1. Tentative Agenda

   Documents:

   TENTATIVE AGENDA 10-6-2020.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/97239748902?pwd=Y2ZWBHZqTkFqQ1RGUUg2bHJvaGU5QT09
Password: 0518864

Or you may listen, and/or participate in this meeting by calling the following:
By Telephone: US: +1 646 518 9805
877 853 5257 (Toll Free)
888 475 4499 (Toll Free)
833 548 0276 (Toll Free)
833 548 0282 (Toll Free)
Webinar ID: 972 3974 8902
Password: 0518864

OCTOBER 6, 2020

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:
   a. Renamba Greenwich LLC; Pre-application review, PLPZ 2020 00177, pursuant to Connecticut General Statutes 7-159 b, to receive comments on suggested modifications to a proposed Assisted Living Facility ("ALF") Regulation and ALF Development Project at 0 Old Track Road, a 2.5344-acres parcel of land at the southern terminus of Old Track Road.

2. 75 Holly Hill LLC; application PLPZ 2020 00260, for a Final Site Plan, to construct a 40-foot sidewalk extension along north face of building in order to provide a second means of egress on a 4.4697-acres parcel located at 75 Holly Hill Lane in the GBO Zone. (Staff: MA) (Must decide by 11/26/2020.) (Maximum extension to decide available to 1/30/2021. 90 additional days of statutory time available per the Governor’s Executive Order.)

3. Town of Greenwich - East Greenwich Civic Center; application PLPZ 2020 00258, for a Municipal Improvement, for a demolition and reconstruction of East Greenwich Civic Center on a 14.3-acre parcel located at 90 Harding Road in the R-7 Zone. (Staff: KD) (Must act by 11/15/2020. May defer up to 2/13/2021.)
PUBLIC HEARING
(To commence after item #3 is heard)

4. Town of Greenwich - East Greenwich Civic Center; application PLPZ 2020 00257, for a Preliminary Site Plan and Special Permit, for demolition and reconstruction of the East Greenwich Civic Center with a new single story 35,482 sq. ft. building to contain: a new gymnasium, multi-use event space, activity rooms with flexible partitions, storage areas, vending and lounge area, restrooms, exterior restrooms to support field activities, new administrative offices, interior waiting area, and office space to be leased by the OGRCC. Exterior changes would include; new parking areas to the south of the building, new loading dock, new vehicle pick up and drop off lane in front of the building and reconfiguration of existing surface parking, and related site and stormwater management improvements on a 14.3-acre parcel located at 90 Harding Road in the R-7 Zone. (Staff: KD) (Must open by 11/26/2020.) (Maximum extension to open available to 1/30/2021. 90 additional days of statutory time available per the Governor’s Executive Order.)

5. 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 11/7/2020.) (Maximum extension to open applied per Governor’s Executive Order.)

6. Joel P. Berger et. Al; application PLPZ 2020 00246, for a Final Site Plan and Special Permit, to change the use of an existing 300 square feet of retail space to a restaurant use, and connect and expand the existing Bella Nonna Restaurant on a 1.09-acre parcel located at 280 Railroad Avenue in the GB Zone. (Staff: JP) (Must open by 11/13/2020.) (Maximum extension to open available to 1/17/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.)

7. Miller Partners 321, LLC; application PLPZ 2020 00232, for Final Site Plan and Special Permit, to make an addition to the rear of the existing building for the installation of a rear stairway, elevator and lobby, reconfiguring the parking area, on a parcel is ???? located at 321 West Putnam Avenue in the GB zone. (Staff: PL) (Must open by 11/13/2020.) (Maximum extension to open available to 1/17/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.)

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:

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.)*

97 East Elm Street, LLC; application PLPZ 2020 00087, for Final Site Plan and Special Permit, to remove the existing house and garage and construct a new two-family residential building and share a common driveway with the adjoining property to the east at 99 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,756 sq. ft. property located at 97 East Elm Street in the R-6 Zone. *(Staff: MA.) (Must close by 10/27/2020.) (Maximum extension to close available to 12/4/2020 per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)*

99 East Elm Street, LLC; application PLPZ 2020 00088, for Final Site Plan and Special Permit, to remove the existing dwelling and construct a new two-family residential building and share a common driveway with the adjoining property to the west at 97 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,281 sq. ft. property located at 99 East Elm Street in the R-6 Zone. *(Staff: MA.) (Must close by 10/27/2020.) (Maximum extension to close available to 12/4/2020 per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)*

Marival, LLC; application PLPZ 2020 00112, for a Final Subdivision to subdivide the existing 1.18-acre lot into three lots, where Lot 1 will contain 13,621 sq. ft., Lot 2 will contain 13,001 sq. ft. and Lot 3 will contain 17,137 sq. ft. of which 2194 is located within the accessway and an Open Space parcel of 7800 sq. ft. on a property located at 20 Cognewaugh Road in the R-12 zone. *(Staff: MA) (Must decide by 12/10/2020 per Governor’s Executive Order.) (Maximum extension to decide granted.)*

Terry A. Tattar; application PLPZ 2020 00205, for Final Coastal Site Plan and Special Permit, to construct a new two-family home, on a parcel less than 7,500 sq. ft. associated site improvements including drives, retaining walls, patios and walkways on a 6,127 sq. ft. parcel located at 0 Oak Street West in the R-6 and COZ Zones. *(Staff: JP) (Must open by 10/20/2020.) (Extension to open granted to 10/20/2020. Maximum extension to open available to 12/5/2021. 90 additional days of statutory time available per the Governor’s Executive Order.)*
Planning and Zoning Staff; application PLPZ 2020 00224, 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 6-111 D, of the Town of Greenwich Building Zone Regulations to require, where appropriate, a vegetated buffer on properties adjacent to coastal resources. A complete copy of the proposed text amendment is on file and available, by appointment, in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: https://www.greenwichct.gov/DocumentCenter/View/17242/PLPZ202000224---Buffer-plantings-in-coastal-zones. 
(Staff: KD) (Left open at the 9/9/2020 meeting.) (Seated: Alban, Macri, Yeskey (for Levy), Fox, and Hardman.)

11 Highate, LLC; applicant PLPZ 2020 00219, for a Final Coastal Site Plan, to remove the existing home and construct a new residence, driveway, septic system and related site improvements on a 29,013 sq. ft. parcel located at 11 Highgate Road in the RA-1 and COZ Zones. (Staff: BD) (Must decide by 10/08/2020.) (Maximum extension to decide available to 12/12/2020. 90 additional days of statutory time available per the Governor’s Executive Order.) (Postponed before the 9/22/2020 Meeting.)

Jason Safriet and Victoria Lika; applicant PLPZ 2020 00225, for a Final Coastal Site Plan, to remove the existing improvements construct a new house, pool and related customary residential improvements on a 18,900 sq. ft. parcel located at 33 Willowmere Circle in the R-20 and COZ Zones. (Staff: MA) (Must decide by 11/20/2020.) (Maximum extension to decide available to 1/17/2021. 90 additional days of statutory time available per the Governor’s Executive Order.) (Postponed before the 9/22/2020 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 alan.barry@greenwichct.org as soon as possible in advance of the event.