TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

September 4, 2019

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy, and Dave Hardman
Regular Member Absent: Andrew Fox
Alternate Members Present: Dennis Yeskey, Victoria Goss, and Peter Lowe
Staff Members Present: Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

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.)*

**Application PLPZ 2019 00238 has been Withdrawn**

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.)*

Motion to find not a subdivision or re-subdivision
Moved by Macri seconded by Levy
Voting in favor: Alban, Macri, Levy, Yeskey (for Fox), and Hardman
5-0

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.) (Left Open. Extension Granted)

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)

Left Open

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.)

Motion to approve final site plan and special permit with modifications
Moved by Macri seconded by Levy
Voting in favor: Alban, Macri, Levy, Yeskey (for Fox), and Hardman
5-0

REGULAR MEETING CONTINUED

9. DISCUSSION ITEMS:

Discussed the draft of 2020 meeting schedule

10. APPROVAL OF MINUTES:

August 6, 2019

Motion to approve minutes of August 6 2019
Moved by Levy seconded by Hardman
Voting in favor: Alban, Macri, Levy, Yeskey (for Fox), and Hardman
5-0
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 Bhatani, 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.)