

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**

## **ACTION AGENDA WITH DECISIONS**

*Regular Members Present and Seated: Margarita Alban, Nicholas Macri, Peter Levy (arrived @ 7:10), Andy Fox, and Dave Hardman.*

*Alternate Member Present: Dennis Yeskey, Victoria Goss, and Peter Lowe.*

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

### **REGULAR MEETING 7:00 PM**

- 1. 75 Holly LLC;** application PLPZ 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.*)

Motion to approve final site plan with modifications

Moved by Macri, seconded by Fox

Voting in favor: Alban, Macri, Yeskey (for Levy), Fox, Hardman

5-0

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.)*

Motion to approve final coastal subdivision with modifications  
Moved by Macri, seconded by Levy  
Voting in favor: Alban, Macri, Levy, Goss (for Fox), Hardman  
5-0

### **PUBLIC HEARING 7:15 PM**

3. **Stephen C. Friedheim;** applications PLPZ 2019 00401 and PLPZ 2019 00402, 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 greenhouse; 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).)*

Motion to approve final coastal site plan and special permit with modifications  
Moved by Macri, seconded by Yeskey  
Voting in favor: Alban, Macri, Levy, Goss (for Fox), Yeskey (for Hardman)  
5-0

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).

**Left Open.**

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 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.)

Motion to approve final site plan and special permit with modifications  
Moved by Macri, seconded by Fox  
Voting in favor: Alban, Macri, Levy, Fox, Yeskey  
5-0

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, infilling 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 3/07/2020) (Maximum extension to open granted).

**Application PLPZ 2019 00443 and PLPZ 2019 00444. Postponed by applicant**

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)

**Left Open**

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.)

**Left Open**

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.)

Motion to approve final re-subdivision with modifications  
Moved by Macri, seconded by Fox  
Voting in favor: Alban, Macri, Levy, Fox, Yeskey  
5-0

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-acres 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).

Motion to approve final site plan and special permit with modifications  
Moved by Macri, seconded by Fox  
Voting in favor: Alban, Macri, Levy, Fox, Yeskey  
5-0

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).

Motion to approve final site plan and special permit with modifications  
Moved by Macri, seconded by Fox  
Voting in favor: Alban, Macri, Levy, Fox, Yeskey  
5-0

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).

**Left Open. Extension Granted.**

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).

**Continued. Extension Granted.**

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).

**Left Open. Extension Granted.**

**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:**

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**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 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](mailto:alan.barry@greenwichct.org) as soon as possible in advance of the event.***