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.

AUGUST 5, 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:
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. Aquarion Water Company of Connecticut; application PLPZ 2020 00192, for a Final Subdivision to subdivide a 98.271 +/- acres property into four (4) lots, where lots 1 and 2 would be residential parcel, just over 4-acres each, Lot 3 would be a 72.271 acres +/- open space parcel, and Lot 4 would be an 18 +/- acres parcel to be retained by Aquarion for their continued use. The subject 98.271 +/- acres property is located at 836 Lake Avenue in the RA-4 zone. (Staff: PL) (Must decide by 8/31/2020.) (Maximum extension to decide available to 10/30/2020.) (90 days of statutory time is available per the Governor’s Executive Order.)

   Postponed by Applicant.
2. **Town of Greenwich Board of Selectmen and the Director to Environmental Affairs;** application PLPZ 2020 00218 for Municipal Improvement, to acquire a conservation easement over 72.271 acres +/- of land (subject to approval of subdivision PLPZ 2020 00192), pursuant to Sec. 6-99(a)(2) of the Town of Greenwich Charter, regarding property located at **836 Lake Avenue** in the RA-4 Zone. *(Staff: PL.)* *(Must act by 10/27/2020.)* *(May defer up to 1/25/2021.)*

   **Postponed by Applicant.**

3. **DISCUSSION ITEMS:**
   a. **Foundation House, LLC;** Pre-application review, PLPZ 2020 00202, pursuant to Connecticut General Statutes 7-159 b to discuss establishing a potential, “center for learning” on a 75-acres site located at **124 Old Mill Road** in the RA-4 zone.

   **Postponed by Applicant.**

   b. **Dr. Caleb Moore;** Pre-application review, PLPZ 2020 00215, pursuant to Connecticut General Statutes 7-159 b to discuss providing a full-service drive through testing program that will offer accurate and convenient COVID19 PCR Testing and COVID-19 Point-of-Care (Rapid) Testing at the former People’s Bank drive-thru at 85 East Putnam Avenue in Cos Cob.

   **Postponed by Applicant.**

4. **Burning Tree Country Club, Inc.;** application PLPZ 2020 00206, for a **final site plan** to install a turf fan to be located on the west side of the 14th green of the Burning Tree Country Club located at **120 Perkins Road** in the RA-4 Zone. *(Staff: MA.)* *(Must decide by 10/1/2020.)* *(Maximum extension to decide available to 12/5/2020.)* *(90 days of additional statutory timeline is still available per the Governor’s Executive order.)*

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

   Motion to approved final site plan with modifications.
   Moved by Macri, Seconded by Goss
   Voting in favor: Alban, Macri, Goss (for Fox), Lowe (for Levy), and Hardman.
   5-0
5. 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; Wesskm Wood Road, from Sound Beach Ave, to Arch St.; and Arch Street, from Wesskm 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.)

To view the Staff Report, and application materials provided, please click here. To view the applicant's presentation materials, please click here.
To view additional information provided on 7/31/2020, please click here. To view the Revised Presentation to respond to traffic comments, please click here. To view the latest Revised Presentation sent to P&Z on 8/4/2020, please click here.

Left Open.

6. 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.)

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

Motion to approve final coastal site plan with modifications. Moved by Macri, Seconded by Hardman Voting in Favor: Alban, Macri, Goss (for Fox), Lowe (for Levy), and Hardman. 5-0
7. **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.)*

To view the Staff Report, and application materials provided, please click [here](#). To view the applicant's presentation materials, please click [here](#). To view updated comments from the Conservation Department dated 7/31/2020, please click [here](#).

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

8. **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.)*

To view the Staff Report, and application materials provided, please click [here](#). To view the applicant's presentation materials, please click [here](#).

**Left-Open. Application Extended.**
9. **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.)*

To view the Staff Report, and application materials provided, please click [here](#). To view the applicant's presentation materials, please click [here](#).

Closed
Motion to approved final site plan and special permits with modifications.
Moved by Macri, Seconded by Lowe
Voting in Favor: Alban, Macri, Goss (for Fox), Lowe (for Levy).
(Hardman Recused)
4-0

10. **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.)*

To view the Staff Report, and application materials provided, please click [here](#). To view the applicant's presentation materials, please click [here](#).

Closed
Motion to approved final coastal site plan and special permits with modifications.
Moved by Macri, Seconded by Lowe
Voting in Favor: Alban, Macri, Goss (for Fox), Lowe (for Levy).
(Hardman Recused)
4-0
11. **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 and 7/28/2020 meetings.) (Seated on 1/28/2020: Alban, Goss (for Macri), Levy, Fox, Lowe (for Hardman.)) (Seated on 7/28/2020: Alban, Macri, Levy, Goss (for Fox), Lowe (for Hardman.))

To view the Staff Report, and application materials provided, please click [here](#).
To view updated comments from DPW dated 7/31/2020, please click [here](#).
Applicants response letter dated 7/31/2020, to view please click [here](#).
To view the updated Event Parking and Traffic Management Plan received on 8/3/2020 please see the below two options:

- Visible track changes of the Event Parking and Traffic Management Plan, click [here](#).
- Clean version of the Event Parking and Traffic Management Plan, please click [here](#).

**Closed. No action taken.**

12. **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.)

**Withdrawn by applicant.**
13. **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 the Staff Report, and application materials provided, please click [here](#).

Motion to find not a subdivision or re-subdivision.
Moved by Macri, Seconded by Hardman
Voting in Favor: Alban, Macri, Goss (for Fox), Lowe (for Levy), and Hardman.
5-0

14. **DECISION ITEMS:**

15. **APPROVAL OF MINUTES:**

16. **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.)*

**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 9/9/2020 per the Governor’s Executive Order.)* *(Extension to decide granted to 9/9/2020. Maximum extension to decide available to 9/18/2020.)* *(Seated: Alban, Macri, Levy, Fox and Hardman.)*
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 has been withdrawn.

97 East Elm Street, LLC; application PLPZ 2020 00087, for Final Site Plan and Special Permit, to remove the existing house and garage and construct a new two-family residential building and share a common driveway with the adjoining property to the east at 99 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,756 sq. ft. property located at 97 East Elm Street in the R-6 Zone. (Staff: MA.) (Must open by 9/9/2020.) (Extension to open granted 9/9/2020. Maximum extension to open available to 10/30/2020 per the Governor’s Executive Order.)

99 East Elm Street, LLC; application PLPZ 2020 00088, for Final Site Plan and Special Permit, to remove the existing dwelling and construct a new two-family residential building and share a common driveway with the adjoining property to the west at 97 East Elm Street, for access, utilities, and parking and requiring cross-easement, and therefore special permit approval under Section 6-98(a)(4)(A) of the Town of Greenwich Building Zone Regulations. The subject parcel is a 9,281 sq. ft. property located at 99 East Elm Street in the R-6 Zone. (Staff: MA.) (Must open by 9/9/2020.) (Extension to open granted 9/9/2020. Maximum extension to open available to 10/30/2020 per the Governor’s Executive Order.)

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.)

Shirley and Hoacai Wen; application PLPZ 2020 00184, for a Final Coastal Site Plan and Special Permit, to demolish an existing single family residence of approximately 5,500 sq. ft. as well as an in ground swimming pool and related site improvements to construct a new residence, with an indoor pool, and related site improvements and proposed to have a volume of approximately 193,498 cubic feet, exceeding the 150,000 sq. ft. building volume threshold of Sec. 6-101(a) of the Town of Greenwich Building Zone regulations, requiring a Special Permit. The subject parcel is a 1.89-acres parcel (to mean high water and less excluded right-of-way) located at 2 Vista Drive, in the R-20 zone. (Staff: JP) (Must open by 11/7/2020.) (Maximum extension to open applied per Governor’s Executive Order.)
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.