1. Tentative Agenda
   Documents:
   TENTATIVE AGENDA 12-15-2020.PDF

2. Final Agenda
   Documents:
   FINAL AGENDA 12-15-2020.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via Zoom

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  833 548 0282 (Toll Free)
Webinar ID: 972 3974 8902
Password: 0518864

DECEMBER 15, 2020

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:
   a. Paradigm Realty 44-48 West Putnam Avenue LLC; application PLPZ 2020
      00312, Pre-application review, pursuant to Sections 6-13 through 6-17 and Section 6-22, and Connecticut General Statutes 7-159 b, for an addition of 12 residential apartments to be located in the main building on the property located at 44-48 West Putnam Avenue in the CGBR Zone.

2. Town of Greenwich - Greenwich Emergency Medical Services, Inc.; application PLPZ 2020 00323, for a Municipal Improvement, to make improvements to Town property located at 1327 King Street in the RA-4 Zone. (Staff: MA) (Must act by 2/21/2021.) (May defer up to 5/22/2021) (90 additional days of statutory time is still available per the Governor’s Executive Order.)
3. **Town of Greenwich - Greenwich Emergency Medical Services, Inc.;** application PLPZ 2020 00322, for a Final Site Plan to: demolish the current structure; and build a new, 1 and 1/2 story, 3,134.07 sq. ft. emergency service station; and related site improvements, on a 2.5-acres, Town owned parcel located at **1327 King Street** in the RA-4 Zone. *(Staff: MA) (Must decide by 2/4/2021) (Maximum extension to decide available to 4/10/2021). (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

4. **Town of Greenwich – Department of Public Works;** application PLPZ 2020 00349, for alteration or improvement of a Scenic Road, to replace the **Wesskum Wood Road Bridge** (Bridge No. 056-019) over Binney Park Brook, located within Binney Park and the designated Binney Park Loop Scenic Road per Sec. 11-13 of the Town of Greenwich Charter. *(Staff: JP) (Must open by 2/4/2021) (Maximum extension to open available to 4/10/2021). (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

5. **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 Street** in the R-7 Zone. *(Staff: BD) (Must decide by 1/21/2021) (Maximum extension to decide available to 3/27/2021). (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

6. **Thomas A. & Lori A. White;** application PLPZ 2020 00330, for a Final subdivision, to revise a common lot line and transfer 1,259 sq. ft. of land from **37 Riverside Lane** to **35 Riverside Lane.** Both parcels are located in the R-7 Zone. *(Staff: MA) (Must decide by 1/9/2021.) (Maximum extension to open available to 3/10/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

7. **Salvatore & Schimenti Trust – Glenn Angiolillo, Trustee;** application PLPZ 2020 00285, for a Final Site Plan, to install concrete islands, for a contactless payment system and gate for an existing on-site car wash on a 1.506-acre parcel located at **1429 East Putnam Avenue** in the GB Zone. *(Staff: BD) (Must decide by 12/24/2021.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.) (Continued at the 11/17/2020 Meeting.) *(Seated: Alban, Macri, Levy, Lowe (for Fox) Hardman.)*

**PUBLIC HEARING**
*(To commence after item #7 is heard)*

8. **Matthew Criscuolo for the Pizza Post;** application PLPZ 2020 00310, for a Final Site Plan and Special Permit, to acquire neighboring retail space and add twelve (12) seats on a 0.62-acre parcel located at **522 East Putnam Avenue** in the LB Zone. *(Staff: JP) (Must open by 1/9/2021.) (Maximum extension to open available to 3/15/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*
9. **4 Orchard, LLC.;** application PLPZ 2020 00297, for a Final Site Plan Coastal and Special Permit, to construct a four (4) building, multi-family "Set Aside Development" with a total of fifteen (15) units where five (5) of the units would affordable units, pursuant to Connecticut General Statutes 8-30g, parking and associated site improvements on a 28,180 sq. ft. parcel located at **4 Orchard Street** in the R-7 and Coastal Overlay Zones.  *(Staff: KD) (Must open by 12/24/2021.) (Maximum extension to open available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

10. **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-acres parcel located at **124 Old Mill Road** in the RA-4 Zone.  *(Staff: PL) (Must open by 1/9/2021.) (Maximum extension to open available to 3/15/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

11. **DISCUSSION ITEMS (continued):**
   a. Architectural Review Committee Meeting Schedule for 2021

12. **DECISION ITEMS:**

13. **APPROVAL OF MINUTES:**

14. **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:

**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 1/31/2021.) (90-day extension to open applied per Governor’s Executive Order. 65 days of extension time has been applied. Maximum extension to open available to 2/5/2020)
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 65,491 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 open by 1/5/2020. 12 days of statutory time applied per the Governor’s Executive Order) (Maximum extension to open available to 3/11/2021.) (78 additional days of statutory time is still available per the Governor’s Executive Order.)

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 1/5/2020. 12 days of statutory time applied per the Governor’s Executive Order) (Maximum extension to decide available to 3/11/2021.) (78 additional days of statutory time is still available per the Governor’s Executive Order.)

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 1/5/2020. 12 days of statutory time applied per the Governor’s Executive Order.) (Maximum extension to decide available to 3/11/2021.) (78 additional days of statutory time is still available per the Governor’s Executive Order.)

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 1/5/2020. 12 days of statutory time applied per the Governor’s Executive Order.) (Maximum extension to decide available to 3/11/2021.) (78 additional days of statutory time is still available per the Governor’s Executive Order.)

Sherry L. Delany; application PLPZ 2020 00313, for a Preliminary Subdivision, for a two (2) lot subdivision where Lot A would be 32,533 sq. ft. and Lot B would be 20,005 sq. ft. but does not meet the minimum lot shape of a circle with a diameter of 100 feet and a conservation easement of 7,880 sq. ft. (equal to 15% of the total parcel). The subject parcel is a 1.206-acres parcel located at 1 Meadow Wood Drive in the R-20 Zone. (Staff: BD) (Must decide by 1/13/2021.) (Maximum Extension to decide available to 2/25/2020. 90 additional days of statutory time is available per the Governor’s Executive Order.)
Cardinal Stadium - TOG BOE - Phase 1B; application PLPZ 2020 00321, for a Municipal Improvement, for Cardinal Stadium Phase 1B to make a major redesign of public real property or public buildings, to include a Ticket booth, parking area, pedestrian plaza and landscaping on a 54.75-acre parcel located at 10 Hillside Road in the R-20 Zone. (Staff: KD) (Must act by 2/2/2021.) (May defer up to 5/3/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.)

Cardinal Stadium - TOG BOE - Phase 1B; application PLPZ 2020 00320, for a Final Site Plan and Special Permit, for Cardinal Stadium Phase 1B to construct a new ticket booth, parking area, pedestrian plaza and landscaping on a 54.75-acre parcel located at 10 Hillside Road in the R-20 Zone. (Staff: KD) (Must open by 1/9/2021.) (Maximum Extension to open available to 3/15/2021.) (90-days of additional statutory time is still available per the Governor’s Executive Order.)

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PLANNING AND ZONING COMMISSION

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833 548 0282 (Toll Free)
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Password: 0518864

DECEMBER 15, 2020

FINAL AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:
   a. Paradigm Realty 44-48 West Putnam Avenue LLC; application PLPZ 2020 00312, Pre-application review, pursuant to Sections 6-13 through 6-17 and Section 6-22, and Connecticut General Statutes 7-159 b, for an addition of 12 residential apartments to be located in the main building on the property located at 44-48 West Putnam Avenue in the CGBR Zone. (p. 6)

   To view the pre-application materials and presentation provided by the applicant, please click here.

   b. Tracy C. Kaufman; application PLPZ 2020 00357, for a Pre-application review, pursuant to Sections 6-13 through 6-17 and Section 6-22, and Connecticut General Statutes 7-159 b, to discuss the conditions of approval for their application for Rezoning and Final Site Plan / Special Permit for property at 11 Division Street in the R-6-HO zone

   To view the pre-application materials and presentation provided by the applicant, please click here.
2. **189 Davis Avenue LLC; 189 Davis Avenue LLC, Tanya Roberta Sammel, and Joseph and Nicholas Granitto**; request for a second extension of time pursuant to Section 6-14.1 of the Building Zone Regulations for applications PLPZ 2013 00243 and PLPZ 2013 00244, for a final site plan and special permit, to demolish the existing three dwellings, and construct five (5) new duplex units, totaling 24,642 sq. ft. on a 1.034-acres property located at **187, 189, and 199 Davis Avenue** in the R-6 zone. *(Staff: PL) (p. 66)*

To view the Staff Report for the second extension, please click [here](#).

3. **Town of Greenwich - Greenwich Emergency Medical Services, Inc.;** application PLPZ 2020 00323, for a Municipal Improvement, to make improvements to Town property located at **1327 King Street** in the RA-4 Zone. *(Staff: MA) (Must act by 2/21/2021) (May defer up to 5/22/2021) (90 additional days of statutory time is still available per the Governor’s Executive Order.) (p. 119)*

To view the Staff Report, and application materials provided, please click [here](#).

To view a presentation video submitted by the applicant, please click [here](#).

4. **Town of Greenwich - Greenwich Emergency Medical Services, Inc.;** application PLPZ 2020 00322, for a Final Site Plan to: demolish the current structure; and build a new, 1 and 1/2 story, 3,134.07 sq. ft. emergency service station; and related site improvements, on a 2.5-acres, Town owned parcel located at **1327 King Street** in the RA-4 Zone. *(Staff: MA) (Must decide by 2/4/2021) (Maximum extension to decide available to 4/10/2021). (90 additional days of statutory time is still available per the Governor’s Executive Order.) (p. 131)*

To view the Staff Report, and application materials provided, please click [here](#).

To view a presentation video submitted by the applicant, please click [here](#).

5. **Town of Greenwich – Department of Public Works;** application PLPZ 2020 00349, for alteration or improvement of a Scenic Road, to replace the **Wesskum Wood Road Bridge** (Bridge No. 056-019) over Binney Park Brook, located within Binney Park and the designated Binney Park Loop Scenic Road per Sec. 11-13 of the Town of Greenwich Charter. *(Staff: JP) (Must open by 2/4/2021) (Maximum extension to open available to 4/10/2021). (90 additional days of statutory time is still available per the Governor’s Executive Order.) (p. 241)*

To view the Staff Report, and application materials provided, please click [here](#).

To view the presentation submitted by the applicant, please click [here](#).

6. **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 Street** in the R-7 Zone. *(Staff: BD) (Must decide by 1/21/2021) (Maximum extension to decide available to 3/27/2021). (90 additional days of statutory time is still available per the Governor’s Executive Order.) (p. 311)*

To view the Staff Report, and application materials provided, please click [here](#).
7. **Thomas A. & Lori A. White;** application PLPZ 2020 00330, for a Final subdivision, to revise a common lot line and transfer 1,259 sq. ft. of land from **37 Riverside Lane** to **35 Riverside Lane.** Both parcels are located in the R-7 Zone. *(Staff: MA) *(Must decide by 1/9/2021.) *(Maximum extension to open available to 3/10/2021.) *(90 additional days of statutory time is still available per the Governor’s Executive Order.) *(p. 374)

   To view the Staff Report, and application materials provided, please click [here](#).

8. **Salvatore & Schimenti Trust – Glenn Angiolillo, Trustee;** application PLPZ 2020 00285, for a Final Site Plan, to install concrete islands, for a contactless payment system and gate for an existing on-site car wash on a 1.506-acre parcel located at **1429 East Putnam Avenue** in the GB Zone. *(Staff: BD) *(Must decide by 12/24/2020.) *(Maximum extension to decide available to 2/27/2021.) *(90 additional days of statutory time is still available per the Governor’s Executive Order.) *(Continued at the 11/17/2020 Meeting.) *(Seated: Alban, Macri, Levy, Lowe (for Fox) Hardman.) *(p. 397)

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9. **Matthew Criscuolo for the Pizza Post;** application PLPZ 2020 00310, for a Final Site Plan and Special Permit, to acquire neighboring retail space and add twelve (12) seats on a 0.62-acre parcel located at **522 East Putnam Avenue** in the LB Zone. *(Staff: JP) *(Must open by 1/9/2021.) *(Maximum extension to open available to 3/15/2021.) *(90 additional days of statutory time is still available per the Governor’s Executive Order.) *(p. 431)

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10. **4 Orchard, LLC.;** application PLPZ 2020 00297, for a Final Site Plan Coastal and Special Permit, to construct a four (4) building, multi-family "Set Aside Development" with a total of fifteen (15) units where five (5) of the units would affordable units, pursuant to Connecticut General Statutes 8-30g, parking and associated site improvements on a 28,180 sq. ft. parcel located at **4 Orchard Street** in the R-7 and Coastal Overlay Zones. *(Staff: KD) *(Must open by 12/24/2020.) *(Maximum extension to open available to 2/27/2021.) *(90 additional days of statutory time is still available per the Governor’s Executive Order.) *(Application PLPZ 2020 00297 has been postponed by Applicant.)*

11. **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-acres parcel located at **124 Old Mill Road** in the RA-4 Zone. *(Staff: PL) *(Must open by 1/9/2021.) *(Maximum extension to open available to 3/15/2021.) *(90 additional days of statutory time is still available per the Governor’s Executive Order.) *(p. 471)

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   To view the applicant’s presentation materials, please click [here](#).
12. DISCUSSION ITEMS (continued):
   a. Architectural Review Committee Meeting Schedule for 2021 (p. 561)

13. DECISION ITEMS:

14. APPROVAL OF MINUTES:

15. OTHER:
   a. Executive Session on pending litigation or personnel matters.
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APPLICATIONS HEARD, OR POSTED, PREVIOUSLY, THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

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 1/31/2021.) (90-day extension to open applied per Governor’s Executive Order. 65 days of extension time has been applied. Maximum extension to open available to 2/5/2020)

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Cardinal Stadium - TOG BOE - Phase 1B; application PLPZ 2020 00320, for a Final Site Plan and Special Permit, for Cardinal Stadium Phase 1B to construct a new ticket booth, parking area, pedestrian plaza and landscaping on a 54.75-acre parcel located at 10 Hillside Road in the R-20 Zone. (Staff: KD) (Must open by 1/9/2021.) (Maximum Extension to open available to 3/15/2021.) (90-days of additional statutory time is still available per the Governor’s Executive Order.)

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