

START: 7:01 P.M.
END: 8:20 P.M.

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

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy, and Dave Hardman

Alternate Member Present: Peter Lowe

Alternate Member Absent: Dennis Yeskey and Victoria Goss

Staff Members Present: Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

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*) (*page 5*)

Application PLPZ 2019 00394 Left Open.

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.)*

Application PLPZ 2019 00410 has been Postponed

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) (page 61)*

Closed. No Action Taken.

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.) (page 139)*

Closed. No Action Taken.

REGULAR MEETING CONTINUED

5. **DISCUSSION ITEMS:**

6. APPROVAL OF MINUTES:

September 17, 2019

Motion to approve minutes of September 17, 2019
Moved by Fox seconded by Levy
Voting in favor: Alban, Macri, Levy, Fox, and Hardman
5-0

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.)*