Unit 1 building located at **779, 781, 783 North Street** in the RA-4 Zone.
- b. **Streetworks Development, LLC**; application PLPZ 2021 00039 for a Pre-Application Review, for a Pre-Application Review, for the conversion of the former retail use to new, mixed, commercial uses within the existing building at **257-265 Greenwich Avenue** in the CGBR Zone.

2. **Jeffrey F. & Nicole Goldberger and Aarti & Sarin Mathur;** application PLPZ 2021 00003, for a Final Re-Subdivision, to make an equal area exchange of 539 square feet of lot area from Lot 2R (22 Hillcrest Lane) to Lot 1R (269 Palmer Hill Road) located at **269 Palmer Hill Road** and **22 Hillcrest Lane** in the RA-1 Zone. (Staff: JP) (Must decide by 3/7/2021.) (Maximum Extension to decide available to 5/6/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.)
3. **Heath Koch;** application PLPZ 2020 00377, for a Final Coastal Site Plan, to demolish existing residence and construct new single-family dwelling, accessory building, pool, patio areas, new driveway, new dock, and related site improvements on a 22,147 sq. ft. (to mean high water) parcel located at **10 South Crossway** in the R-20 and COZ Zones. (Staff: MA) (Must decide by 3/11/2021.) (Maximum Extension to decide available to 5/15/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.)

### **PUBLIC HEARING**

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

4. **Foundation House LLC.;** application PLPZ 2021 00026, for a Final Re-Subdivision, to transfer approximately 4 acres from Lot 1 to Lot 2 of the parcels which make up the address at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (Must decide by 3/28/2021.) (Maximum Extension to decide available to 5/27/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.)
5. **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-acre parcel located at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (Must close by 2/18/2021.) (Extension to close to 2/18/2021 applied per Executive Order. Maximum extension to open available to 3/25/2021.) (60 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))
6. **SBP Dublin Hill, LLC;** application PLPZ 2021 00017, for a for a Final Site Plan and Special Permit, to construct a new residence with related site improvements the result of which would exceed the 150,000 cubic-foot building volume threshold requiring a special permit per Sec. 6-100 of the Town of Greenwich Building Zone Regulations on a 3.0059-acre property located at **50 Dublin Hill Drive** in the RA- Zone. (Staff: BD) (Must open by 4/8/2021.) (Maximum extension to open available to 6/12/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

7. **DISCUSSION ITEMS:**

8. **DECISION ITEMS:**

**9. APPROVAL OF MINUTES:**

**10. 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:**

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**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 close by 3/2/2021.) (Maximum extension to close available to 5/6/2021.) (57 additional days of statutory time is still available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

**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 2/3/2021. 29 days of statutory time to decide has been applied per the Governor's Executive Order) (Maximum extension to decide available to 3/11/2021.) (49 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

**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 2/3/2021. 29 days of statutory time to decide has been applied per the Governor's Executive Order) (Maximum extension to decide available to 3/11/2021.) (49 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

**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 2/3/2021. 29 days of statutory time to decide has been applied per the Governor's Executive Order) (Maximum extension to decide available to 3/11/2021.) (49 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and 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 3/2/2021.) (Extension to decide applied per Executive Order. Maximum Extension to decide available to 5/1/2021. 42 additional days of statutory time is available per the Governor's Executive Order.)

**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 3/2/2021) (Extension to decide to 3/2/2021 applied per Executive Order. Maximum extension to decide available to 5/6/2021). (50 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))

**Sherwood Avenue, LLC.;** application PLPZ 2020 00343, for a Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,000 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 3/2/2021.) (Maximum extension to open available to 5/6/2021.) (64 additional days of statutory time is still available per the Governor's Executive Order.)

**Caliza 11, LLC.;** application PLPZ 2020 00360, for a Final Site Plan and Special Permit, to construct 491 sq. ft. pool house addition, the result of which would further exceed 150,000 cubic feet in building volume, requiring a special permit, and related site improvements on a 3.037-acres parcel located at **11 Round Hill Club Road** in the RA-2 Zone. (Staff: JP) (Must open by 3/2/2021. Extension to open granted to 3/2/2021.) (Maximum extension to open available to 5/6/2021). (78 additional days of statutory time is still available per the Governor's Executive Order.)

**Collins 53 Forest LLC.;** application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to construct a new curb cut, driveway, five (5) new visitor parking spaces and associated site improvements such as drainage, landscaping, and signage for an existing office building, on a 1.996-acre parcel located at **53 Forest Avenue** in the GB-IND-RE Zone. (Staff: PL) (Must close by 3/9/2021) (Maximum extension to close available to 5/13/2021). (90 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 2/2/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

***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](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.***