TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

November 14, 2019

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. 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

   b. 75 Holly LLC; application 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 and CGIO Zones. (Staff: MA) (Must decide by 1/12/2020.) (Maximum extension to decide granted.) (Continued from the 9/17/19 Meeting.) (Seated: Alban, Macri, Levy, Fox, Hardman.) (page 8)

   c. 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.) (page 121)
4. **Israel Englander;** application PLPZ 2019 00395, for a *final coastal site plan* to demolish the current residence driveway and construct an new dwelling, driveway and pool, with associated drainage and utilities on a 1.21-acres (post approval of subdivision PLPZ 2019 00394) parcel located at **25 Pear Lane**, in the RA-1 and COZ zones. *(Staff: PL) (Must decide by 11/21/2019.) (Maximum extension to decide available to 1/25/2020) (page 199)*

5. **6 Smith Road Nominee Real Estate Trust;** application PLPZ 2019 00396, for a *final coastal site plan* to demolish the current residence driveway and construct a new dwelling, driveway, and pool, with associated drainage and utilities on a 1.06-acres (post approval of subdivision PLPZ 2019 00394) parcel located at **6 Smith Road**, in the RA-1 and COZ zones. *(Staff: PL) (Must decide by 11/21/2019.) (Maximum extension to decide available to 1/25/2020) (page 238)*

6. **32 Bruce Park Drive LLC and 38 Bruce Park Drive LLC,** application PLPZ 2019 00428, for a *final coastal subdivision*, to revise the common lot line by transferring 18,776 sq. ft. of property from 38 Bruce Park Drive to 32 Bruce Park Drive, reducing 38 Bruce Park Drive from 43,747 sq. ft. to 24,97 sq. ft. in lot area and increasing the size of **32 Bruce Park Drive** from 36,665 sq. ft. to 55,441 sq. ft. Both parcels are within the R-12 zone. *(Staff: JP) (Must decide by 12/10/2019.) (Maximum extension to decide available to 2/8/2020.) (page 277)*

7. **32 Bruce Park Drive LLC and 38 Bruce Park Drive LLC,** application PLPZ 2019 00430, for a *final coastal subdivision*, to subdivide a 55,441 sq. ft. parcel (subject to approval of subdivision application PLPZ 2019 00428) into two (2) parcels where Lot 1 would be 23,719 sq. ft. and Lot 2 would be 23,144 sq. ft. plus the creation of an 8,578 sq. ft. open space parcel (equal to 15.5% of the total area to be subdivided) on properties located at **32 Bruce Park Drive** and **38 Bruce Park Drive** in the R-12 zone. *(Staff: JP) (Must decide by 12/10/2019.) (Maximum extension to decide available to 2/8/2020.) (page 375)*

8. **John P. Christensen Trustee of the Mary K. Babcock Qualified Personal Residence Trust and the Mary K. Babcock, 2012 Real Estate Trust;** application PLPZ 2019 00415, for a *final coastal subdivision*, to confirm that tax parcel 06-1462/S with and address of **0 Nawthorne Road** is a separate and distinct parcel of land from **11 Wahneta Road** in the R-12 zone. *(Staff: MA) (Must decide by 12/2/2019.) (Maximum extension to decide available to 1/31/2020.) (page 527)*

9. **10 Lexington Avenue, LLC;** application PLPZ 2019 00407, for a *final site plan*, to demolish the existing building and construct a new office building with a third floor residential unit with parking for six (6) vehicles plus one (1) ADA parking space in the front yard with related site and stormwater improvements on a 6,386 sq. ft. parcel in the CGB and CGIO zones. *(Staff: BD) (Must decide by 12/5/2019.) (Maximum extension to decide available to 2/8/2020.) (page 602)*
PUBLIC HEARING 7:15 PM

10. **1205 East Putnam Avenue LLC., David Rodgers**, applications PLPZ 2019 00420 and PLPZ 2019 00421, for preliminary site plan and special permit, to remove the existing structures and construct a twenty (20) unit residential building, where four (4) units (equal to 20% of the total unit count) would be “Moderate Income” units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations, off-street parking for forty (40) vehicles, stormwater and site improvements on a 26,121 sq. ft. property located at **1205 East Putnam Avenue** in the LB and PRIOZ zones. *(Staff: KD) (Must open by 1/2/2020.) (Maximum extension to open available to 3/7/2020) (page 671)*

11. **Barry Greenwich LLC.,** applications PLPZ 2019 00436 and PLPZ 2019 00437, for a final site plan and special permit, for a change of use from light industrial gas distribution to a table tennis recreational facility and an expansion on the first floor of 285 sq. ft. on a 12,404 sq. ft. property located at **255 Field Point Road** in the GB and CGIO zones. *(Staff: BD) (Must open by 1/2/2020.) (Maximum extension to open available to 3/7/2020) (page 743)*

12. **Sherwood Farm, LLC.,** applications PLPZ 2019 00438 and PLPZ 2019 00439, for a final site plan and special permit, to close off driveway and construct a new driveway with adequate site lines in both directions on a 3.240-acre lot located at **10 Sherwood Avenue** in the RA-2 zone. *(Staff: BD) (Must open by 1/2/2020.) (Maximum extension to open available to 3/7/2020) (page 800)*

13. **Greenwich Library;** applications PLPZ 2019 00416 and PLPZ 2019 00417, for a final site plan and special permit, to move an existing glass wall out 8.5 feet to the edge of an existing overhang, creating an additional 240 square feet of lobby area and eliminating the proposed pillars for the Greenwich Library property located at **101 West Putnam Avenue** in the CGB zone. *(Staff: PL) (Must open by 12/19/2019.) (Maximum extension to open available to 2/22/2020) (page 854)*

REGULAR MEETING CONTINUED

14. **DECISION ITEMS:**
   a. **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 decide by 1/2/20). Maximum extension to decide available to 1/11/2020) (Closed at the 10/29/19 Meeting.) *(Seated: Alban, Macri, Levy, Lowe (for Fox), and Goss (for Hardman)).)*
b. 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 decide by 1/2/20). Maximum extension to decide available to 1/11/2020) (Closed at the 10/29/19 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox), and Goss (for Hardman).)

15. APPROVAL OF MINUTES:

  September 26, 2019
  October 1, 2019
  October 29, 2019

16. 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:

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 12/26/2019) (Maximum extension to close granted.) (Opened at the 10/15/19 meeting.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)
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 close by 12/3/19. Maximum extension to close available to 2/6/2020.) (Opened at the 10/29/19 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman).)

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 close by 12/3/19. Maximum extension to close available to 2/6/2020.) (Opened at the 10/29/19 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman).)

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 close by 12/3/19. Maximum extension to close available to 2/6/2020.) (Opened at the 10/29/19 meeting.) (Seated: Alban, Macri, Levy, Goss (for Fox), and Yeskey (for Hardman).)

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.