1. DECISION ITEMS:
   a. 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 decide by 10/9/2020) (Heard at the 1/28/2020, 7/28/2020 and 8/5/2020 Meetings. Closed at the 8/5/2020 Meeting.) (Seated at the 8/5/2020 Meeting: Alban, Macri, Goss (for Fox), Lowe (for Hardman.))

   Motion to approve final site plan and special permit with modifications
   Moved by Macri, Seconded by Goss
   Voting in favor: Alban, Macri, Goss (for Fox), Lowe (for Hardman.)
2. **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 9/9/2020.)* *(Maximum extension to decide available to 10/30/2020.)* *(9 days of statutory time have been granted. 81 days of statutory time are still available per the Governor’s Executive Order.)*

*Left Open, Extension granted to 9/16/2020.*

3. **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.)* *(Left Open.)*

4. **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) *(Continued at the 6/30/2020 and 8/5/2020 meetings.)* *(Must close by 11/2/2020 per Governor’s Executive Order.)* *(Maximum extension to close is available to 1/6/2021 per the Governor’s Executive Order.)* *(Seated at the 6/30/2020 meeting: Alban, Macri, Levy, Fox and Hardman.)* *(Seated at the 8/5/2020 meeting: Alban, Macri, Lowe (for Levy), Goss (for Fox), and Hardman.)*

*Motion to approve Scenic Road Designation*
*Moved by Macri, Seconded by Hardman*
*Voting in favor: Alban, Lowe (for Levy), Yeskey (for Fox), and Hardman*
*Voting against: Macri*
*4-1*

5. **32 Bruce Park Drive LLC and 38 Bruce Park Drive LLC,** application PLPZ 2020 00227, for a final coastal subdivision, to subdivide a 55,441 sq. ft. parcel into two (2) parcels where Lot 1 would be 23,719 sq. ft. and Lot 2 would be 23,144 sq. ft. plus the creation of an 8,578 sq. ft. open space parcel (equal to 15.5% of the total area to be subdivided) on properties located at **32 Bruce Park Drive and 38 Bruce Park Drive** in the R-12 zone. (Staff: JP) *(Must decide by 10/6/2020.)* *(Maximum extension to decide available to 12/5/2020.)* *(90 days of additional statutory time still available per Governor’s Executive Order.)*

*Motion to approve final subdivision with modifications*
*Moved by Macri, Seconded by Hardman*
*Voting in favor: Alban, Macri, Yeskey (for Levy), Fox, and Hardman*
*5-0*
6. **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) (continued from the 8/5/2020 meeting.) (Must decide by 9/10/2020 per Governor’s Executive Order.) (Maximum extension available to 10/30/2020 per Governor’s Executive Order.) (Seated at the 8/5/2020 meeting: Alban, Macri, Lowe (for Levy), Goss (for Fox), and Hardman.)

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

7. **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.)

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

**PUBLIC HEARING**
*(To commence after item #7 is heard)*

8. **Planning and Zoning Staff;** application PLPZ 2020 00222, 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 6-99, “CONVERSION TO ACCESSORY HOUSING”, of the Town of Greenwich Building Zone Regulations. A complete copy of the proposed text amendment is: below; 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/18459/PLPZ202000222--Text-Amendment---Accessory-Dwelling-Units-rev-per-decision

(Approved revised text is in **bold.** Deleted text is denoted via **strike-through.**)

**ACCESSORY HOUSING**

6-99. CONVERSION TO ACCESSORY HOUSING.

(a) Accessory Housing – General

   (1) Purpose – This section is intended to aid the general welfare of the Town by providing a variety of housing opportunities particularly for the elderly and those looking for affordable rental housing, while at the same time
preserving the appearance and general character of the Town’s neighborhoods, through single accessory dwelling units which are incidental and subordinate to existing single-family dwellings.

(i) benefiting elderly persons by promoting the availability and maintenance of housing;

(ii) benefiting persons of moderate income by increasing the supply of affordable rental housing in the Town; and

(iii) helping to preserve older houses that give the Town much of its attractive character.

(2) Conversion—A Dwelling, One Family, constructed within lawful setbacks, or an accessory building thereto constructed within such setbacks as are required for the primary building, located in the RA-4, RA-2, RA-1, R-20, R-12, or R-7 zone, and which was listed with the Tax Assessor as of May 12, 2009, may be converted into a Dwelling, One Family, containing an accessory apartment, or an additional living unit by conversion of an accessory building, subject to, and upon compliance with, the standards and procedures set forth below. For the purposes of this Section only, the term “converted unit” shall refer to the new living unit resulting from conversion and the term “primary unit” shall refer to the remaining living unit in the Dwelling, One Family, after conversion. (4/24/2013)

(2) Conversion of an area within a single-family dwelling or an area within an accessory building, subject to, and upon compliance with, the standards and procedures set forth below may be converted to an accessory dwelling unit. For the purposes of this Section only, the term “converted unit” shall refer to the new living unit resulting from conversion and the term “primary unit” shall refer to the remaining living unit in the Dwelling, One Family, after conversion.

(3) Standards, General—Also see subsections (b) (1) and (c) (1) below:

(A) The conversion is intended to create an accessory apartment, comprising a room or rooms arranged, designed, used or altered for one family, where said room or rooms contains a kitchen, and a bathroom with bathtub and/or a shower, a toilet and sink, that is clearly incidental and secondary to the primary unit so as to preserve the appearance of the Dwelling/accessory building and the single-family character of the Dwelling/accessory building and of its neighborhood. Accordingly, there shall be no exterior evidence of the accessory use that is visible from the street and no additional parking space may be created in the front yard.

(B) Conversion to an accessory dwelling unit is only eligible in a structure constructed within lawful setbacks in the RA-4, RA-2, RA-1, R-20, R-12, or R-7 zone, which has been listed with the Tax Assessor for 5 full years at the date of application.

(C) The floor area of the converted unit within a single-family dwelling shall not exceed the lower of 700 1,200 square feet (however the Planning and Zoning Commission or designee may approve a floor area of the converted unit of up to 800 square feet upon good cause shown),
but or 35% of the gross floor area of the original Dwelling, whichever is less.

(C) A converted unit in an accessory building in the RA-1, R-20, R-12 or R-7 zone shall only be permitted on a lot having at least twice the minimum lot size required by the zone and in the RA-4 or RA-2 zone on a lot having at least one and one-half times the required minimum lot size.

D) No other accessory use otherwise allowed on the premises by these regulations will be permitted under any section of these Regulations except a use permitted under Sec. 6-95(a) subsections (2); (3); (7); and (8).

D) The floor area of the converted unit within an accessory building shall not exceed 700 square feet (however, upon good demonstrated cause, the Planning and Zoning Commission, or its designee may approve a floor area of the converted accessory building of up to 800 square feet).

E) The owner of record must reside in either the accessory dwelling unit or the primary dwelling. An affidavit acknowledging the residency is required from property owner.

F) The accessory dwelling unit shall be accessible from the primary dwelling by an operable door.

G) The primary dwelling unit and the accessory dwelling unit shall comply with Connecticut State building, health, and fire prevention codes.

H) No additional driveway (curb cut) shall be created for the primary purpose of serving the accessory dwelling unit.

I) There must be at least one off-street parking space on an appropriate solid surface, dedicated to the accessory dwelling unit.

E) No ground floor garage space in a Dwelling or in an accessory building may be converted to living space to accommodate an accessory apartment.

J) Attached ground floor garage space in a Dwelling may be converted to living space to accommodate an accessory apartment only if there is the required, non-tandem, off-street parking provided on the property.

K) If the property is not on Town sewers, the property owner or his designee must obtain the Health Department endorsement that the septic system is adequate to accommodate the accessory unit. If the property is on Town sewers, the owner or designee must obtain DPW Sewer Division endorsement that the sewer connection is adequate to accommodate the accessory unit. These endorsements must be submitted to the Planning and Zoning Office.

L) A scaled floor plan indicating the floor area to be converted with in the Primary Unit shall be submitted. The drawing shall dimensionally indicate the size of the unit, area and the percentage of the gross floor area of the primary unit.
(4) Procedures, General – Also see subsection (c) (2) below.
   (A) No conversion contemplated by this Section shall occur, nor shall
          any associated Building Permit or Certificate of Occupancy be
          issued, until the owner of the building to be converted has received
          approval from the Planning and Zoning Commission or designee.
          Applicant shall first submit to the Town Planner or designee the
          required supporting data, including an Affidavit in the form
          prescribed by the Planning and Zoning Commission containing the
          certifications required by this Section. Any proposed conversion
          inconsistent with any of the standards of this Section or Section 15
          shall be referred to the Planning and Zoning Commission for a
          formal site plan review.
   (B) The owner shall file with the Zoning Enforcement Officer on or
          before July 1 of each year an Affidavit in the form prescribed by the
          Planning and Zoning Commission certifying that the primary and
          converted units are in compliance with the occupancy standards and
          the other requirements of this Section. (5/4/2005)

(5) Duration – Any approval for a dwelling conversion issued hereunder shall be
    subject to automatic revocation upon:
    (A) The failure of the Owner of the converted building to file timely with
         the Zoning Enforcement Officer the annual Affidavit required by
         this Section; or
    (B) Notwithstanding the filing of such Affidavit, a finding by the Zoning
         Enforcement Officer that the units do not in fact comply with said
         occupancy standards or other requirements.

(b) Elderly Accessory Apartment
   (1) Additional Standards – Either the primary or converted unit shall be
       occupied by the owner and one of the units shall be occupied by a person
       62 years of age or older.

(c) Affordable Accessory Apartment
   (1) Additional Standards – The primary unit shall only be occupied by the
       owner and the converted unit shall be rented as affordable housing pursuant
       to the standards of this Section. The Town Planner after consultation with
       the Town of Greenwich Community Development Office shall annually
       publish a notice of (i) the maximum rents that may be charged for converted
       unit (including common charges, if any, and heat and utility costs, which
       may be by a reasonable estimate, and excluding telephone and cable
       television) and (ii) the maximum allowed tenant income, 80% of the area
       median income adjusted for family size as determined by the United States
       Department of Housing and Urban Development for the Stamford
       Statistical Metropolitan Area (SMSA).

The owner at the time that any new tenant takes occupancy shall sign and
file with the Planning and Zoning Commission an Affidavit in the form
prescribed by the Commission certifying that (i) the primary unit is
occurred by the owner; (ii) the Affidavit or annexed lease accurately sets forth the rent to be charged and paid and such rent does not exceed the maximum allowable rent published by the Town Planner; and (iii) the tenant has certified under penalty of false statement either in the lease or otherwise to the owner that tenant’s family income does not exceed the maximum allowed tenant income. It shall not be a violation of this Section that a tenant’s income exceeds 80% of the area median income adjusted for family size, as determined by the United States Department of Housing and Urban Development for the Stamford Statistical Metropolitan Area, after initial occupancy provided that the tenant meets all requirements at the time of initial occupancy.

(2) Additional Procedures –

(A) No conversion contemplated by this subsection (c) shall occur, nor shall any associated Building Zoning Permit or Certificate of Occupancy by issued, until the owner of the building to be so converted has received approval from the Planning and Zoning Commission or designee under subsection (a) (4) above and has recorded a Declaration of Deed Restriction in the form prescribed by the Planning and Zoning Commission in the Greenwich Land Records.

(B) The Affidavits in Sec. (a) (4) (A) and (B) shall specifically contain a certification that (i) the primary unit continues to be owner-occupied, and (ii) the rent does not exceed the maximum allowable rent in effect as of January 1 of that year as published by the Town Planner.

(d) Conversion of an Elderly Accessory Apartment to an Affordable Accessory Apartment – When the owner of a dwelling with an elderly accessory apartment wishes to change its status to an affordable accessory apartment or the apartment is for any reason no longer in compliance with the occupancy standards and requirements in this Section for such use, the owner of such dwelling may register it as a dwelling with an affordable accessory apartment upon compliance with all the standards and requirements therefore in this Section, review and approval by the Planning and Zoning Commission or designee and the recording of a Declaration of Restrictions.

(e) Conversion of an Affordable Accessory Apartment to an Elderly Accessory Apartment – When the owner of a dwelling with an affordable accessory apartment wishes to change its status to an elderly accessory apartment or the apartment is for any reason no longer in compliance with the occupancy standards and requirements in this Section for such use, the owner of such dwelling may register it as a dwelling with an elderly accessory apartment upon compliance with all the standards and requirements therefore in this Section and upon review and approval by the Planning and Zoning Commission or designee. The Planning and Zoning Commission or designee shall then record a Release of the Declaration of Restrictions on the Land Records.

(f) Removal of Accessory Apartment – When an owner wishes to eliminate the accessory apartment (and, in the case of an affordable accessory apartment, release
the Declaration of Restrictions on the Land Records) proof of the removal of the second kitchen and the restoration to its status before the conversion shall be submitted to the satisfaction of the Zoning Enforcement Officer. The Planning and Zoning Commission or designee shall record a Release of any Declaration of Restrictions on the Land Records after inspection and confirmation by the Zoning Enforcement Officer.

Motion to approve Zoning Text Amendment as amended
Moved by Macri, Seconded by Yeskey
Voting in favor: Alban, Macri, Yeskey (for Levy), Fox, and Hardman
5-0

9. Planning and Zoning Staff; application PLPZ 2020 00223, 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 Sections 6-13, through 6-17, and 6-22, regarding the Site Plan, Special Permit and Zoning Amendment process, and the inclusion of a “Pre-application review process”, of the Town of Greenwich Building Zone Regulations. Complete copies of the proposed text amendments are 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/17241/PLPZ202000223---Pre-Application-7-159

Motion to approve Zoning Text Amendment
Moved by Macri, Seconded by Yeskey
Voting in favor: Alban, Macri, Yeskey (for Levy), Fox, and Hardman
5-0

10. 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:

Left Open.
11. **Planning and Zoning Staff;** application PLPZ 2020 00239, 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 the definition of “Walk-in Medical Clinic”, under Sections 6-5(a) (52), of the Town of Greenwich Building Zone Regulations. 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/17243/PLPZ202000239---walk-in-medical-clinic

   **Motion to approve Zoning Text Amendment**
   Moved by Macri, Seconded by Hardman
   Voting in favor: Alban, Macri, Yeskey (for Levy), Fox, and Hardman
   5-0

12. **5 Boys LLC;** application PLPZ 2020 00200, for Final Site Plan and Special Permit, to enclose and existing first floor covered patio, cosmetic renovation of the second floor above the patio and new patios at grade, the result of which would further exceed 150,000 cubic feet in building volume, requiring a special permit per Sec. 6-101(a) on an 8.07-acres property located at 6 Meadowcroft Lane in the RA-2 zone. (Staff: JP) (Must open by 9/17/2020) (Maximum extension to open available to 11/21/2020.) ((90 days of additional statutory time is still available per the Governor’s Executive Order.)

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

13. **Terry Conrad and Patrick Turner;** application PLPZ 2020 00109, for Final Site Plan and Special Permit, to use portion of residence as a resident medical professional office, on a 3.02-acres property located at 31 Sawmill Lane in the RA-1 zone. (Staff: PL) (Must open by 10/21/2020 per the Governor’s Executive Order.) (Maximum extension to open available to 12/25/2020.)

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

14. **DISCUSSION ITEMS:**
   a. **Request for public comment** on proposed landscape improvements to public land located between East Putnam Avenue and Old Post Road #6 in Cos Cob. The proposed work is a collaborative effort between many Town Departments and Agencies, members of the public, and the Greenwich Tree Conservancy. The project stems from objectives in the 2019 Plan of Conservation and Development to beautify the Post Road corridor. The work to date on this objective can be found on the Planning and Zoning Website under “Greenscape Subcommittee” and also through this link: https://www.greenwichct.gov/DocumentCenter/Index/2188
The Commission praised the work of the Greenscape Committee, formed as part of the implementation strategy of the 2019 Plan of Conservation and Development. The specifics on the Chestnut Island plan were very well received by the Commission and the public. Questions were raised about ongoing maintenance, given that the land is owned by the State, and this will continue to be worked through by DPW. The Commission acknowledged the course of action moving forward, to include:

1. **The first encroachment permit would be to ask for permission to do some maintenance including: removing vines from trees; pruning and care of the existing important trees; replacing trees the tree warden said had not matured well with Chestnut trees; and top-dressing the soil to get rid of ruts and create a nicer, more easily maintained lawn.**

2. **Second encroachment permit, would be for permission to plant perennial bulbs, such as crocuses, which would require little maintenance, though perhaps plans might evolve to include more substantial plantings, possibly a pollinator landscape could happen. The Tree Conservancy would be donating an additional four (4) Horse Chestnuts for this effort.**

3. **The third encroachment permit would be to include hardscape improvements including but not limited to: moving and improving the bus stop; improving the existing sidewalk; and for the long-term, trying reclaiming paved area at the north end of the island.**

b. **Pantry Super Discount Stores, LLC; Pre-application review, PLPZ 2020 00217, pursuant to Connecticut General Statutes 7-159 b, of a proposed site plan application for Pantry Super Discount Stores, LLC, to build a mixed use building, to be located at 281 Railroad Avenue.**

    “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.”

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, 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-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.)

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.)

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.