TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

January 26, 2016
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. Old Greenwich LLC and Lugano Restaurant; application PLPZ 2015 00566, for a final site plan to permit outdoor seating and expand an existing front patio by 60 sq. ft. on a 24,730 sq. ft. property located at 1392 East Putnam Avenue, Old Greenwich, in the LB and R-7 zones. (Staff: CT) (Must decide by 1/28/2016) (Maximum extension available to 4/2/2016) (Page Number: )

2. Christopher P. and Rachel O. Franco; application PLPZ 2015 00534 for a final coastal site plan to convert an existing mixed use to a single family residence and construct residential additions and site improvements on a 13,984 sq. ft. property located at 350 Riverside Avenue in the R-12 zone. (Staff: MK) (Must decide by 1/27/2016) (Maximum extension available to 3/19/2016) (Postponed at the 1/12/2016 meeting) (Page Number: )

3. Barbara M. Kennedy, et al; application PLPZ 2015 00531 for a final coastal site plan to demolish an existing residence and detached garage and construct a new 1,632 sq. ft. single family dwelling on a 4,061 sq. ft. property located at 14 Byram Dock Street in the R-12 zone. (Staff: PL) (Must decide by 1/28/2016) (Maximum extension available to 2/27/2016) (Page Number: )

PUBLIC HEARING 7:15 PM

4. Elm Place LLC; application PLPZ 2015 00505, for a re-zoning, to re-zone property from the CGBR to the CGBR-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) on a 0.136 acre property located at 19 East Elm Street in the CGBR zone. (Staff: PL) (Must close by 1/27/16) (Maximum extension available to 2/18/2016) (Left Open at the 11/10/2015 meeting, but not heard) (Left Open at the 11/24/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: )
5. **Elm Place LLC**; applications PLPZ 2015 00503 and PLPZ 2015 00504, for a final site plan and special permit, to authorize the use of the existing building for 653 square feet of retail existing on the first floor and 6,815 square feet of useable office floor area with the balance of the building including the basement to be utilized for storage on a 0.136 acre property located at 19 East Elm Street in the CGBR zone. *(Staff: PL) (Must close by 1/27/16) (Maximum extension available to 2/18/2016) (Left Open at the 11/10/2015 meeting, but not heard) (Left Open at the 11/24/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Page Number: )*  

6. **16 Hawthorne Street South, LLC**; applications PLPZ 2015 00553 and PLPZ 2015 00554, for a final site plan and special permit, to construct a 12,649.39 sq. ft. 5 unit, multi-family residential development, driveway and parking areas, and associated infrastructure site work and drainage improvements on a 0.551 acre property located a 16 Hawthorne Street South in the R-6 zone. *(Staff: CT) (Must open by 1/27/2016) (Extension to open provided to 1/27/16. Maximum extension available to 3/19/2016) (Page Number: )*  

7. **Burning Tree Country Club, Inc.**; applications PLPZ 2015 00569 and PLPZ 2015 00570, for a final site plan and special permit, to install a seasonal (fall to spring) tennis enclosure (tennis bubble) over existing tennis courts; relocate court lighting; make revisions to an adjacent parking area; and install associated ground equipment on a 158.4 acres property located at 120 Perkins Road in the RA-2 zone. *(Staff: MK) (Must open by 2/11/2016) (Maximum extension available to 4/16/2016) (Page Number: )*  

8. **Wam Rock Ridge LLC**; applications PLPZ 2015 00581 and PLPZ 2015 00582, for a final site plan and special permit, to demolish an existing garage and driveway and construct a new 8,100 sq. ft. single family residence totaling 181,977 cubic feet which would result in a structure or group of structures in excess of 150,000 cubic feet in volume, above established grade, requiring authorization by special permit on a 2.1 acre property located at 19 Meadow Drive in the RA-2 zone. *(Staff: MK) (Must open by 3/17/2016) (Maximum extension available to 5/21/2016) (Page Number: )*  

**REGULAR MEETING CONTINUED**  

9. **DISCUSSION ITEMS:**
10. DECISION ITEMS:

a. **Greenwich Country Club;** application PLPZ 2015 00552, for a special permit only, to reconstruct the existing main pool and baby pool, demolish the existing, Pool House/Lifeguard building and snack bar, construct a new pool house/snack bar, renovations to the existing changing rooms below the pro shop, demolition and reconstruction of the club’s skeet building and associated site infrastructure, drainage and landscaping improvements on a 141.67 acre property located at 19 Doubling Road in the RA-1 zone. *(Staff: CT) (Moved to final site plan at the 1/12/2016 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox) (Must close by 2/16/2016) (Maximum extension available to 3/19/2016)*

11. APPROVAL OF MINUTES:

January 12, 2016

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:

**392 Davis Avenue LLC;** applications PLPZ 2015 00475 and PLPZ 2015 00476, for a final coastal site plan and special permit, to construct a residential addition and construct two new dwelling units on a 21,413 sq. ft. property located at 392 Davis Avenue in the R-6 zone. *(Staff: MK) (Must close by 3/17/2016) (Maximum extension granted) (Continued from the 12/8/2015 meeting) (Seated: Heller, Maitland, Alban, Levy, and Fox)*