TOWN OF GREENWICH  
PLANNING AND ZONING COMMISSION  

Town Hall Meeting Room  
101 Field Point Road, Greenwich, CT  

September 4, 2019  

FINAL AGENDA  

REGULAR MEETING 7:00 PM  

1. **HM Hamilton, LLC**; application PLPZ 2019 00242, for a final site plan, to designate one (1) unit in a current three-unit dwelling, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a zoning violation to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 7,375 sq. ft. property located at 241 Hamilton Avenue in the R-6 zone. (Staff: PL) *(Must decide by 9/5/2019)* (Extension granted to 9/5/19. Maximum extension to decide is available to 10/7/2019) *(Continued from the 7/9/19 meeting.)* (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)  

   **Application PLPZ 2019 00242 has been Postponed by applicant to 9/18/19**  

2. **Charles Moore**; application PLPZ 2019 00241, for a final site plan, to designate two units (Units 61F and 63F) of the existing four (4) units, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g where one unit would be offered at 80% of the State’s median income and the second would be offered at 60% of the State’s Median income. The proposal is in response to a zoning violation to validate these units and no new construction is proposed as part of this application. The subject parcel is a 7,500 sq. ft. property located at 63 Oak Ridge Street in the R-6 zone. (Staff: PL) *(Must decide by 9/5/2019)* (Extension granted to 9/5/19. Maximum extension to decide is available to 10/7/2019) *(Continued from the 7/9/19 meeting.)* (Seated: Alban, Macri, Lowe (for Levy), Fox. and Hardman.)  

   **Application PLPZ 2019 00241 has been Postponed by applicant to 9/18/19**
3. **SGS Clapboard Ridge, LLC;** application PLPZ 2019 00238, for a final subdivision, to subdivide an existing 7.9877-acres parcel into two parcels where Lot 1 would be 3.7895-acres and Lot 2 would be 3.000-acres and an open space parcel of 1.1982-acres would be proposed (equal to 15% of the total lot area). The subject parcel is located at **214 Clapboard Ridge Road** in the RA-2 zone. *(Staff: SB) (Must decide by 9/19/2019) (Maximum extension to decide granted.) (page 7)*

4. **Timothy K. Saunders;** application PLPZ 2019 00212, for a final subdivision, to subdivide an existing 25,200 sq. ft. parcel into two parcels where Parcel A would be 12,100 sq. ft. and Parcel B would be 13,100 sq. ft. and no designated open space. The subject parcel is located at **249 Valley Road** in the R-12 zone. *(Staff: BD) (Must decide by 9/5/2019) (Extension to decide granted to 9/5/19. Maximum extension to decide available to 9/7/2019.) (Continued from the 7/9/19 meeting) (Seated: Alban, Macri, Lowe (for Levy), Fox, and Hardman).*

   **Application PLPZ 2019 00212 has been Withdrawn**

**PUBLIC HEARING 7:15 PM**

5. **Cassandra and Robert A. Hopkins,** application PLPZ 2019 00308, for a final re-subdivision, to merge two adjacent parcels at 401 and 403 Sound Beach approved under final subdivision #1343, Map # 7162, into one parcel. Both parcels of land are within the R-12 Zone. *(Staff: PL) (Must decide by 9/16/2019) (Maximum extension to decide available to 11/15/2019.) (page 66)*

6. **The Battle Hill Corporation;** applications PLPZ 2019 00221 and PLPZ 2019 00222, for a final site plan and special permit, to remove the existing improvements and redevelop the property with a three-story residential building over a ground-level parking garage providing 16 spaces. The proposes building would have a total of seven (7) residential units with two (2) units (over 20%) being “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, and related site work and stormwater improvements on a 10,522 sq. ft. property located at **62 Mason Street** in the CGB Zone. *(Staff: MA) (Must close by 9/10/19) (Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Hardman.) (page 106)*

7. **Esther Chen,** record owner, for a final site plan and special permit, PLPZ 2019 00262 and PLPZ 2019 00350, to convert residential Unit 1C to an acupuncturist practice on property located at **40 West Elm Street** in the CGB and CGIO zones. *(Staff: SB) (Must open by 9/5/2019) (Extension to open granted to 9/5/19. Maximum extension to open available to 11/2/2019) (page 265)*
8. **12 ID LLC.**, applications PLPZ 2019 00274 and PLPZ 2019 00275, for a final site plan coastal and special permit, to increase the interior height of the first story of the home by 1 foot, increasing the total building volume of the site to 162,514 cubic feet in volume further exceeding the 150,000 cubic feet in volume threshold of Sec. 6-101(a) requiring a special permit, and related site improvements per Sections 6-13 through 6-15, 6-17, 6-93, 6-94, 6-101(a), and 6-205 of the Town of Greenwich Building Zone Regulations on a 31,270 sq. ft. property located at **12 Indian Drive** in the R-12 and Coastal Overlay zones. *(Staff: JP) *(Must open by 9/5/19) *(Extension to open granted to 9/5/19. Maximum extension to open available to 11/16/2019.)*

**REGULAR MEETING CONTINUED**

9. **DISCUSSION ITEMS:**

10. **APPROVAL OF MINUTES:**

    August 6, 2019

11. **OTHER:**

    a. Executive Session on pending litigation or personnel matters.
    b. Other items as may properly come before the Commission.

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

**Greenwich Plaza; Inc.** application PLPZ 2019 00292, for a Zoning Text Amendment to amend Sec. 6-118.1 “USE REGULATIONS IN RAILROAD RIGHTS-OF-WAY” and add a new Sec. 6-205***(c). A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, and also on the Town of Greenwich’s website at: https://www.greenwichct.gov/CivicAlerts.aspx?CID=27._ *(Staff: PL) *(Must close by 9/30/19) *(Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.)* *(Left open from the 7/30/19 Meeting.)* *(Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)*

**Greenwich Plaza; Inc.** applications PLPZ 2019 00293 and PLPZ 2019 00294, for Preliminary Coastal Site Plan and Special Permit, to redevelop the north side of the Greenwich Train Station and surrounding mixed-use commercial block on the property located at **2-28 Railroad Avenue** in the CGB, CGBR, CGIO, Coastal Overlay and Flood Hazard Overlay Zones. *(Staff: PL) *(Must close by 9/30/19) *(Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.)* *(Left open from the 7/30/19 Meeting.)* *(Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)*
Greenwich Plaza; Inc. applications PLPZ 2019 00295 and PLPZ 2019 00296, for Preliminary Coastal Site Plan and Special Permit, to demolish the existing Taxi Stand and construction of a new south station and related driveway and site improvements on the property located at 2 Steamboat Road in the GB, CGIO, Coastal Overlay and Flood Hazard Overlay Zones. (Staff: PL) (Must close by 9/30/19) (Extension to close granted to 9/30/19. Maximum extension to close available to 11/7/2019.) (Left open from the 7/30/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

Grahampton Association, Inc., Susan L. Whitman TR, First County Bank, Leslie and Ashish Bhutani, Debra & Marc Shore, Robert Miller TR, and Four A Properties, LLC, record owners, for a final re-subdivision, PLPZ 2019 00267, to improve an existing drainage system in the open space for Map #7413 as filed on the Town of Greenwich Land Records, as approved as part of re-subdivision application FRSB # 1332 and per Section 6-261 of the Town of Greenwich Subdivision Regulations on a parcel identified as Open Space Parcel “P”, also known as 0 Clapboard Ridge Road (Tax ID #11-9041) and part of the re-subdivision which contains 88, 100, 102, 104 and 110 Clapboard Ridge Road in the RA-2 zone. (Staff: BD) (Must decide by 10/2/19) (Extension to decide granted to 10/2/19. Maximum extension to decide available to 10/18/2019.)