

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

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, November 14, 2023

FINAL AGENDA

REGULAR MEETING 4:00 PM

(Dinner break to occur at/or near 7:00 PM if necessary)

1. **Richard Maitland;** application PLPZ 2023 00296, for a Final Subdivision, to subdivide a 34,097 s.f. lot into three (2) parcels where Lot No. 1 will equal 14,088 s.f., Lot No. 2 will equal 14,894 s.f. (including an 804 s.f. access strip), with a set aside of 5,115 s.f. on a property located at **2 Tomney Road** in the R-12 zone. *(Staff: JP) (Must decide by 11/14/2023) (Extension to decide granted to 11/14/2023. Maximum extension to decide available to 11/27/2023)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view a presentation provided by the applicant, please click [here](#).*
 - *To view additional documents provided by the applicant, please click [here](#).*

2. **Juan Fernandez;** application PLPZ 2023 00299, for a Final Coastal Site Plan, to re-construct an existing porch in the same location while maintaining the existing porch roof, remove the existing stair from the Town R.O.W and construct a new stair on the subject property and a new curb cut with an additional parking space on a 0.1171-acre property located at **147 South Water Street** in the R-6 and COZ zones. *(Staff: MA) (Must decide by 12/9/2023) (Maximum extension to decide granted to 12/9/2023)*
 - **To view the application materials and staff report, please click [here](#).**

3. **Sutton Land LLC;** application PLPZ 2023 00332, for a Final Site Plan, to propose the addition of 57 parking spaces to the existing Glenville Shopping Center by reconfiguring parking on the west side and adding additional spaces on the north side of the existing supermarket, on a 6.17-acre property located at **21 Glenville Street** in the RA-1 zone. *(Staff: TK) (Must close by 11/28/2023) (Maximum extension to close granted. Maximum extension to close available to 12/28/2023) (Opened at the 9/19/2023 meeting) (Seated: Alban, Welles (for Macri), Lowe, Levy, Jenkins (for Yeskey))*

Application PLPZ 2023 00332 has been postponed by applicant.

4. **As for me and my house LLC;** application PLPZ 2023 00385, for a Final Subdivision, to create two (2) lots, one 8,822 sq. ft. parcel (Lot 1) and one 8,055 sq. ft. parcel (Lot 2) including a 800 sq. ft. Open Space, from a 16,878 sq. ft. property, pursuant to Section 6-261 of the Town of Greenwich Subdivision Regulations, located at **27 Richmond Drive** in the R-7 zone. *(Staff: MA) (Must decide by 11/28/2023) (Maximum extension to decide available to 1/27/2024)*
 - **To view the application materials and staff report, please click [here](#).**
 - **To view a presentation provided by the applicant, please click [here](#).**

5. **Anthony & Laura Manganiello and Lamasa Realty LLC;** application PLPZ 2023 00372, for a Final Subdivision, to confirm that two (2) 6,250 sq. ft. parcels ("Lot 115 and Lot 116") located at **0 River Street** and two (2) 5,000 sq. ft. parcels ("Lot 127 and Lot 128") located at **28 Hollow Wood Lane** in the R-6 zone, are separate and distinct Zoning lots. *(Staff: BD) (Must decide by 11/28/2023) (Maximum extension to decide available to 1/23/2024)*

Application PLPZ 2023 00372 has been postponed by applicant.

PUBLIC HEARING

(To commence after the above items are heard)

6. **Bruce Museum, Inc.;** application PLPZ 2023 00394, for a Zoning Text Amendment, to amend Sections 6-95 and 6-194 of the Town's Building Zone Regulations to allow nonprofit museums to serve alcohol, under a Nonprofit Public Museum permit, issued by the State's Liquor Control Commission. The application is pursuant to Section 6-22 of the Town of Greenwich Building Zoning Regulations, and the Section 8-3 of the Connecticut General Statutes. 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, and on the Town of Greenwich's website at: <https://www.greenwichct.gov/DocumentCenter/View/39035/Text-Amendment-re-Sec-9-95-and-6-194---PLPZ-2023-00394> (Staff: PL) (Must open by 12/21/2023) (extension to open available to 2/24/2024)
 - **To view the application materials and staff report, please click [here](#).**

7. **Bailiwick Club, Inc.;** application PLPZ 2023 00347, for a Final Site Plan and Special Permit, for renovation of the Club's outdoor pool complex including demolition of existing lifeguard shack and kiddie pool, renovation of the existing pool equipment building resulting in 435 sq. ft. of additional gross floor area, expansion of pool deck, new walkway, new generator, and associated landscaping and storm water drainage, pursuant to Sections 6-5, 6-13 to 6-15, 6-17, 6-94, 6-101, and 6-205 of the Building Zone Regulations, on a 7.63-acre property located at **12 Duncan Drive** in the RA-1 zone. (Staff: MA) (Must open by 11/14/2023) (extension to open available to 1/14/2024)
 - **To view the application materials and staff report, please click [here](#).**

8. **Maria & Stephen Harris Rubino;** application PLPZ 2023 00364, for a Final Re-Subdivision, to subdivide a 43,545 s.f. lot into two (2) buildable parcels where Lot No. 7-1 will equal 18,506 s.f. (including a 565 s.f. access strip), and Lot No. 7-2 will equal 18,507 s.f., and an Open Space Parcel of 6,532 s.f., pursuant to Section 6-261 of the Town's Subdivision Regulations, on a property located at **19 Lakeview Drive** in the R-12 zone. (Staff: JP) (Must decide by 1/13/2024) (Maximum extension to decide granted to 1/13/2024)

Application PLPZ 2023 00364 has been postponed by applicant.

9. **John and Shabnam Huerta;** application PLPZ 2023 00398, for a Final Re-subdivision, to revise the common lot line between Lot 1 and Lot 2 and transfer 9 square feet of land from Lot 1 to Lot 2 pursuant to Section 6-261 of the Town of Greenwich Subdivision Regulations on a 3.439-acre parcel and 2.165-acre parcel located at **736 Lake Avenue** in the RA-2 zone. (Staff: BD) (Must decide by 12/11/2023) (Maximum extension to decide available to 2/9/2024)
 - **To view the application materials and staff report, please click [here](#).**

10. **Greenwich American, Inc.;** application PLPZ 2023 00303, for a Zoning Text Amendment, to amend section 6-116 of the Town's Building Zone regulations to create an overlay zone permitting residential uses in the BEX-50 Zone. 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, and on the Town of Greenwich's website at: <https://www.greenwichct.gov/DocumentCenter/View/38958/6-1-American-Lane-Text-Amendment>. (Staff: PL) **(Must close by 11/14/2023)** (Extension to close granted until 11/14/2023. Maximum extension to close available to 12/15/2023) (Opened at the 9/6/2023 meeting) (Seated: Alban, Macri, Levy, Lowe, Jenkins)
- **To view the application materials and staff report, please click [here](#).**
 - **To view a presentation provided by the applicant, please click [here](#).**
11. **Greenwich American, Inc.;** application PLPZ 2023 00302, for a Preliminary Site Plan and Special Permit, to construct 248 new residential units pursuant to Sections 6-13 through 6-15, 6-17, 6-101, 6-116 and 6-205 of the Town of Greenwich Building Zone Regulations on a 154-acres property located at **1 American Lane** in the BEX-50 Zone. (Staff: PL) **(Must close by 11/14/2023)** (Extension to close granted. Maximum extension to close available to 12/15/2023) (Opened at the 9/6/2023 meeting) (Seated: Alban, Macri, Levy, Lowe, Jenkins)
- **To view the application materials and staff report, please click [here](#).**
 - **To view a presentation provided by the applicant, please click [here](#).**

REGULAR MEETING (continued)

12. **DISCUSSION ITEMS:**
- a. **Greenwich Country Day School, Inc.;** application PLPZ 2023 00430, 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 a proposed athletic track with associated site and landscape improvements, across three (3) parcels totaling 43.8085-acres and located at **235, 247 and 257 Stanwich Road** in the RA-2 zone.
- **To view the pre-application materials, please click [here](#).**
- b. **Newfield Properties LLC;** application PLPZ 2023 00395, 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 construct a thirty-one (31) dwelling unit residential community containing seven (7) affordable units under Section 8-30g, on a 0.50-acre property located at **25 & 27 Oak Ridge Street** in the R-6 zone.
- **To view the pre-application materials, please click [here](#).**

- c. **Fairview Country Club**; application PLPZ 2023 00426, 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 construct a pergola on an existing pool terrace creating an over-volume situation, on a 198.7-acre property located at **1241 King Street** in the RA-4 zone.

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

13. APPROVAL OF MINUTES:

September 19, 2023

14. OTHER:

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

9 Glenville Street LLC; application PLPZ 2023 00199, for a Final Site Plan and Special Permit, to demolish the existing garage and dwelling on the property and to construct a 17,437.4 square foot mixed-use retail and residential building with associated underground and surface parking. The new building will contain 4,354.6 square feet of use group 8 mixed-use retail space on the first floor and 4 dwelling units on both the second and third floors, for a total of 8 dwelling units in 12,944.4 square feet of space, including 1 moderate income dwelling unit, on a 23,746 square foot parcel, located at **9 Glenville Street**, in the LBR-2 zone. *(Staff: TK) (Must decide by 11/23/23) (Maximum extension to decide granted to 12/3/2023) (Hearing opened 6/21/2023 and continued 7/18/2023) (Seated: Alban, Macri, Levy, Welles for Lowe, Yeskey) (Hearing closed at the 9/19/2023 meeting) (Seated: Alban, Welles (for Macri), Lowe, Levy, Jenkins (for Yeskey))*

84 S. Water Street II, LLC; application PLPZ 2023 00264, 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 remove the existing building and re-develop the property with a three-story residential building containing ten (10) dwelling units, a plaza area, a recreation area and associated improvements on a 40, 169 sq. ft. lot located at **84 South Water Street** in the WB and COZ zones.

Eagleview Holding, LLC; application PLPZ 2023 00320, for a Final Site Plan and Special Permit, to demolish an existing 217-bed skilled nursing facility and construct a five-story, 215 unit set aside development pursuant to Section 8-30g of the CT General Statutes where 30% of the proposed units would be designated "affordable" per State Statutes, with parking for 294 vehicles, on a 15.893-acres parcel, located at **1165 King Street**, in the RA-4 Zone. *(Staff: PL) (Must close by 11/28/2023) (Extension to close granted to 11/28/2023. Maximum extension to close available to 12/13/2024) (Opened at the 10/3/2023 meeting) (Seated: Alban, Macri, Lowe, Levy, Yeskey)*

240 GA, LLC; application PLPZ 2023 00357, for a Final Site Plan and Special Permit, to construct a 59,547 sq. ft., 6-story, 60-unit residential structure, of which 18 units will be designated as affordable, pursuant to Connecticut General Statutes Section 8-30g, on a 1.32-acres property located at **240 Greenwich Avenue** in the CGB, CGBR, and CGIO zones. *(Staff: MA) (Must open by 11/23/2023) (Maximum extension to open available to 1/27/2024)*

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.