

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

January 7, 2020

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

- 1. 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-acre 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 and 11/14/19 Meetings.) (Seated: Alban, Macri, Levy, Fox, Hardman.)*
- 2. 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 subdivide an existing 25,033 sq. ft. parcel into two distinct Zoning lots, the 12,320 sq. ft. parcel located at 0 Nawthorne Road, tax parcel ID 06-1462/S, currently improved with a tennis court, patio, and shed, and the 12,713 sq. ft. parcel located at 11 Wahneta Road, tax parcel ID 06-1463/S, currently improved with a single family dwelling, pool, drive, shed, patio, walkway and HVAC units, in the R-12 zone. *(Staff: MA) (Continued from the 11/26/19 meeting.) (Must decide by 1/8/2020.) (Extension to decide granted. Maximum extension to decide available to 1/31/2020.) (Seated: Alban, Macri, Levy, Goss (for Fox), Hardman.)*

PUBLIC HEARING 7:15 PM

3. **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 1/8/2020. Extension to close, granted to 1/8/2020. 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).)*
4. **Fried and Taylor LLC.**, applications PLPZ 2019 00450 and PLPZ 2019 00451, for a preliminary site plan and special permit, to construct a mixed use, Moderate Income Housing Development of three (3) stories with twenty-two (22) units where five (5) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; 4,288 sq. ft. of commercial space, for two tenants on the first floor, and parking for 52 vehicles and 3 ADA parking spaces on a 33,077 sq. ft. property located at 100 East Putnam Avenue in the LBR-2 and PRIOZ zones. *(Staff: KD) (Must open by 1/18/2020) (Extension to open available to 3/23/2020).*
5. **Charter Greenwich LLC.**, applications PLPZ 2019 00448 and PLPZ 2019 00449, for a final site plan and special permit, to make additions to the existing to construct an elevator shaft and adjacent lobby on the east side (rear) of the building on a 0.127-acre 1 property located at **301-309 Greenwich Avenue** in the CGBR and CGIO zones. *(Staff: BD) (Must open by 1/18/2020. Maximum extension to open available to 3/23/2020.)*

6. **240 GA, LLC.**, applications, PLPZ 2019 00443 and PLPZ 2019 00444, for a final site plan and special permit, to: renovate the existing bank and office building, in-filling part of the building that is located in the CGBR Zone and to convert a portion of the legally non-conforming bank use, located on the first floor and in the basement, into new retail space; remove the two drive-thru bank teller buildings; construct, in the western portion of the parcel, a 31,578.95 square feet, four (4) story, twenty (20) unit, residential building where four (4) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; increase onsite parking from 52 to 72 parking spaces; and make stormwater and related site improvements per Sections 6-13 through 6-15, 6-17, 6-100, 6-101, 6-107, and 6-205 of the Town of Greenwich Building Zone Regulations on a 1.3217-acre property located at 240 Greenwich Avenue in the CGB, CGBR, CGIO zones. (Staff: MA) (Must open by 1/08/2020) (Extension to open granted. Maximum extension to open available to 3/07/2020).
7. **21 Calhoun Drive, LLC.**, application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office). (Staff: PL) (Must open by 1/18/2020. Maximum extension to open available to 3/23/2020)
8. **21 Calhoun Drive, LLC.**, applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to: remove a detached garage; construct a new single-family dwelling; and provide a façade easement to preserve and protect the exterior of the existing dwelling on the site, known as "Park Hill" on a 1.8-acres property located at **21 Calhoun Drive** in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) (Staff: PL) (Must open by 1/18/2020. Maximum extension to open available to 3/23/2020.)
9. **Elizabeth M. Grant and Thomas Angell, Co-Executors of the Estate of Marie D. Schwartz**, application PLPZ 2019 00483, for a final re-subdivision, to re-subdivide the 12.2752-acres property located at 7 Dempsey Lane, in the RA-2 zone, into two (2) building lots where Lot 1 would be 4.8060-acres and Lot 2 would be 5.2597-acres (4.9684 acres for zoning purposes and less the accessway and excluded land) and an open space parcel of 2.2095-acres (equal to 18% of the total acreage to be subdivided). (Staff: JP) (Must decide by 1/11/2020. Maximum extension to decide available to 3/11/2020.)
10. **SBP Dublin Hill LLC.**, applications PLPZ 2019 00457 and PLPZ 2019 00458, for a final site plan and special permit, to construct a new single family dwelling, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 3.0059-acre property located at 50 Dublin Hill Drive in the RA-2 zone. (Staff: BD) (Must open by 1/18/2020) (Maximum extension to open available to 3/23/2020).

11. **SBP Dublin Hill LLC.**, applications, PLPZ 2019 00464 and PLPZ 2019 00465, for a final site plan and special permit, to construct a new single family dwelling, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 3.0477-acre property located at 44 Dublin Hill Drive in the RA-2 zone. *(Staff: BD) (Must open by 1/18/2020) (Maximum extension to open available to 3/23/2020).*
12. **Dunwoodie LLC.**, application PLPZ 2019 00468, for a zoning map amendment, to re-zone 102 through 118 Sheephill Road from the R-12 to the R-12-HO zone (as shown on a re-zoning map on file in the Town Clerk's Office) *(Staff: PL) (Must open by 1/18/2020) (Maximum extension to open available to 3/23/2020).*
13. **Dunwoodie LLC.**, application PLPZ 2019 00469, for a preliminary re-subdivision, to merge the subject parcels into one, 96,780 sq. ft. parcel. The subject properties are located at 102 through 118 Sheephill Road in the R-12 zone. *(Staff: PL) (Must decide by 1/8/2020) (Extension to decide granted to 1/8/2020. Maximum extension to decide available to 3/5/2020).*
14. **Dunwoodie LLC.**, applications PLPZ 2019 00466 and PLPZ 2019 00467, for a preliminary site plan and special permit, to create a campus and rezone property from R-12 to R-12-HO. The combined lot area of the subject action would equal 96,780 sq. ft. of property and located at 102 through 118 Sheephill Road in the R-12 zone. *(Staff: PL) (Must open by 1/18/2020) (Maximum extension to open available to 3/23/2020).*

REGULAR MEETING CONTINUED

15. **DECISION ITEMS:**
16. **DISCUSSION ITEMS:**
17. **APPROVAL OF MINUTES:**
18. **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:**

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 close by 2/22/2020.) (Maximum extension to close granted) (Opened at the 11/14/19 meeting. Left open from the 12/10/19 meeting.) (Seated: Alban, Lowe (for Macri), Levy, Goss (for Fox), Hardman)

146-148 Sound Beach Avenue, LLC & John M. Downing c/o Joel Paul Berger, applications PLPZ 2019 00484 and PLPZ 2019 00485, for final site plan and special permit, to request a change of use from a retail food establishment to a school use contemplating student drop-off. on a 29,316 sq. ft. property located at **146 Sound Beach Avenue** in the LBR-2 Zone. (Staff: PL) (Must open by 1/30/2020. Maximum extension to open available to 4/4/2020.) (Postponed at the 12/10/2019 meeting.)

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 1/29/20. Extension to closed granted to 1/29/20. Maximum extension to close available to 2/6/2020) (Opened at the 10/29/19 meeting, left open at the 11/26/19 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 1/29/20. Extension to closed granted to 1/29/20. Maximum extension to close available to 2/6/2020) (Opened at the 10/29/19 meeting, left open at the 11/26/19 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.

