

1. Tentative Agenda

Documents:

[TENTATIVE AGENDA 5-11-2021.PDF](#)

2. Final Agenda

Documents:

[FINAL AGENDA 5-11-2021.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

MAY 11, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **Renamba Greenwich, LLC.**; application PLPZ 2021 00172, 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 an amendment to the Building Zone Regulations to create a new Managed Residential Community Overlay Zone and to provide preliminary feedback on a proposed assisted living development to be located at **0 Old Track Road** at the southern terminus of Old Track Road in the GB Zone.
- b. **Greenwich Woods Realty LLC**; application PLPZ 2021 00132, 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 conversion of the existing skilled nursing facility into an assisted living facility located at **1165 King Street** in the RA-4 Zone.

2. **Greenwich Audubon Center;** application PLPZ 2021 00148, for a Final Site Plan, for an outdoor tent (a temporary structure) for holding repeat events to be installed in May 2021 and to be removed in late fall 2021 on a 273+/- acres parcel located at **613 Riversville Road** in the RA-4 Zone. (Staff: PL)) (Must decide by 7/1/2021) (Maximum extension available to 9/4/2021) (90 additional days of statutory time is available per the Governor's Executive Order.)

PUBLIC HEARING

(To commence after the above items are heard)

3. **Town of Greenwich - Planning and Zoning;** application PLPZ 2021 00173, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-110, "USE REGULATIONS AND SPECIAL REQUIREMENTS FOR DWELLING UNITS PERMITTED IN THE BUSINESS ZONES" of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment will be made available with the final agenda and per the requirements of the Governor's executive orders. (Staff: KD)
4. **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 close by 5/11/2021.**) (Maximum extension to close available to 7/8/2021.) (86 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 3/30/2021 Meeting, continued at the 4/27/2021 Meeting.) (Seated on 3/30/2021: Alban, Macri, Levy, Hardman, and Yeskey.) (Seated on 4/27/2021: Alban, Macri, Barolak (for Levy), Goss (for Hardman), and Yeskey.)
5. **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 close by 5/11/2021.**) (Maximum extension to close available to 7/8/2021.) (86 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 3/30/2021 Meeting, continued at the 4/27/2021 Meeting.) (Seated on 3/30/2021: Alban, Macri, Levy, Hardman, and Yeskey.) (Seated on 4/27/2021: Alban, Macri, Barolak (for Levy), Goss (for Hardman), and Yeskey.)

6. **Collins 53 Forest LLC.;** application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to eliminate an existing traffic circle and construct a new curb cut, driveway, demolition and replacement of the front entrance stairs, the relocation of 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 5/11/2021**) (Maximum extension to close available to 7/15/2021). (27 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. **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 5/11/2021.**) (Maximum extension to close available to 7/15/2021.) (69 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.)
8. **Greenwich Hospital;** application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (**Must open by 6/3/2021**) (Maximum extension to open available to 8/7/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)
9. **Greenwich Hospital;** application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94.869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (**Must open by 6/3/2021**) (Maximum extension to open available to 8/7/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)
10. **Greenwich Hospital;** application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). (Staff: KD) (**Must open by 6/3/2021**) (Maximum extension to open available to 8/7/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

11. **DECISION ITEMS:**
12. **APPROVAL OF MINUTES:**
13. **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 6/17/2021.) (Maximum extension to close granted.) (15 additional days of statutory time 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 5/28/2021.) (Maximum extension to decide granted.) (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 5/28/2021.) (Maximum extension to decide granted.) (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 5/28/2021.) (Maximum extension to decide granted.) (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 6/17/2021) (Extension to decide to 6/17/2021 applied per Executive Order. Maximum extension to decide available to 6/25/2021 using 8 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-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open

by 5/25/2021.) (Maximum extension to open available to 6/9/2021.) (35 additional days of statutory time is still available per the Governor's Executive Order.)

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.

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 5/25/2021.) (Maximum extension to decide available to 7/24/2021.) (52 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Timothy K. Saunders, Jr.; application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at **249 Valley Road** in the R-12 zone and AE and X Flood Zones. (Staff: BD) (Must decide by 5/25/2021.) (Maximum extension to decide available to 7/24/2021) (69 additional days of statutory time is available per the Governor's Executive Order.)

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 5/20/2021.) (Maximum extension to open available to 7/24/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

Xiaokui Qin & Hui Wen; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 5/25/2021.) (Maximum Extension to decide available to 7/24/2021.) (80 additional days of statutory time is available per the Governor's Executive Order.)

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.) (Continued at the 3/30/2021 Meeting.)

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.

START: _____
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MAY 11, 2021

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

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

PUBLIC HEARING

(To commence after the above items are heard)

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

To view the draft text amendment, please click [here](#).

4. **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 close by 5/11/2021.**) (Maximum extension to close available to 7/8/2021.) (86 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 3/30/2021 Meeting, continued at the 4/27/2021 Meeting.) (Seated on 3/30/2021: Alban, Macri, Levy, Hardman, and Yeskey.) (Seated on 4/27/2021: Alban, Macri, Barolak (for Levy), Goss (for Hardman), and Yeskey.)

To view the application materials and updated staff report, please click [here](#).

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

5. **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 close by 5/11/2021.**) (Maximum extension to close available to 7/8/2021.) (86 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 3/30/2021 Meeting, continued at the 4/27/2021 Meeting.) (Seated on 3/30/2021: Alban, Macri, Levy, Hardman, and Yeskey.) (Seated on 4/27/2021: Alban, Macri, Barolak (for Levy), Goss (for Hardman), and Yeskey.)

To view the application materials and updated staff report, please click [here](#).

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6. **Collins 53 Forest LLC.**; application PLPZ 2020 00364, for a Final Site Plan and Special Permit, to eliminate an existing traffic circle and construct a new curb cut, driveway, demolition and replacement of the front entrance stairs, the relocation of 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 5/11/2021**) (Maximum extension to close available to 7/15/2021). (27 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.)

To view the application materials and updated staff report, please click [here](#).

7. **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 5/11/2021.**) (Maximum extension to close available to 7/15/2021.) (69 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.)

Application PLPZ 2021 00048 has been Postponed by Applicant.

8. **Greenwich Hospital**; application PLPZ 2021 00103, for a Zoning Text Amendment, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (**Must open by 6/3/2021**) (Maximum extension to open available to 8/7/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

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To view the proposed zoning text amendment, please click [here](#).

9. **Greenwich Hospital**; application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94,869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (**Must open by 6/3/2021**) (Maximum extension to open available to 8/7/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

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To view Conservation comments received after staff report posting, please click [here](#).

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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.

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 5/25/2021.) (Maximum extension to decide available to 7/24/2021.) (52 additional days of statutory time is available per the Governor's Executive Order.) (Continued from the 3/16/2021 Meeting. Postponed at the 3/30/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)

Timothy K. Saunders, Jr.; application PLPZ 2021 00075, for a Final Subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. with 673 sq. ft. conservation easement and Parcel B would be 12,100 sq. ft. with 2,250 sq. ft. conservation easement and a 1,000 sq. ft. open space parcel on a property at **249 Valley Road** in the R-12 zone and AE and X Flood Zones. (Staff: BD) (Must decide by 5/25/2021.) (Maximum extension to decide available to 7/24/2021) (69 additional days of statutory time is available per the Governor's Executive Order.)

Jonathan & Acko Sangha Horton; application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 5/20/2021.) (Maximum extension to open available to 7/24/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

Xiaokui Qin & Hui Wen; application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 5/25/2021.) (Maximum Extension to decide available to 7/24/2021.) (80 additional days of statutory time is available per the Governor's Executive Order.)

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.) (Continued at the 3/30/2021 Meeting.)*

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.