

START: \_\_\_\_\_  
END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**October 15, 2019**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **Israel Englander and 6 Smith Road Nominee Real Estate Trust;** application PLPZ 2019 00394 for a final coastal subdivision to revise a common lot line and transfer 8,272 sq. ft. of property from **6 Smith Road** to **25 Pear Lane** decreasing the lot area of 6 Smith Road from 1.2548-acres to 1.0649-acres and increasing the lot area of 25 Pear Lane from 1.0238-acres to 1.2137-acres. Both parcels are within the RA-1 and COZ zones. *(Staff: PL) (Must decide by 11/15/2019.) (Maximum extension to decide available to 1/25/2020)*
2. **Crush Table Tennis, LLC, applicant, for Barry Greenwich, LLC, owner;** application PLPZ 2019 00410, for a final site plan to: change the use of the property from a light industrial gas distribution business to a table tennis facility (group fitness); expand the building by +/- 285 sq. ft.; make interior renovations; provide parking for 15 vehicles; and reduce lot coverage on a 12,404 sq. ft. property located at **255 Field Point Road** in the GB and CGIO zones. *(Staff: BD) Must decide by 12/5/2019.) (Maximum extension to decide available to 2/8/2020.)*

### PUBLIC HEARING 7:15 PM

3. **81 Bible Street LLC,** applications PLPZ 2019 00408 and PLPZ 2019 00409, for final site plan and special permit, to demolish the existing single-family dwelling and construct a new, two-family dwelling and related site and stormwater improvements on a 7,429 sq. ft. property located at **81 Bible Street** in the R-6 zone. *(Staff: JP) (Must open by 12/5/19.) (Maximum extension to open available to 2/8/2020)*

4. **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 10/16/19) (Extension to close granted to 10/19/19. Maximum extension to close available to 11/14/2019.) (Left open from the 8/9/19, 9/4/19 and 10/1/19 meetings.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)*

### REGULAR MEETING CONTINUED

5. **DISCUSSION ITEMS:**
6. **APPROVAL OF MINUTES:**

September 17, 2019

7. **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?AID=458> *(Staff: PL) (Must close by 11/07/19). Maximum extension to close granted) (Left open from the 7/30/19 and 9/26/19 Meetings.) (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 11/07/19). Maximum extension to close granted.) (Left open from the 7/30/19 and 9/26/19 Meetings.) (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 11/07/19. Maximum extension to close granted.) (Left open from the 7/30/19 and 9/26/19 Meetings.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Hardman.)

**75 Holly LLC;** 2019 00355, for a final site plan to change the use of approximately 13,000 sq. ft. from office to a daycare center use, and the construction of an exterior paly area at the southeastern corner of the site on a 4.47-acres property, located at **75 Holly Hill Lane**, in the GBO Zone. (Staff: MA) (Must decide by 11/8/2019) (Maximum extension to decide is available to 1/12/2020)

**O & B Associates LLC;** applications PLPZ 2019 00344 and PLPZ 2019 00345, for final site plan and special permit, to permit the ongoing usage of the property as a motor vehicle repair station and related towing service located on a 11,832 sq. ft. property at **561 West Putnam Avenue** in the GBO zone. (Staff: PL) (Must close by 11/21/2019) (Extension to close granted to 11/21/19. Maximum extension to close available to 12/26/2019)

**Calabrese Property Association and Mariano Lozano;** application, PLPZ 2019 00370, for a final subdivision to request clarification regarding the language in the approved Declaration of Restrictions for Open Space, approved as part of Final Subdivision #1831, to permit the installation of masonry steps and pathways with the Open Space Parcel on property located at 16 Lakeview and 0 Lakeview Drive in the Zone R-12. (Staff: PL) (Must decide by 10/30/2019) (Extension to decide granted to 10/30/2019. Maximum extension available to 12/24/2019.)