1. Final Agenda
   Documents:

   FINAL - 06-16-2020.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:
https://greenwichct.zoom.us/j/91490207380?pwd=eFUrddhOdhRUUVzU3Y2dlVnbHZTQT09
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JUNE 16, 2020

FINAL AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:
   a. 7 Finney Knoll, Lot #4 – 10’ wide Planting Strip; Revision to current approved planting plan dated 2/15/2006 by Studer Design Associates for the 10-foot-wide planting strip, approved as part of Final Subdivision # 1689, with the proposed landscape design by Troy’s Garden Nurseries, “Landscape Plan, Revision No. 5” dated 4/24/2020 and proposed drainage solution by Rocco V. D’Andrea, Inc. as noted on the Improvement Location Survey (ILS) dated 4/22/2020.

   To view Staff Report, and application materials provided, please click here.

2. Greenwich Ave Properties, LLC; application PLPZ 2020 00054, for a Final Site Plan to change the use of a second floor apartment to a Personal Service Establishment (Hair Salon) on a 5,300 sq. ft. parcel located at 12 West Putnam Avenue in the CGBR and CGIO zones. (Staff: PL) (Must decide by 8/12/2020 per the Governor’s Executive Order. Maximum extension to decide available to 10/16/2020)

   To view Staff Report, and application materials provided, please click here.
3. Laura Christy, Limited, Dieter E. & Rosemarie Hauser TR c/o Thomas A. Monas; application PLPZ 2020 00017, for a Final Site Plan to create a seasonal outdoor dining use with 24 seats at its existing restaurant (Valbellas!!) on a 24,852 sq. ft. parcel located at 1309 East Putnam Avenue in the LB zone. (Staff: BD) (Left open at the 1/7/2020 meeting.) (Must decide by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to decide available to 9/18/2020.)
   To view Staff Report, and application materials provided, please click here. To view the visuals to be presented, please click here.

4. Greenwich Board of Education; application PLPZ 2020 00104 for Municipal Improvement, for proposed “Phase 1” improvements to Greenwich High School Cardinal Stadium Bleacher Project, pursuant to Sec. 6-99(a)(2) of the Town of Greenwich Charter, regarding property located at Greenwich High School, 10 Hillside Road in the RA-1 and R-20 zones. (Staff: KD.) (Must act by 7/23/2020. May defer, up to an additional 90 days, or 10/21/2020.) (Continued from the 5/19/2020 Meeting.) (Seated: Alban, Macri, Levy, Fox and Hardman.)
   To view Staff Report, and application materials provided, please click here. To view the visuals to be presented, please click here.

   PUBLIC HEARING
   (To commence after item #4 is heard)

5. Greenwich Board of Education; application PLPZ 2020 00105, for Final Site Plan and Special Permit, for “Phase 1” of the Cardinal Stadium Bleachers Project to: replace the home side bleachers and press box with elevator access; construct buildings under the bleachers to provide a home team room; public toilet rooms and support spaces. Site improvements to include: upgrading the access drive to the bleacher area for delivery; food trucks; emergency access; an improved driveway from East Putnam Ave. to a new parking area that contains new ADA parking spaces; a new ticket kiosk; and replacement of the lighting fixtures on the current poles located at Greenwich High School, 10 Hillside Road in the RA-1 and R-20 zones. (Staff: KD.) (Must close by 6/23/2020, or by 9/21/2020 per the Governor’s Executive Order.) (Maximum extension to close available to 11/25/2020.) (Opened at the 5/192020 meeting.) (Seated: Alban, Macri, Levy, Fox and Hardman.)
   To view Staff Report, and application materials provided, please click here. To view the visuals to be presented, please click here.
6. **Greenwich Board of Education**; application PLPZ 2020 00127 for a Zoning Map Amendment to place the whole property in the R-20 zone to permit the improvement of the High School’s stadium facilities and construction of the new lavatory facilities, team rooms, concession stand, and ticket kiosk as outlined in the associated Municipal Improvement, site plan, and special permit applications; PLPZ 2020 00104 and PLPZ 2020 105 respectively, on a 54.87-acres property located at Greenwich High School, 10 Hillside Road in the RA-1 and R-20 zones. *(Staff: KD) (Must open by 8/6/2020)* *(Maximum extension to open available to 10/10/2020. 90 additional day of extension available per the Governor’s Executive order.)*
   To view Staff Report, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

7. **Mitchel and Lisa Scher**; application PLPZ 2020 00059 for a Final Site Plan and Special Permit to construct a new single family dwelling, pool house, pool and residential site improvements, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 7.9877-acre property located at 214 Clapboard Ridge Road in the RA-2 zone. *(Staff: BD) (Must open by 8/12/2020 per the Governor’s Executive Order.)* *(Maximum extension to open available to 10/16/2020.)*
   To view Staff Reports, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

8. **David and Victoria Yolen**; application PLPZ 2020 00027, for a Zoning Text Amendment, to amend Section 6-103.1 of the Town of Greenwich Building Zone Regulations to allow group fitness centers, with classes not to exceed ten (10) participants, to be exempt from the parking requirements, prescribed by Section 6-158, in buildings containing less than 15,000 sq. ft. of floor area when located between the front and rear building lines in the CGBR and CGIO zones. *(Staff: MA) (Must open by 7/15/2020 per the Governor’s Executive Order.)* *(Maximum extension to open available to 9/18/2020.)*
   To view Staff Reports, and application materials provided, please click [here](#).

9. **DECISION ITEMS:**

10. **APPROVAL OF MINUTES:**

11. **OTHER:**
   a. Executive Session on pending litigation or personnel matters.
   b. Other items as may properly come before the Commission.
APPLICATIONS HEARD PREVIOUSLY
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

500 WPA, LLC, and Putnam 600 Acquisition LLC; applications , PLPZ 2019 00445 and PLPZ 2019 00446, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain. The applications are subject, but not limited, to Sections 6-13 through 6-15, 6-17, 6-101, 6-105, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 7/10/2020 per Governor’s Executive Order.) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))

585 West Putnam, LLC and Putnam 600 Acquisition, LLC; applications PLPZ 2019 00452 and PLPZ 2019 00453, for a final site plan and special permit, to merge the parcel at 581 and 585 West Putnam Avenue, demolish all buildings and site improvements on the 581 Parcel and construct a new 67,074 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 per Sections 6-13 through 6-15, 6-17, 6-106, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 7/24/2020 per Governor’s Executive Order.) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))

Greenwich Country Day School, Inc.; applications PLPZ 2019 00503 and PLPZ 2019 00504, for a final site plan and special permit to permit building and site plan improvements to accommodate renovations to Greenwich Country Day School's athletic fields, including: upgrading existing grass athletic fields to synthetic turf; construction of a field house with spectator seating; installation of a new storage building; site improvements including driveway, parking, and landscape modifications' and improvements to Cardinal Road, as authorized by The Greenwich Skating Club, Incorporated, which, along with GCDS, owns said road pursuant to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-94(a)(S), 6-101(a), 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations, on a 41.5-acres property located at 23 and 47 Fairfield Road in the RA-1 zone. (Staff: JP) (Must close by 8/5/2020) (Maximum extension to close with Executive Order has been applied.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)).
Greenwich Hospital; Pre-application review, PLPZ 2020 00012, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital’s Smilow Cancer Center, to be located at 16-38 Lake Avenue and 54-64 Lafayette Place. (Discussed at the 2/25/2020 meeting. Will be discussed at a future meeting.)

Christ Episcopal Church; application PLPZ202000082 for Final Site Plan and Special Permit to construct additions, totaling 627 sq. ft., on the second floor of the church building, to accommodate interior updates for a new organ and quire enclosure, on a 5.16-acre property located at 254 East Putnam Avenue in the R-20 zone. (Staff: MA) (Must close by 6/23/2020, or by 9/21/2020 per the Governor’s Executive Order.) (Maximum extension to close available to 11/25/2020.) (Opened at the 5/19/2020 meeting.) (Seated: Alban, Macri, Levy, Fox and Hardman.)

LMB Dublin Hill LLC, applications PLPZ 2019 00511 and PLPZ 2019 00512, for a final site plan and special permit, to construct a new single family dwelling the result of which would exceed 150,000 cubic feet in volume, requiring a special permit per Sec. 6-101(a) and related site improvements on a 4.35-acres property located at 42 Dublin Hill Drive in the RA-2 zone. (Staff: BD) (Must open by 8/14/2020 by extensions granted and per the Governor’s Executive Order.) (Maximum extension to open has been provided.)

Julio A. Quinde Astudillo & Olga Quinde; application PLPZ 2020 00053, for a Final Site Plan and Special Permit, to convert a single-family dwelling to a two-family dwelling, including only interior alterations to the existing residence, on a 4,586 sq. ft. property located at 36 Pemberwick Road in the R-6 Zone. (Staff: JP.) (Postponed at the 5/19/2020 Meeting.) (Must open by 8/12/2020 per the Governor’s Executive Order.) (Maximum extension to open available to 10/16/2020.)

Round Hill Volunteer Fire Company, Inc.; applications PLPZ 2020 00067, for a Final Site Plan and Special Permit, to renovate and construct a 1,311.57 sq. ft. addition to the existing firehouse, restriping the existing parking are to include 17 parking spaces and 1 new ADA space, expanding the existing club use, requiring and special permit, on a 30,644 sq. ft. property located at 166 Old Mill Road in the RA-4 zone. (Staff: PL) (Opened at the 5/19/2020 Meeting.) (Must close by 6/23/2020.) (Maximum extension to close available to 8/27/2020. 85 days of addition extension time still remains per the Governor’s Executive Order.)

21 Calhoun Drive, LLC.; application PLPZ 2019 00474, for a zoning map amendment, to re-zone 21 Calhoun Drive from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). Remove the detached garage and construct a new, second, single family dwelling between the existing dwelling and Calhoun Drive on a 1.8-acre property located at 21 Calhoun Drive in the RA-1 zone. (Staff: PL) (Left open at the 1/7/2020, 3/10/2020, and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)
21 Calhoun Drive, LLC.; applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to rezone property to RA-1-HO. Remove the detached garage and construct a new, second, single family dwelling between the existing dwelling and Calhoun Drive on a 1.8-acre property located at 21 Calhoun Drive in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) (Staff: PL) (Left open at the 1/7/2020, 3/10/2020, and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

Meadowlark Manor LLC, application PLPZ 2020 00100 for a Final Site Plan and Special Permit to maintain a baseball field as a recreational area on a residential property requiring a special permit per Section 6-94(a)(2) of the Town of Greenwich Building Zone Regulations on a 4.6817-acre property located at 56 Clapboard Ridge Road in the RA-2 zone. (Staff: BD) (Left open at the 6/2/2020 Meeting.) (Must close by 7/7/2020.) (Maximum extension to close available to 9/10/2020. 90 days of statutory timeline may still be applied by the Governor’s Executive Order.) Seated: Alban, Macri, Levy, Fox, and Hardman.

Dunwoodie, LLC.; application PLPZ 2019 00468, for a zoning map amendment, to re-zone 102 through 118 Sheephill Road from the R-12 to the R-12-HO zone (as shown on a rezoning map on file in the Town Clerk’s Office) (Staff: PL) (Left open at the 1/7/2020 and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

Dunwoodie, LLC.; applications PLPZ 2019 00466 and PLPZ 2019 00467, for a preliminary site plan and special permit, to create a campus and rezone property from R-12 to R-12-HO. The combined lot area of the subject action would equal 96,780 sq. ft. of property and located at 102 through 118 Sheephill Road in the R-12 zone. (Staff: PL) (Left open at the 1/7/2020 and 6/22/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

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 alan.barry@greenwichct.org as soon as possible in advance of the event.