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END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## VIRTUAL MEETING to be held via Zoom

Please use the link below to view, listen, and/or participate in this meeting:  
<https://greenwichct.zoom.us/j/91490207380?pwd=eFUrdjhOdlhRUUVzU3Y2dlVnbHZTQT09>  
Password: 0518864

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## JUNE 30, 2020

### TENTATIVE AGENDA

#### REGULAR MEETING 5:00 PM

- 1. Rita and Merl Baker;** application PLPZ 2020 00090, for Scenic Road Designation, to establish the “Binney Park Loop” (portions of: Sound Beach Ave., between Arch St. to Wesskum Wood Road; Wesskum Wood Road, from Sound Beach Ave, to Arch St.; and Arch Street, from Wesskum Wood to Sound Beach Ave.) as a Scenic Road per Chapter 11, Article 3 of the Town’s Charter. *(Staff: KD) (Must open by 9/9/2020 per Governor’s Executive Order.) (Maximum extension to open available to 11/13/2020 per Governor’s Executive Order.)*
- 2. Marival, LLC,** application PLPZ202000112, for a Final Subdivision to subdivide the existing 1.18-acre lot into three lots, where Lot 1 will contain 13,621 sq. ft., Lot 2 will contain 13,001 sq. ft. and Lot 3 will contain 17,137 sq. ft. of which 2194 is located within the accessway and an Open Space parcel of 7800 sq. ft. on a property located at **20 Cognewaugh Road** in the R-12 zone. *(Staff: MA) (Must decide by 7/13/2020 or 12/10/2020 per Governor’s Executive Order.) (Maximum extension available to 9/11/2020 or 12/10/2020 per Governor’s Executive Order.)*

3. **Henry C. Vanburen Estate Et Al.**; application PLPZ 2020 00048, for a Final Subdivision to create two (2) 12,000 sq. ft. lots and a 4,090 sq. ft. open space parcel from a 28,090 sq. ft. property located at **18 Armstrong Lane** in the R-12 zone. (Staff: BD) (Must decide by 7/24/2020 or 12/22/2020 per Governor's Executive Order.) (Maximum extension available to 9/22/2020 or 12/21/2020 per Governor's Executive Order.)
4. **House of Monty Little Cove LLC**; application PLPZ 2020 00061, for a Final Coastal Site Plan, to demolish an existing dwelling and construct a new single family residence, driveway, porches, deck and associated site improvements on a 14,215 sq. ft. property located at **4 Little Cove Place** in the R-12 and COZ zones. (Staff: JP) (Must decide by 8/12/2020 per Governor's Executive Order.) (Maximum extension available to 10/16/2020 per Governor's Executive Order.)
5. **7 Meadow Place LLC**; application PLPZ 2020 00085, for a Final Coastal Site Plan, to demolish an existing dwelling and construct a new single family residence and pool, proposed seawall repairs and additional steps, renovated dock, and related site improvements on a 26,400 sq. ft. property located at **7 Meadow Place** in the R-12 and COZ zones. (Staff: JP) (Must decide by 8/26/2020 per Governor's Executive Order.) (Maximum extension available to 10/30/2020 per Governor's Executive Order.)
6. **Laura Christy, Limited, Dieter E. & Rosemarie Hauser TR c/o Thomas A. Monas**; application PLPZ 2020 00017, for a Final Site Plan to create a seasonal outdoor dining use with 24 seats at its existing restaurant (Valbellas!!) on a 24,852 sq. ft. parcel located at **1309 East Putnam Avenue** in the LB zone. (Staff: BD) (Continued from the 6/16/2020 meeting.) (Must decide by 7/15/2020 per the Governor's Executive Order.) (Maximum extension to decide available to 9/18/2020 per the Governor's Executive Order.) (Seated: Alban, Macri, Levy, Fox and Hardman.)
7. **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.) (Continued from the 5/19/2020 Meeting.) (Seated: Alban, Macri, Levy, Fox and Hardman.)

**PUBLIC HEARING**  
*(To commence after item #4 is heard)*

1. **Greenwich Board of Education;** application PLPZ 2020 00127 for a Zoning Map Amendment to place the whole property in the R-20 zone to permit the improvement of the High School's stadium facilities and construction of the new lavatory facilities, team rooms, concession stand, and ticket kiosk as outlined in the associated Municipal Improvement, site plan, and special permit applications; PLPZ 2020 00104 and PLPZ 2020 105 respectively, on a 54.87-acres property located at Greenwich High School, **10 Hillside Road** in the RA-1 and R-20 zones. *(Staff: KD) (Opened at the 6/16/2020 Meeting.) (Must close by 7/21/2020 or 10/19/2020 per Governor's Executive Order.) (Maximum extension to close available to 9/24/2020 or 12/23/2020 per the Governor's Executive order.) (Seated: Alban, Macri, Levy, Fox and Hardman.)*
2. **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.) (Opened at the 5/19/2020 meeting. Left open at the 6/16/2020 meeting.) (Must close by 9/21/2020 per the Governor's Executive Order,) (Maximum extension to close available to 11/25/2020.) (Seated: Alban, Macri, Levy, Fox and Hardman.)*
3. **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 the existing dwelling and Calhoun Drive on a 1.8-acre property located at **21 Calhoun Drive** in the RA-1 zone. *(Staff: PL) (Left open at the 1/7/2020, 3/10/2020, and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor's Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)*
4. **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 and remove the detached garage and construct a new, second, single family dwelling between the existing dwelling and Calhoun Drive on a 1.8-acre 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, 3/10/2020, and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor's Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)*

5. **LMB Dublin Hill LLC**, applications PLPZ 2019 00511 and PLPZ 2019 00512, for a Final Site Plan and Special Permit, to construct a new single family dwelling the result of which would exceed 150,000 cubic feet in volume, requiring a special permit per Sec. 6-101(a) and related site improvements on a 4.35-acres property located at **42 Dublin Hill Drive** in the RA-2 zone. (*Staff: BD*) (*Must open by 8/14/2020 by extensions granted and per the Governor's Executive Order.*) (*Maximum extension to open has been provided.*)
6. **Innis Arden Golf Club, Inc.**, application PLPZ202000063 for a Final Site Plan and Special Permit for the West side of Innis Arden Golf Club to construct paddle tennis courts and a new warming hut, reconfigure parking lot, add parking area on the far north side, install storm water drainage measures, landscaping and associated site work on a 38.47-acres property located at **120 Tomac Ave.** in the R-12 zone. (*Staff: MA.*) (*Must open by 8/12/2020 per the Governor's Executive Order.*) (*Maximum extension to open available to 10/16/2020.*)
7. **Innis Arden Golf Club, Inc.**, application PLPZ202000064 for a Final Coastal Site Plan and Special Permit for the East side of Innis Arden Golf Club to demolish the existing clubhouse, cart barn and snack hut, relocate the paddle tennis from the East side to the West side, and construct a new clubhouse, install storm water drainage measures, landscaping and associated site work on a 25.22-acres property located at **120 Tomac Ave.** in the R-12 and Coastal Overlay zones. (*Staff: MA.*) (*Must open by 8/12/2020 per the Governor's Executive Order.*) (*Maximum extension to open available to 10/16/2020.*)
8. **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 quire enclosure, on a 5.16-acre property located at **254 East Putnam Avenue** in the R-20 zone. (*Staff: MA*) (*Opened at the 5/19/2020 meeting.*) (*Must close 9/21/2020 per the Governor's Executive Order.*) (*Maximum extension to close available to 11/25/2020.*) (*Seated: Alban, Macri, Levy, Fox and Hardman.*)
9. **DISCUSSION ITEMS:**
10. **DECISION ITEMS:**
11. **APPROVAL OF MINUTES:**
12. **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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**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 7/10/2020 per Governor's Executive Order.) (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 7/24/2020 per Governor's Executive Order.) (Maximum extension to close granted.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for 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-acre property located at **23 and 47 Fairfield Road** in the RA-1 zone. *(Staff: JP) (Must close by 8/5/2020) (Maximum extension to close with Executive Order has been applied.) (Left open at the 1/28/2020 meeting.) (Seated: Alban, Goss (for Macri), Levy, Fox, Yeskey (for 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.)*

**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.) (Postponed at the 5/19/2020 Meeting.) (Must open by 8/12/2020 per the Governor's Executive Order.) (Maximum extension to open available to 10/16/2020.)*

**Round Hill Volunteer Fire Company, Inc.;** applications PLPZ 2020 00067, 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 **166 Old Mill Road** in the RA-4 zone. *(Staff: PL) (Opened at the 5/19/2020 Meeting.) (Must close by 6/23/2020.) (Maximum extension to close available to 8/27/2020. 85 days of addition extension time still remains per the Governor's Executive Order.)*

**Meadowlark Manor LLC,** application PLPZ 2020 00100 for a Final Site Plan and Special Permit to maintain a baseball field as a recreational area on a residential property requiring a special permit per Section 6-94(a)(2) of the Town of Greenwich Building Zone Regulations on a 4.6817-acre property located at **56 Clapboard Ridge Road** in the RA-2 zone. *(Staff: BD) (Left open at the 6/2/2020 Meeting.) (Must close by 7/7/2020.) (Maximum extension to close available to 9/10/2020. 90 days of statutory timeline may still be applied by the Governor's Executive Order.) Seated: Alban, Macri, Levy, Fox, and 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 rezoning map on file in the Town Clerk's Office) *(Staff: PL) (Left open at the 1/7/2020 and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor's Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and 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 and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor's Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)*

**David and Victoria Yolen;** application PLPZ 2020 00027, for a Zoning Text Amendment, to amend Section 6-103.1 of the Town of Greenwich Building Zone Regulations to allow group fitness centers, with classes not to exceed ten (10) participants, to be exempt from the parking requirements. prescribed by Section 6-158, in buildings containing less than 15,000 sq. ft. of floor area when located between the front and rear building lines in the CGBR and CGIO zones. *(Staff: MA) (Left open at the 6/16/2020 Meeting.) (Must close by 8/15/2020 with 15 days of time per the Governor's Executive Order.) (Maximum extension to close has been applied.) (Seated: Alban, Macri, Levy, Fox and 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.***