

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)
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(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

Tuesday, February 6, 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 2/7/2024) (Extension to decide granted. Maximum extension to decide available to 4/6/2024) (Continued from the 1/9/2024 and 1/23/2024 meetings) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*
 - *To view the application materials and staff report, please click [here](#).*

PUBLIC HEARING

(To commence after the above items are heard)

2. **Town of Greenwich – Central Middle School Building Committee;** application 2024 00021, for a Final Site Plan and Special Permit, to replace the Central Middle School building with related site improvement including, new grass athletic fields, vehicular access, and parking areas, the results of which would exceed 150,000 cubic feet in Building Volume, on a 21.72-acre property located at **9 Indian Rock Lane** in the R-12 Zone. *(Staff: PL) (Must open by 3/28/2024) (Maximum extension to open available to 6/1/2024)*

Application PLPZ 2024 00021 has been postponed by applicant.

3. **The Greenwich Country Day School, Inc. & GCDS, LLC;** application 2024 00004, for a Final Re-Subdivision, to consolidate 235 Stanwich Road, a 3.91 acre residential lot, 247 Stanwich Road, a 6.38 acre lot used for non-profit religious and educational purposes, and 257 Stanwich Road, the 32.4155 acre GCDS High School Campus lot, into one (1) proposed 42.7087 acre lot to be used for non-profit educational purposes, for properties located at **235, 247 and 257 Stanwich Road** in the RA-2 zone. *(Staff: TK) (Must decide by 3/2/2024) (Maximum extension to decide available to 5/1/2024)*

Application PLPZ 2024 00004 has been postponed by applicant.

4. **The Greenwich Country Day School, Inc. & GCDS, LLC;** application 2024 00003, for a Final Site Plan and Special Permit, to construct a 6-lane running track, with an interior grass athletic field, and areas for field events, along with the associated site, landscaping and stormwater management improvements on the School's High School Campus for its high school and middle school track and field programs, and high school soccer and cross-country programs. The proposed improvements also include the construction of a new 28-space parking lot, a 200 s.f. storage shed, installation of a scoreboard, related equipment and space for two (2) moveable bleacher systems, demolition of a house and pool on 235 Stanwich Road, demolition of a barn and playground on 247 Stanwich Road, and minor adjustments to the existing driveway on 247 Stanwich Road. The project is located on three (3) lots totaling 42.7087 acres (proposed to be consolidated in related application PLPZ 2024 00004), at **235, 247 and 257 Stanwich Road** in the RA-2 zone. *(Staff: TK) (Must open by 3/14/2024) (Maximum extension to open available to 5/18/2024)*

Application PLPZ 2024 00003 has been postponed by applicant.

5. **22 Baldwin Farms I LLC**; application 2023 00483, for a Final Site Plan and Special Permit, to make modifications and additions to the residence which would further exceed building volume above 150,000 cubic feet, on a 6.218 acres property located at **22 Baldwin Farms South**, in the RA-2 Zone. (Staff: MA) (Must open by 3/14/2024) (Maximum extension to open available to 5/18/2024)
 - **To view the application materials and staff report, please click [here](#).**

6. **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 4/7/2024) (Maximum extension to open granted)

Application PLPZ 2023 00457 has been postponed by applicant.

7. **Brunswick School**; application PLPZ 2023 00473, for a Final Site Plan and Special Permit, to include a new drop-off/pick-up loop drive and an increase in parking by 5 spaces for Brunswick's Early Childhood Education Center, modification of the faculty housing to be located in Buildings 2, 3, and 4, with two additional units and renovations to those buildings, and construction a maintenance shed, modifying the previously approved Site Plan PLPZ 2023 00086, on a 16.27-acre parcel at **270 Lake Avenue** in the RA-2 Zone. (Staff: BD) (Must close by 2/27/2024) (Maximum extension to close available to 5/2/2024) (Opened at the 1/23/2024 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)
 - **To view the application materials and staff report, please click [here](#).**

8. **Johnathan and Karen Schmitz**; application 2024 00008, for a Final Site Plan and Special Permit, to allow birthday parties and use of their front door that faces Rt. 1 modifying the conditions of approval under application PLPZ 2023 00099, on an approximately 9,200 sq.ft. parcel located at **216-220 East Putnam Avenue** in the LBR-2 zone. (Staff: JP) (Must open by 3/14/2024) (Maximum extension to open available to 5/18/2024)
 - **To view the application materials and staff report, please click [here](#).**

REGULAR MEETING (continued)

9. DECISION ITEMS:

10. DISCUSSION ITEMS:

- a. **Hodge Rock LLC**; application PLPZ 2024 00024, 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 removal of two (2) garages and modification of dormers, roofs, windows and landscaping on a 4.18-acre parcel located at **17 Hemlock Drive** in the RA-1 zone.
- *To view the pre-application materials, please click [here](#).*
 - *To view a presentation provided by the applicant, please click [here](#).*
- b. **JH Builders LLC**; application PLPZ 2024 00031, 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 demolition of the existing residence and construction of two (2) new condominiums on a 0.33-acre parcel located at **49 Sherwood Place** in the R-6 zone.
- *To view the pre-application materials, please click [here](#).*
- c. Discussion item regarding check-cashing uses within commercial zones.
- *To view discussion materials, please click [here](#).*

11. APPROVAL OF MINUTES:

March 21, 2023

12. OTHER:

- a. Discussion of appointment of Michael Carter to the Architectural Review Committee.

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.

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 close by 2/27/2024) (Maximum extension to close available to 3/2/2024) (Opened at the 1/23/2024 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

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)*

Application PLPZ 2023 00441 has been withdrawn by applicant.

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 close by 2/27/2024) (Maximum extension to close available to 5/2/2024) (Opened at the 1/23/2024 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

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 Carrigilea Drive** in the RA-1 and COZ zones. *(Staff: PL) (Must decide by 4/20/2024) (Maximum extension to decide granted)*

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.