MAY 19, 2020

REVISED ACTION AGENDA
WITH DECISIONS

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

Alternate Members Present:
Victoria Goss, and Peter Lowe.

Alternate Members Absent:
Dennis Yeskey.

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

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:
   a. Lighthouse Technology Partners; request for appeal of the Architectural Review Committee’s decision on Sign/Awning Application PLPZ201900404 for proposed new signage and an awning over entry door, on a property located at 103 Mason Street in the CGB and CGIO zones. (Staff: MA.)
To view materials to be considered under appeal, please click here.
To view the visuals to be presented, please click here.

Motion to uphold the Architectural Review Committee’s decision on Sign/Awning Application PLPZ201900404 with modifications.
Moved by Alban, Seconded by Levy
Voting in Favor: Alban, Goss (for Macri), Levy, Fox, and Hardman
5-0
2. **Stephen P. & Maria R. Musante;** application PLPZ 2019 00482, for a Final Coastal Site Plan, to demolish the existing dwelling and construct a new two-story residence of approximately 3,790 sq. ft. on a 12,072 sq. ft. property located at 30 Sunset Road in the R-12 and COZ zones. *(Staff: JP) (Must decide by 6/23/2020 per the Governor’s Executive Order.) (Maximum extension to decide available to 7/3/2020.)*

   To view Staff Reports, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

   **Motion to approve Final Coastal Site Plan with modifications**
   
   Moved by Macri, Seconded by Fox
   
   Voting in Favor: Alban, Macri, Levy, Fox, and Hardman
   
   5-0

3. **Greenwich Board of Education;** application PLPZ 2020 00104 for Municipal Improvement, for proposed “Phase 1” improvements to Greenwich High School Cardinal Stadium Bleacher Project, pursuant to Sec. 6-99(a)(2) of the Town of Greenwich Charter, regarding property located at Greenwich High School, 10 Hillside Road in the RA-1 and R-20 zones. *(Staff: KD.) (Must act by 7/23/2020. May defer, up to an additional 90 days, or 10/21/2020.)*

   To view Staff Reports, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

   **Application PLPZ 2020 00104 was continued**
PUBLIC HEARING
(Commenced after items 1 through 3 were heard)

4. **Greenwich Board of Education**; application PLPZ 2020 00105, for Final Site Plan and Special Permit, for “Phase 1” of the Cardinal Stadium Bleachers Project to: replace the home side bleachers and press box with elevator access; construct buildings under the bleachers to provide a home team room; public toilet rooms and support spaces. Site improvements to include: upgrading the access drive to the bleacher area for delivery; food trucks; emergency access; an improved driveway from East Putnam Ave. to a new parking area that contains new ADA parking spaces; a new ticket kiosk; and replacement of the lighting fixtures on the current poles located at Greenwich High School, **10 Hillside Road** in the RA-1 and R-20 zones. **(Staff: KD.)** *(Must close by 6/23/2020, or by 9/21/2020 per the Governor’s Executive Order,)* *(Maximum extension to close available to 11/25/2020.)* *(Opened at the 5/192020 meeting.)*
   
   To view Staff Reports, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

   **Application PLPZ 2020 00105 was left open.**

5. **Christ Episcopal Church**; application PLPZ202000082 for Final Site Plan and Special Permit to construct additions, totaling 627 sq. ft., on the second floor of the church building, to accommodate interior updates for a new organ and choir enclosure, on a 5.16-acre property located at **254 East Putnam Avenue** in the R-20 zone. **(Staff: MA)** *(Must close by 6/23/2020, or by 9/21/2020 per the Governor’s Executive Order,)* *(Maximum extension to close available to 11/25/2020.)* *(Opened at the 5/192020 meeting.)*
   
   To view Staff Reports, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

   **Application PLPZ 2020 00082 was left open.**

6. **Round Hill Volunteer Fire Company, Inc.**; Application PLPZ202000082, for a Final Site Plan and Special Permit, to renovate and construct a 1,311.57 sq. ft. addition to the existing firehouse, restriping the existing parking are to include 17 parking spaces and 1 new ADA space, expanding the existing club use, requiring and special permit, on a 30,644 sq. ft. property located at **116 Old Mill Road** in the RA-4 zone. **(Staff: PL)** *(Must close by 6/23/2020, or by 9/16/2020 using the remaining 85 days of statutory time, per the Governor’s Executive Order,)* *(Maximum extension to close available to 11/20/2020.)* *(Opened at the 5/192020 meeting.)*
   
   To view Staff Reports, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

   **Application PLPZ 2020 00082 was left open.**
7. **Julio A. Quinde Astudillo & Olga Quinde;** application PLPZ 2020 00053, for a Final Site Plan and Special Permit, to convert a single-family dwelling to a two-family dwelling, including only interior alterations to the existing residence, on a 4,586 sq. ft. property located at **36 Pemberwick Road** in the R-6 Zone. *(Staff: JP.)* *(Must open by 8/12/2020 per the Governor’s Executive Order.)* *(Maximum extension to open available to 10/16/2020.)*

   To view Staff Reports, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

   **Application PLPZ 2020 00053 was postponed by the Applicant.**

8. **SBP Lower Cross LLC,** application PLPZ 2020 00050 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 10-acre property located at **70 Lower Cross Road** in the RA-4 zone. *(Staff: BD)* *(Must open by 7/18/2020 per the Governor’s Executive Order.)* *(Maximum extension to open available to 12/15/2020.)*

   To view Staff Reports, and application materials provided, please click [here](#).
   To view the visuals to be presented, please click [here](#).

   **Motion to approve Final Site Plan to final with modifications**
   Moved by Macri, Seconded by Fox.
   **Voting in Favor:** Alban, Macri, Levy, Fox, and Hardman
   **5-0**

9. **DECISION ITEMS:**

10. **APPROVAL OF MINUTES:**

11. **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:

500 WPA, LLC, and Putnam 600 Acquisition LLC; applications, PLPZ 2019 00445 and PLPZ 2019 00446, for a final site plan and special permit, to combine the properties at 500 West Putnam Avenue and 600 West Putnam Avenue and construct on the eastern side of the 500 West Putnam Avenue a parking garage and a thirty-five (35) unit multi-family residential building with 20% of those proposed units (equal to 8 of the proposed units) to be Moderate Income Units as defined under Sec. 6-110 of the Town of Greenwich Building Zone Regulations and requests permission to add parking within the front yard setback of the GBO Zone. The existing office building at 500 West Putnam Avenue and the existing mixed use commercial building at 600 West Putnam Avenue would remain. The applications are subject, but not limited, to Sections 6-13 through 6-15, 6-17, 6-101, 6-105, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at 500 and 600 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 4/11/2020) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))

585 West Putnam, LLC and Putnam 600 Acquisition, LLC; applications PLPZ 2019 00452 and PLPZ 2019 00453, for a final site plan and special permit, to merge the parcel at 581 and 585 West Putnam Avenue, demolish all buildings and site improvements on the 581 Parcel and construct a new 67,074 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town’s Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time per Sections 6-13 through 6-15, 6-17, 6-106, 6-110, and 6-205 of the Town of Greenwich Building Zone Regulations on properties located at 581 and 585 West Putnam Avenue in the GBO zone. (Staff: PL) (Must close by 4/11/2020) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.))

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). Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the property located at 21 Calhoun Drive in the RA-1 zone. (Staff: PL) (Left open at the 1/7/2020 and 3/10/2020 meetings.) (Must close by 4/16/2020.) (Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman).
21 Calhoun Drive, LLC.; applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to rezone property to RA-1-HO. Remove the detached garage and construct a new, second, single family dwelling between Park Hill and Calhoun Drive on a 1.8-acre lot at the 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) (Left open at the 1/7/2020 and 3/10/2020 meetings.) (Must close by 4/16/2020.) (Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman).

Greenwich Country Day School, Inc.; applications PLPZ 2019 00503 and PLPZ 2019 00504, for a final site plan and special permit to permit building and site plan improvements to accommodate renovations to Greenwich Country Day School's athletic fields, including: upgrading existing grass athletic fields to synthetic turf; construction of a field house with spectator seating; installation of a new storage building; site improvements including driveway, parking, and landscape modifications; and improvements to Cardinal Road, as authorized by The Greenwich Skating Club, Incorporated, which, along with GCDS, owns said road pursuant to Sections 6-12(e), 6-13, 6-15, 6-16, 6-17, 6-94(a)(S), 6-101(a), 6-139.1, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations, on a 41.5-acres property located at 23 and 47 Fairfield Road in the RA-1 zone. (Staff: JP) (Must close by 4/7/2020) (Extension to close granted to 4/7/2020. Maximum extension to close available to 5/7/2020.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for Hardman.)).

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) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close available to 4/16/2020) (Seated: Alban, Macri, Levy, Fox, Hardman)

Dunwoodie, LLC.; application PLPZ 2020 00071, 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 5/12/2020) (Maximum extension to decide available to 7/11/2020.) (Seated: Alban, Macri, Levy, Fox, Hardman)

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) (Left open at the 1/7/2020 meeting.) (Must close by 4/16/2020. Maximum extension to close granted) (Seated: Alban, Macri, Levy, Fox, Hardman)
Greenwich Hospital; Pre-application review, PLPZ 2020 00012, pursuant to Connecticut General Statutes 7-159 b, of a proposed rezoning, text amendment, and site plan application for Greenwich Hospital’s Smilow Cancer Center, to be located at 16-38 Lake Avenue and 54-64 Lafayette Place. *(Discussed at the 2/25/2020 meeting. Will be discussed at a future meeting.)*

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.