1. Tentative Agenda
   Documents:
   
   TENTATIVE AGENDA 10-26-2021.PDF

2. Final Agenda
   Documents:
   
   FINAL AGENDA 10-26-2021.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/88901521350?pwd=Ri9JakFwTXNoc1BLcEhIvZE0vMjRGUT09
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:
By Telephone: (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: 889 0152 1350
Password: 0518864

TUESDAY, OCTOBER 26, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM
(Short break to occur at/or near 7:30 PM)

1. DISCUSSION ITEMS:

a. Bailiwick Club: application PLPZ 2021 00403, 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 install lights on three (3) existing platform tennis courts and extend the hours of operation from 8:30 PM to 10 PM during the platform tennis season, located at 12 Duncan Drive in the RA-1 Zone.

b. Greenwich Public Schools: application PLPZ 2021 00439, 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, for construction of a new, high security, entry hall and interior changes to the administration wing of Greenwich High School, located at 10 Hillside Road in the RA-1 and R-20 Zones.
2. **Jeffrey & Romina Puckett:** application PLPZ 2021 00097, for a Final Coastal Site Plan, to: raise the existing dwelling; construct a new addition; construct a new terrace; and construct associated site improvements on a 0.164-acre parcel located at 47 Edgewater Drive in the R-12 Zone. *(Staff: PL) (Must decide by 10/26/2021.) (Maximum Extension to decide available to 11/6/2021.) (11 additional days (to 11/6/2021) of statutory time is available per the Governor’s Executive Order.) (Postponed at the 7/7/2021 Meeting.) (Continued from the 9/28/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey and Lowe)*

3. **Bachi Byberi:** application PLPZ 2021 00390, for a Final Site Plan, to construct outdoor dining deck above the existing parking area to the rear of the current building (a restaurant use) and seek approval for seasonal outdoor dining on a 0.5986-acre parcel located at 2 South Water Street in the WB Zone. *(Staff: MA) (Must decide by 11/18/2021.) (Maximum extension to decide available to 1/22/2022.)*

4. **Greenwich Park LLC:** application PLPZ 2021 00408, for a Final Site Plan, to address the removal of the West Putnam Avenue driveway and the connection of its parking area to the 581 West Putnam Avenue driveway on a 1.6335-acre parcel located at 0 West Putnam Avenue in the GBO Zone. *(Staff: PL) (Must decide by 12/2/2021.) (Maximum extension to decide available to 2/5/2022.)*

5. **Greenwich Park LLC:** application PLPZ 2021 00409, 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 on an 18.06-acre parcel located at 51 Weaver Street in the GBO Zone. *(Staff: PL) (Must decide by 12/2/2021.) (Maximum extension to decide available to 2/5/2022.)*

6. **Greenwich Park LLC:** application PLPZ 2021 00410, for a Final Site Plan, to address the proposed drop off lane being added on a 1.837-acre parcel located at 18 Valley Drive in the GBO Zone. *(Staff: PL) (Must decide by 12/2/2021.) (Maximum extension to decide available to 2/5/2022.)*

7. **Putnam 600 Acquisition LLC and 585 West Putnam LLC / Greenwich Park LLC:** application PLPZ 2021 00407, for a Final Subdivision, to revise a common lot line and make and equal area of exchange of 806 sq. ft. of land between the Greenwich Office Park Parcel (51 Weaver Street) and the 581/585 West Putnam Avenue Parcel located at 581/585 West Putnam Avenue and 51 Weaver Street in the GBO Zone. *(Staff: PL) (Must decide by 11/13/2021.) (Maximum extension to decide available to 1/12/2022.)*
PUBLIC HEARING
(To commence after the above items are heard)

8. Putnam 600 Acquisition LLC and 585 West Putnam LLC: application PLPZ 2021 00407, for a Final Site Plan and Special Permit, to construct a new 65,380 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 84 vehicles. The existing commercial office building located at 585 West Putnam Ave would remain and no work is proposed for the 585 Parcel at this time on properties located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must open by 12/2/20201.) (Maximum extension to open available to 2/5/2022.)

9. 171 Hamilton LLC.: application PLPZ 2021 00265, for a Final Site Plan and Special Permit, for a proposed retail and residential "Set-aside development" containing at least six (6) residential units, two (2) of which would be affordable housing units pursuant to C.G.S. §8-30g; a retail component; parking improvements; and other associated site improvements such as drainage infrastructure, landscaping, signage and site lighting pursuant to Connecticut General Statutes (C.G.S.) §§8-30g, on a 6,782 sq. ft. parcel located at 171 Hamilton Avenue in the LBR-2 Zone. (Staff: PL) (Opened at the 9/14/2021 meeting.) (Must close by 10/26/2021) (Extension to close granted to 10/26/2021. Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting. Left open at the 10/13/2021 meeting.) (Seated: Alban, Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

10. Renamba Greenwich LLC.: application PLPZ 2021 00330, for a Zoning Text Amendment, to amend Sec. 6-115, and create a new “MANAGED RESIDENTIAL COMMUNITY OVERLAY ZONE (MRCO)”. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830. (Staff: PL) (Must close by 10/26/2021) (Extension to close granted. Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

11. Alisa Brockelman: application PLPZ 2021 00317, for a Final Site Plan and Special Permit, for construction of a new residence and pool cabana that will collectively exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 1.1-acre parcel located at 51 Mayo Avenue in the RA-1 Zone. (Staff: JP) (Must open by 11/22/2021.) (Maximum extension to open granted.) (Postponed before the 9/14/2021 Meeting.)

12. Marc & Carolyn Rowan: application PLPZ 2021 00373, for a Final Site Plan and Special Permit, to construct a music studio which would further exceed 150,000 cubic feet in building volume, requiring a special permit, on a 7.24-acres parcel located at 81 Butternut Hollow Road in the RA-2 Zone. (Staff: JP) (Must open by 11/18/20201.) (Maximum extension to open available to 1/22/2022.)
13. **SBP Lower Cross LLC.:** application PLPZ 2021 00384, for a final site plan and special permit, for modifications to previously approved application PLPZ 2021 00384, to modify the location of the proposed guest house, addition of a tennis court and modified pool house structure with full basement the result of which would exceed 150,000 cubic feet in building volume requiring a special permit per Sec. 6-101(a) and related site improvements on a 10-acre parcel located at **70 Lower Cross Road** in the RA-4 Zone. (Staff: BD) (Must open by 11/18/2021.) (Maximum extension to open available to 1/22/2022.) (Postponed at the 10/13/2021 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe)

14. **127 Byram Shore LLC:** application PLPZ 2021 00400, for a Final Coastal Site Plan and Special Permit, to demolish the existing home and construct a new dwelling and related site improvements the result of which would exceed 150,000 cubic feet in building volume requiring a special permit on a 2.54-acres parcel (98,942 sq. ft., less access way) located at **127 Byram Shore Road** in the RA-1 and COZ Zones. (Staff: JP) (Must open by 11/18/2020.) (Maximum extension to open available to 1/22/2022.)

15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

17. **OTHER:**

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

**9-11 South Water Street LLC.:** application PLPZ 2021 00248, for a Final Coastal Site Plan and Special Permit, to construct a mixed use building to include a commercial retail store on the first floor and two moderate income housing units on the second floor, as previously approved under application PLPZ 2014 00429, on a 0.115-acre parcel located at **9-11 South Water Street** in the LBR-2 Zone. (Staff: KD) (Must open by 12/2/2021) (Maximum extension to open granted) (0 additional days of statutory time is available per the Governor’s Executive Order.) (Postponed at the 9/28/2021 Meeting)

**Oliver Management & Phillip Gunn:** application PLPZ 2021 00404, for a Final Sub-Division, to revise the common lot lines and convey 0.404-acres of land from 72 Zaccheus Mead Lane to 64 Zaccheus Mead Lane. Subject parcels are located at **64 and 72 Zaccheus Mead Lane** in the RA-2 Zone. (Staff: BD.) (Must decide by 11/7/2021.) (Maximum Extension to decide available to 1/6/2022.) (Postponed at the 10/13/2021 Meeting)

**Greenwich Medical Spa:** application PLPZ 2021 00364, for a Final Site Plan and Special Permit, to convert ground level parking spaces to medical office space on an 8.588-acre parcel located at **1233-1285 East Putnam Avenue** in the LB zone. (Staff: PL) (Must close by 11/10/2021) (Extension to close granted to 11/10/2021. Maximum extension to close available to
MH Cohen Realty, LLC.: application PLPZ 2021 00363, for a final site plan and special permit, to convert a portion of the building formerly occupied by retail and a fitness club to a for the conversion of the use of a portion of the building formerly occupied by Sofia's and the New York Sports Club to a retail bakery, market, and, on a 15,412 sq. ft. parcel located at 8 and 10 Lewis Street, in the CGBR and CGIO Zones. (Staff: BD) (Must close by 11/2/2021) (Maximum extension to decide available to 1/22/2022) (Left open at the 10/13/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey and Lowe)

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Two Crown Lane, LLC., application PLPZ 2021 00334, for a Final Site Plan and Special Permit, to construct a single-family residence to exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a), on a 4.54-acre parcel located at 2 Crown Lane in the RA-4 Zone. (Staff: JP) (Must open by 12/11/2021) (Maximum extension to open granted.) (Postponed at the 9/28/2021 Meeting) (Postponed before the 9/28/2021 meeting.)

Duanhua Tu & Felicia Zeng Zhang, application PLPZ 2021 00356, for a Final Sub-Division, to confirm two lots and does not constitute a subdivision or re-subdivision of a 0.1499-acre parcel located at 17 Livingston Place in the R-6 Zone. (Staff: KD) (Must decide by 11/10/2021.) (Extension to decide granted to 11/10/2021. Maximum Extension to decide available to 12/04/2021.) (Postponed at the 9/28/2021 Meeting)

Chabad Lubavitch of Greenwich, application PLPZ 2021 00394, for a Final Site Plan and Special Permit, to modify certain conditions of the prior land use decisions to permit preschool and kindergarten aged children on the site, in addition to the grades 1 through 9. Preschool and kindergarten children are proposed to be transported by vans and by carpooling and no changes to the buildings or site are proposed. This application is filed pursuant to Sections 6-15, 6-17, 6-
94, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations and located on a 16.27-acre parcel at 270 Lake Avenue in the RA-2 Zone. (Staff: KD) (Must close by 11/10/2021) (Extension to close granted to 11/10/2021. Maximum extension to close available to 1/6/2022) (Left Open at the 9/28/2021 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe.)

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.
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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TUESDAY, OCTOBER 26, 2021

FINAL AGENDA

REGULAR MEETING 5:00 PM
(Short break to occur at/or near 7:30 PM)

1. DISCUSSION ITEMS:

a. Bailiwick Club: application PLPZ 2021 00403, 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 install lights on three (3) existing platform tennis courts and extend the hours of operation from 8:30 PM to 10 PM during the platform tennis season, located at 12 Duncan Drive in the RA-1 Zone.

To view the pre-application materials submitted by the applicant, please click here.
b. **Greenwich Public Schools:** application PLPZ 2021 00439, 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, for construction of a new, high security, entry hall and interior changes to the administration wing of Greenwich High School, located at **10 Hillside Road** in the RA-1 and R-20 Zones.

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*Application PLPZ 2021 00097 has been Withdrawn.*

3. **Bachi Byberi:** application PLPZ 2021 00390, for a Final Site Plan, to construct outdoor dining deck above the existing parking area to the rear of the current building (a restaurant use) and seek approval for seasonal outdoor dining on a 0.5986-acre parcel located at **2 South Water Street** in the WB Zone. *(Staff: MA) (Must decide by 11/18/2021.) (Maximum extension to decide available to 1/22/2022.)*

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

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Duanhua Tu & Felicia Zeng Zhang, application PLPZ 2021 00356, for a Final Sub-Division, to confirm two lots and does not constitute a subdivision or re-subdivision of a 0.1499-acre parcel located at 17 Livingston Place in the R-6 Zone. (Staff: KD) (Must decide by 11/10/2021.) (Extension to decide granted to 11/10/2021. Maximum Extension to decide available to 12/04/2021.) (Postponed at the 9/28/2021 Meeting)

Chabad Lubavitch of Greenwich, application PLPZ 2021 00394, for a Final Site Plan and Special Permit, to modify certain conditions of the prior land use decisions to permit preschool and kindergarten aged children on the site, in addition to the grades 1 through 9. Preschool and kindergarten children are proposed to be transported by vans and by carpooling and no changes to the buildings or site are proposed. This application is filed pursuant to Sections 6-15, 6-17, 6-94, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations and located on a 16.27-acre parcel at 270 Lake Avenue in the RA-2 Zone. (Staff: KD) (Must close by
11/10/2021) (Extension to close granted to 11/10/2021. Maximum extension to close available to 1/6/2022) (Left Open at the 9/28/2021 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe.)

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.