TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via Zoom

Please click here; to link to the audio recording file (.mp4) of the entire meeting.
Please click here; to link to the transcribed audio file (.vtt) of the entire meeting.

JULY 28 2020

ACTION AGENDA
WITH DECISIONS

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

Regular Members Absent:
Andy Fox

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

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. 100 East Putnam Ave.; Pre-application review, PLPZ 2020 00207, pursuant to Connecticut General Statutes 7-159 b to discuss changes to the architecture of the building proposed as part of Preliminary Site Plan PLPZ 2019 00450, at 100 East Putnam Avenue, Cos Cob, a 33,077 sq. ft. property located in the LBR-2 and PRIOZ zones.

   To view application materials provided, please click here.
   To view presentation materials by the applicant, please click here.

   “Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.””
2. **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.)*

**POSTPONED BY APPLICANT**

3. **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 (Valbella!!) 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 7/29/2020 per the Governor’s Executive Order.)* *(Extension to decide granted to 7/29/2020. Maximum extension to decide available to 9/18/2020.)* *(Seated: Alban, Macri, Levy, Fox and Hardman.)*

**POSTPONED BY APPLICANT. EXTENSION GRANTED TO 8/5/2020**

4. **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 9/21/2020 upon a motion to defer action at the 6/30/2020 meeting. May defer up to 10/21/2020.)* *(Continued from the 5/19/2020, 6/16/2020 and 6/30/2020 Meetings.)* *(Seated: Alban, Macri, Levy, Fox, and Hardman.)*

*Motion to approve Municipal Improvement for Phase 1A*

*Moved by Macri, Seconded by Hardman*

*Voting in favor: Alban, Macri, Levy, Lowe (for Fox), and Hardman*

*5-0*
PUBLIC HEARING
(Commenced when item #4 was heard)

5. 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, Left open at the 6/30/2020 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.)


6. 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 and 6/30/2020 meetings.) (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.)

To view Staff Report, and application materials provided, please click here.

Motion to approve Final Site Plan and Special Permit with modifications.
Moved by Macri, Seconded by Levy
Voting in Favor: Alban, Levy, Macri, Lowe (for Fox), and Hardman.
5-0
7. **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 and the 7/14/2020 Meetings.)* *(Must close by 9/10/2020.)* *(Maximum extension to close available to 11/13/2020 with the Governor’s Executive Order applied is still.)* *(Seated at the 6/2/2020 meeting: Alban, Macri, Levy, Fox, and Hardman.)* *(Seated at the 7/14/2020 meeting: Alban, Macri, Levy, Yeskey (for Fox), and Hardman.)*

To view Staff Report, and application materials provided, please click [here](#).

To view presentation materials provided by the applicant, please click [here](#).

---

Motion to approve final site plan and special permit with modifications

Moved by Macri, Seconded by Hardman

**Voting in Favor:** Levy, Macri, Lowe (for Fox), and Hardman

**Voting against:** Alban 4-1

8. **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 aluminum bleachers with press box; 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, which, along with GCDS, owns said road on a 41.5-acres 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, Lowe (for Hardman.)).*

To view Staff Report, and application materials provided, please click [here](#).

To view updated presentation materials provided by the applicant on 7/28/2020, please click [here](#).

To view public comment on this application, please click [here](#).

To view a letter dated 7/24/2020 from GCDS to neighbors of the proposed project and submitted to staff on 7/28/2020, please click [here](#).

*Left Open.*
9. The Greenwich County Club, Inc., application PLPZ 2020 00181, for a Final Site Plan and Special Permit, for: renovations to the Club's existing tennis pro-shop building including construction of a new attached covered patio; construction of a new storage shed; renovations to the Club's outdoor patio; and associated site infrastructure and drainage improvements on a 140.17 acres on a property located at 19 Doubling Road in the RA-1 zone. (Staff: BD) (Must open by 9/3/2020, or 12/2/2020 per the Governor’s Executive Order.) (Maximum extension to open available to 11/7/2020 or 2/5/2021 per the Governor’s Executive Order.)

To view Staff Report, and application materials provided, please click here.
To view presentation materials provided by the applicant, please click here.

Motion to approve final site plan and special permit with modifications
Moved by Macri, Seconded by Hardman
Voting in Favor: Alban, Levy, Macri, (Lowe for Fox), and Hardman.
5-0

10. 269 Palmer Hill Road LLC., application PLPZ 2020 00188, for a Final Re-Subdivision, to make an equal area exchange of 11 sq. ft. and revise a common lot line between Lot No. 4R (18 Hillcrest Lane) and Lot No. 5 (16 Hillcrest Lane) of approved subdivision PLPZ 2016 00031 (Map No. 9051) and each parcel would remain to be 1.5939-acres and 1.4231-acres respectively. Both parcels are in the RA-1 zone. (Staff: PL) (Must decide by 8/29/2020 or 1/26/2020 per Governor’s Executive Order.) (Maximum extension to decide is available to 10/28/2020 or 3/27/2021 per Governor’s Executive Order.)

To view Staff Report, and application materials provided, please click here.

Left Open.

11. 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.)

Applications PLPZ 2019 00511 and PLPZ 2019 00512 have been withdrawn.
12. **David and Victoria Yolen;** application PLPZ 2020 00027, for a Zoning Text Amendment, to amend Section 6-103.1 “USE REGULATIONS AND SPECIAL REQUIREMENTS FOR CGBR ZONE”, subsection (D) “PARKING”, of the Town of Greenwich Building Zone Regulations as follows: (the text in **bold** is proposed to be added.) *(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 parking and loading requirements of Division 15 shall not be applicable to uses in Use Group 1, **Use Group 2 located on the second floor** or Use Group 3 for any lot where the following conditions are met:

The lot shall have a rear building line as indicated by any map listed in the Schedule of Rear Building Lines at the end of these regulations;

The total floor area of the building or buildings on said lot shall not exceed 15,000 square feet of floor area; **and**

If the proposed use is located on the second floor of a building, the parking requirements for the proposed use under the parking requirements of Division 15 does not exceed one parking space for every 150 square feet of usable floor area, unless otherwise approved by the Planning and Zoning Commission upon an application for Special Permit as provided in the following paragraph with such conditions as the Planning and Zoning Commission shall find necessary to protect the purpose and goals of the CGBR zone as set out in subsection (A) above. “

To view Staff Report, and application materials provided, please click [here](#).

**Withdrawn by applicant at the Meeting.**

13. **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.)*

**POSTPONED TO THE AUGUST 4, 2020 MEETING.**
14. **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.)*

**POSTPONED TO THE AUGUST 4, 2020 MEETING.**

15. **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.)*

**POSTPONED TO THE AUGUST 4, 2020 MEETING.**

16. **DECISION 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:**

**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.)*
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) (Opened at the 6/30/2020 meeting.) (Must close by 8/4/2020 but may be extended to 11/2/2020 per Governor’s Executive Order.) (Maximum extension to close is available to 10/8/2020 or 1/6/2021 per the Governor’s Executive Order.) (Seated: Alban, Macri, Levy, Fox and Hardman.)

Marival, LLC, application PLPZ 2020 00112, 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 9/11/2020 or 12/10/2020 per Governor’s Executive Order.) (Maximum extension to decide granted to 9/11/2020. Maximum extension to decide is available to 12/10/2020 per Governor’s Executive Order.)

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.)

Adam and Rachel Weltzman; application PLPZ 2020 00089, for a Final Coastal Site Plan, to demolish the existing dwelling and construct a new single family dwelling with a deck, pool and related site improvements, on a 12,910 sq. ft. property located at 11 Eggleston Lane in the R-12 and COZ zones. (Staff: BD) (Continued at the 7/14/2020 Meeting.) (Must decide by 9/9/2020 per Governor’s Executive Order.) (Maximum extension available to 11/13/2020 per Governor’s Executive Order.) (Seated: Alban, Macri, Levy, Yeskey (for 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 as soon as possible in advance of the event.