TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING held via Zoom

SEPTEMBER 11, 2020

ACTION AGENDA
WITH DECISIONS

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

Regular Members Absent:
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

SPECIAL MEETING

MEETING START: 3:00 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 9/16/2020.) (Maximum extension to decide available to 10/30/2020.)* *(9 days of statutory time have been granted. 74 days of statutory time are still available per the Governor’s Executive Order.)*

   Motion to approve final subdivision with modifications
   Moved by Macri, Seconded by Levy
   Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)
   5-0
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.)

   Motion to approve Municipal Improvement
   Moved by Macri, Seconded by Fox
   Voting in favor: Alban, Macri, Levy, Fox, and Lowe (for Hardman)
   5-0

3. DECISION ITEMS:

4. DISCUSSION ITEMS:

5. APPROVAL OF MINUTES:

6. OTHER:
   a. Executive Session on pending litigation or personnel matters.
   b. Other items as may properly come before the Commission.

APPLICATIONS HEARD, OR POSTED, 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.)

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 10/11/2020 or 12/10/2020 per Governor’s Executive Order.) (Maximum extension to decide granted to 10/11/2020. 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.)*

**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-20 Zone. *(Staff: MA.)* *(Must open by 10/30/2020.)* *(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 10/30/2020.)* *(Extension to open granted 9/9/2020. Maximum extension to open available to 10/30/2020 per the Governor’s Executive Order.)*

**Planning and Zoning Staff;** application PLPZ 2020 00224, for a Zoning Text Amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Section 6-111 D, of the Town of Greenwich Building Zone Regulations to require, where appropriate, a vegetated buffer on properties adjacent to coastal resources. A complete copy of the proposed text amendment is on file and available, by appointment, in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich’s website at: [https://www.greenwichct.gov/DocumentCenter/View/17242/PLPZ202000224---Buffer-plantings-in-coastal-zones](https://www.greenwichct.gov/DocumentCenter/View/17242/PLPZ202000224---Buffer-plantings-in-coastal-zones)

*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.*