

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 3-30-2021.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 3-30-2021.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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(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

MARCH 30, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **47 Arch Street, LLC**; application PLPZ 2021 00082, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, to discuss a potential to change of use for an existing retail food establishment to a restaurant use and increase the proposed seating from 12 seats to 22 seats at **47 Arch Street** in the CGB Zone.
- b. **240 GA, LLC**; application PLPZ 2021 00043, 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 contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.

2. **NEIP Real Estate, owner; Dennis Lake, applicant for La Taqueria;** application PLPZ 2021 00090, for a Final Site Plan, for a new seasonal outdoor dining approval, for three (3) tables within an “node” in front of the business located at **10 Greenwich Avenue** in the CGBR and CGIO Zones. (Staff: BD) (Must decide by 6/3/2021.) (Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor’s Executive Order.)
3. **Church Sherwood, LLC, owner; Townhouse Greenwich, LLC, applicant;** application PLPZ 2021 00095, for a Final Site Plan, for a new seasonal outdoor dining approval for outdoor patio and alley eating area located at **35 Church Street, Greenwich**, in the CGBR and CGIO Zones. (Staff: PL) (Must decide by 6/3/2021.) (Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor’s Executive Order.)
4. **Derron & Marion Slonecker and Peter & Lorraine Kelly;** application PLPZ 2021 00049, for a Final Re-Subdivision, to make an equal area exchange of 2,222.3 square feet between parcels located at **12 Hillcrest Lane** and **1 Old Farm Lane** in the RA-1 Zone. (Staff: BD) (Must decide by 4/17/2021.) (Maximum extension to decide available to 6/16/2021. 90 additional days of statutory time is available per the Governor’s Executive Order.) (Continued from the 3/16/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)
5. **John & Kelli Lannamann;** application PLPZ 2021 00038, for a Final Coastal Site Plan, to construct a new 4,482.3 sf single-family dwelling, driveway and related site improvements within 100-feet of a coastal resource on a .07-acre parcel located at **0 Perkely Lane** in the R-12 and COZ Zones. (Staff: BD) (Must decide by 4/23/2021.) (Maximum extension to decide available to 6/27/2021. 90 additional days of statutory time is available per the Governor’s Executive Order.)

PUBLIC HEARING

(To commence after the above items are heard)

6. **Collins 53 Forest LLC.;** application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to construct a new curb cut, driveway, and front entrance stairs 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 3/30/2021**) (Maximum extension to close available to 6/3/2021). (69 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.)
7. **97 E. Elm Properties, LLC.;** application PLPZ 2021 00050, for a Final Site Plan and Special Permit, to remove existing house and garage and replace it with a two-family residential building and a common driveway with 99 East Elm Street on a 0.229-acre parcel located at **97 East Elm Street** in the R-6 Zone. (Staff: MA) (Must open by 4/23/2021.) (Maximum extension to open available to 6/27/2021. 90 additional days of statutory time is available per the Governor’s Executive Order.)
8. **99 E. Elm Properties, LLC.;** application PLPZ 2021 00051, for a Final Site Plan and Special Permit, to remove existing house and garage and replace it with a two-family residential building and a common driveway with 97 East Elm Street on a 0.217-acre parcel located at **99 East Elm Street** in the R-6 Zone. (Staff: MA) (Must open by 4/23/2021.) (Maximum extension to open available to 6/27/2021. 90 additional days of statutory time is available per the Governor’s Executive Order.)

9. **Heidenreich Family Trust**; application PLPZ 2021 00072, for a Final Site Plan and Special Permit, to construct 625 sq. ft. pool house the result of which would further exceed the building volume of the property, above 150,000 cubic feet, requiring a special permit on a 4.2-acres parcel located at **28 Meeting House Road** in the RA-4 Zone. (Staff: MA) (Must open by 5/20/2021.) (Maximum extension to open available to 7/24/2021. 90 additional days of statutory time is available per the Governor's Executive Order.)

10. **DECISION ITEMS:**

11. **APPROVAL OF MINUTES:**

12. **OTHER:**

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

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 66,675 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 3/30/2021.) (Maximum extension to close available to 6/3/2021.) (29 additional days of statutory time is still available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting. Left open at the 3/2/2021 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 3/24/2021.) (Maximum extension to decide available to 5/28/2021.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (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 3/24/2021.) (Maximum extension to decide available to 5/28/2021.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (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 3/24/2021.) (Maximum extension to decide available to 5/28/2021.) (0 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 and 3/2/2021 Meetings.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

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 3/30/2021) (Extension to decide to 3/30/2021 applied per Executive Order. Maximum extension to decide available to 6/3/2021). (32 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 150,00 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-acre parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 4/27/2021.) (Maximum extension to open available to 7/1/2021.) (9 additional days of statutory time is still available per the Governor's Executive Order.)

Paradigm 44-48 West Putnam Ave LLC.; application PLPZ 2021 00048, for a Final Site Plan and Special Permit, to create 14 residential units and a third floor, with 16 parking spaces on the second floor, to be accessed by a dedicated car lift, and within the existing building on a 1.271-acre parcel located at **44-48 West Putnam Avenue** in the CGBR and CGIO Zones. (Staff: PL) (Must close by 4/20/2021.) (Maximum extension to close available to 6/24/2021. 90 additional days of statutory time available per the Governor's Executive Order.) (Left open at the 3/16/2021 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

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 4/13/2021.) (Maximum Extension to decide available to 6/12/2021.) (84 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 2/17/2021, and 3/16/2021 meetings.) (Seated: Alban, Macri, Levy, Hardman, and Yeskey.)

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 4/13/2021.) (Extension to close to 4/13/2021 applied per Executive Order. Maximum extension to open available to 6/17/2021.) (6 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 12/15/2020, 2/17/2021 and 3/16/2021 meetings.) (Seated on 12/15/2020: Alban, Macri, Levy, Hardman, and Goss (for Yeskey)) (Seated at the 2/17/2021 and 3/16/2021 meetings: 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 as soon as possible in advance of the event.

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To view the application materials, please click [here](#).

To view the presentation materials, please click [here](#).

To view public comment on the application, please click [here](#).

- b. **240 GA, LLC**; application PLPZ 2021 00043, 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 contemplated future applications to the Commission for site plan, special permit, and, if necessary, amendments to the Regulations for the construction of a multi-family residential building on the western side of the property with a parking garage located at **240 Greenwich Avenue** in the CGBR, CGB and CGIO Zones.

Application PLPZ 2021 00043 has been postponed.

2. **NEIP Real Estate, owner; Dennis Lake, applicant for La Taqueria**; application PLPZ 2021 00090, for a Final Site Plan, for a new seasonal outdoor dining approval, for three (4) tables within an “node” in front of the business located at **10 Greenwich Avenue** in the CGBR and CGIO Zones. (Staff: BD) (Must decide by 6/3/2021.) (Maximum extension to decide available to 8/7/2021. 90 additional days of statutory time is available per the Governor’s Executive Order.)
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Application PLPZ 2020 00364 has been postponed. Extension granted.

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