

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 29, 2019

Final AGENDA

REGULAR MEETING 7:00 PM

1. DECISION ITEMS:

- a. **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) (Closed at the 10/15/2019 meetings.) (Must decide by 12/19/19) (Extension to decide granted to 10/19/19. Maximum extension to close available to 1/18/2020.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)*

- b. **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) (Closed at the 10/15/19 meeting.) (Must decide by 12/19/19.) (Maximum extension to decide available to 2/22/2020) (Seated: Alban, Macri, Levy, Fox, and Hardman.)*

2. **DISCUSSION ITEMS:**

- a. **7 Finney Knoll Lot # 4 – 10’ Planting Strip;** To make modifications to the current approved planting plan dated 2/15/2006 by “Studer Designs” for the 10-foot-wide planting strip associated with the required landscaping strip of Lot #4 (now 7 Finney Knoll) approved under Final Subdivision #1689 and finalized under Administrative Coastal Site Plan FSP-Admin-C #2899. *(Staff: JP)*

Postponed by Applicant

3. **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.) (page 10)*

PUBLIC HEARING 7:15 PM

4. **Planning and Zoning Staff;** application PLPZ 2019 00433, for a Zoning Text Amendment, to amend Section 6-110 “USE REGULATIONS AND SPECIAL REQUIREMENTS FOR DWELLING UNITS PERMITTED IN THE BUSINESS ZONES” of the Town of Greenwich Building Zone Regulations as follows: Add as introductory paragraph: **(TEXT IN BOLD TO BE ADDED)** *(Staff: KD) (page 55)*

For a period of twelve (12) months, commencing from the effective date of this text amendment, no new applications that use Section 6-110 (c)(2) of the Town of Greenwich Building Zone Regulations will be accepted, considered, or approved. The expiration date of this Moratorium shall not exceed 12 months from the effective date of adoption unless extended by the Planning & Zoning Commission.

5. **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). Additionally, the applicant proposes a second text amendment which would create a “CENTRAL GREENWICH TRANSPORTATION-ORIENTED DEVELOPMENT OVERLAY ZONE”, and would amend Sections 6-2, 6-5, create and new Section 6-118 “CENTRAL GREENWICH TRANSPORTATION-ORIENTED DEVELOPMENT OVERLAY ZONE (CGTOD)”. A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, 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.)(page 76)

6. **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.) (page 178)

7. **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.) (page 280)

8. **Stephen C. Friedheim;** applications PLPZ 2019 00401 and PLPZ 201900402, for a final coastal site plan and special permit, to: build a vertical addition over the attached garage of the existing dwelling to serve as guest quarters; demolish the existing waterfront detached guest cottage, greenhouse and terrace and to replace them with a new 1,670+/- sq. ft. enclosed pavilion, and a new, detached concrete terrace; make alterations to the existing pool house involving the removal of 267 +/- sq. ft. from the rear of the structure, and make interior renovations; build a new 25.5 foot x 20 foot detached carport; erect a 168+/- sq. ft. children's playhouse; demolish an existing 10 ft. x 10 ft. shed, and locate in that general area an emergency back-up generator and air conditioning units; relocate the existing pool equipment to an elevated platform inside the lower garage of the main dwelling; and install/construct associated landscape screening, stormwater management, driveway and walks, and other site improvements, the result of which would further exceed the 150,000 cubic foot threshold of Sec. 6-101(a) and the enclosed pavilion would exceed 800 sq. ft. both of which require special permit approval on a 2.85-acres property, located at **1 Smith Road** in the RA-1 and COZ zones. *(Staff: JP) (Must open by 12/5/19. Maximum extension to open available to 2/8/2020.) (page 379)*
9. **Second Congregational Church of Greenwich;** for a Zoning Map Amendment, PLPZ 2019 00381, to re-zone **48 Maple Avenue** from the R-20 to the R-20-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). *(Staff: JP) (Must open by 11/8/19. Maximum extension to open available to 1/12/2020.) (page 530)*
10. **Second Congregational Church of Greenwich;** applications PLPZ 2019 00379 and PLPZ 2019 00380, for a final site plan and special permit, to make additions to the Mead House in order to provide handicap accessibility, as well as a change of use to use a portion of the first floor of the Mead House as a vocational training program for people with developmental disabilities, the applicant is also proposing to re-zone the property into the Historic Overlay Zone, which is subject to a separate text amendment (application PLPZ 2019 00381) on a 2.9404-acres property located at **48 Maple Avenue** in the R-20 (but proposed to be R-20-HO) zone. *(Staff: JP) (Must open by 11/8/19. Maximum extension to open available to 1/12/2020.) (page 596)*

REGULAR MEETING CONTINUED

11. **CLT Fairway, LLC.;** request to extend the record sheet filing period for an additional ninety (90) days for re-subdivision application PLPZ 2019 00182, to divide a 2.8424-acres property into two (2) parcels of 1.129-acres and 1.0847-acres, and open space parcel on 17,211 sq. ft., equal to 15.1% of the total lot area, for a property located at **7 Fairway Lane** in the RA-1 zone, approved at the Commission's 8/6/19 meeting. *(Staff: BD)*

Extension Request has been Withdrawn

12. **Lexus of Greenwich and 40 Old Field Point Road, LLC**; request for a three-year extension of time to start and complete work, related to applications PLPZ 2016 00617 and PLPZ 2016 00618, for a final site plan and special permit, to demolish the existing buildings and construct a new 13,911 sq. ft. motor vehicle sales and service building with 13 service bays that would exceed the 40,000 cubic feet in volume threshold of Section 6-101, 79 parking spaces, site lighting, landscaping, and stormwater management improvements on a 34,507 sq. ft. property located at **40 Old Field Point Road** in the GB and the GGIO zones, approved at the Commission 5/2/2017 Meeting. (*Staff: PL*) (page 697)
13. **APPROVAL OF MINUTES:**
- September 26, 2019
October 1, 2019
14. **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:**

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 play 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*)

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*) (*Continued from the 10/15/19 Meeting.*) (*Seated: Alban, Macri, Levy, Fox, Hardman.*)

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.) (Postponed at the 10/15/2019 meeting.)*