

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, January 23, 2024

FINAL AGENDA

REGULAR MEETING 4:00 PM

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

- 237 Pemberwick LLC;** application PLPZ 2023 00462, for a Final Site Plan, to construct three (3), two-and-one-half (2.5) story residential structures containing a total of ten (10) one-bedroom residential units, of which two (2) units will be designated as affordable, pursuant to Connecticut General Statutes Section 8-30g, on a 15,909 sq. ft. property located at **237 Pemberwick Road** in the R-7 zone. *(Staff: TK) (Must decide by 2/1/2024) (Maximum extension to decide available to 4/6/2024) (Continued from the 1/9/2024 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*
 - To view the application materials and staff report, please click [here](#).**

2. **Deanna Kirkpatrick Stackpole**; application PLPZ 2023 00475, for a Final Coastal Site Plan, to remove the existing dwelling, stone patio and a portion of the driveway and construct a new residential dwelling including a parking courtyard, driveway, pool, patio, subsurface sewerage disposal system, underground utilities and associated site grading and landscaping, on a 1.14-acre property located at **46 Carigilea Drive** in the RA-1 and COZ zones. (Staff: PL) (Must decide by 2/15/2024) (Maximum extension to decide available to 4/20/2024)

Application PLPZ 2023 00475 has been postponed by the applicant.

3. **UB Greenwich II – OGCC LLC and OG Yoga, LLC**; application 2023 00479, for a Final Site Plan, for a change of use from retail (Black Oak Velo bicycles) to a Group Fitness Use, specifically a yoga studio (OG Yoga, LLC) offering class for up to 9 students at a time, with 1 instructor, in the tenant space located at #188 Sound Beach Ave., on a 0.53-acre property located at **178-188 Sound Beach Avenue** in the LBR-2 zone. (Staff: MA) (Must decide by 2/15/2024) (Maximum extension to decide available to 4/20/2024) (Heard at the 1/9/2024 meeting) (Seated: Alban, Macri, Jenkins (for Levy), Lowe, Yeskey)
 - **To view the application materials and staff report, please click [here](#).**

PUBLIC HEARING

(To commence after the above items are heard)

4. **Brunswick School**; application PLPZ 2023 00086, for a Final Site Plan and Special Permit, to modify the previously approved Site Plan PLPZ 2023 00086 to include a new drop-off/pick-up loop, an increase in parking by 5 spaces and revisions to the interior renovations at Brunswick's Early Childhood Education, on a 16.27-acre parcel at **270 Lake Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 2/15/2024) (Maximum extension to open available to 4/20/2024)
 - **To view the application materials and staff report, please click [here](#).**
5. **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-acre property located at **240 Greenwich Avenue** in the CGB, CGBR, and CGIO zones. (Staff: MA) (Must open by 1/27/2024) (Maximum extension to open granted)
 - **To view the application materials and staff report, please click [here](#).**

6. **Darren & Meredith Shames**; application PLPZ 2023 00467, for a Zoning Map Amendment, to propose rezoning of four (4) properties located at **9, 11 and 13 Huntzinger Drive and 37 Midwood Drive** and totaling 4.914-acres, from the RA-2 zone to the RA-1 zone. A copy of the proposed map amendment is shown on an Amendment to Building Zone Regulation Map 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/40248/Proposed-Zoning-Map---9-11-and-13-Huntzinger-Drive-and-37-Midwood-Drive> (Staff: JP) (Must open by 2/15/2024) (Maximum extension to open available to 4/20/2024)
- **To view the application materials and staff report, please click [here](#).**
7. **Steven and Tehsiang Lam**; application PLPZ 2023 00470, for a Final Site Plan and Special Permit, to construct a permeable driveway with two parking spaces, removal of hardscape and installation of landscaping on a 5,605 square foot property located at **22 Gerry Street** in the R-6 zone. (Staff: BD) (Must open by 2/15/2024) (Maximum extension to open available to 4/20/2024)
- **To view the application materials and staff report, please click [here](#).**
8. **Susan Satter**; application 2023 00457, for a Final Site Plan and Special Permit, to construct dormers on an existing detached garage and a pool cabana structure, which would further exceed 150,000 cubic feet in volume threshold, requiring a special permit on a 6.64-acre property located at **414 Round Hill Road** in the RA-4 zone. (Staff: BD) (Must open by 2/1/2024) (Maximum extension to open available to 4/7/2024)

Application PLPZ 2023 00457 has been postponed by the applicant.

REGULAR MEETING (continued)

9. **DECISION ITEMS:**

10. **DISCUSSION ITEMS:**

- a. **The Stanwich Club**; application PLPZ 2023 00460, 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 proposed consolidation of property and the development of the consolidated parcel with a new short golf course with associated landscaping improvements, over two (2) parcels totaling 204.812-acres located at **309 Taconic Road and 888 North Street** in the RA-4 zone.
- **To view the pre-application materials, please click [here](#).**

- b. **45 Bible Street 45, LLC**; application PLPZ 2023 00465, 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 proposed interior renovations to Scarpellis Market, on a 0.1917-acre parcel located at **45 Bible Street** in the R-6 zone.
- **To view the pre-application materials, please click [here](#).**
- c. **Greenwich Communities**; proposed modification to application PLPZ 2023 00401, 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 parking garage with four (4) two-story buildings above the garage deck containing forty-eight (48) affordable dwelling units, on a 2.6953-acre property located at **0 Strickland Road** in the R-6 and COZ zones.
- **To view proposed modification plans please click [here](#).**
 - **To view the original pre-application materials, please click [here](#).**
 - **To view public comment regarding the original pre-application, please click [here](#).**

11. APPROVAL OF MINUTES:

December 12, 2023

12. OTHER:

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

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.

Greenwich Academy, Inc.; application PLPZ 2023 00441, for a Final Site Plan and Special Permit, to obtain a revised enrollment cap of 780 students (with a 2% variance) to replace the current enrollment cap of 730 students (with a 2% variance) in order to increase enrollment by 50 students and to begin phasing in the increase during the 2024-2025 academic year, on a 33.04-acre lot, located at **200 North Maple Avenue** in the RA-1 and R-20 zones. *(Staff: TK) (Must open by 1/18/2024) (Maximum extension to open granted to 3/23/2024)*

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.