TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

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

October 24, 2017

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. Greenwich Board of Education - Temporary field lights at Central Middle School; application PLPZ 2017 00500 and PLPZ 2017 00502, for a municipal improvement and final site plan, respectively, to allow the use of temporary field lights at one Central Middle School field from late Fall 2017 to early Spring 2018 for use by Greenwich High School athletic teams for athletic practices on property located at 9 Indian Rock Lane in the R-12 zone. (Staff: KD) (Must decide final site plan by 12/21/2017, must act on the municipal improvement by 1/8/2018) (Maximum extension available for final site plan to 2/24/2018)

2. 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:

Flouty Family Limited Partnership; applications PLPZ 2017 00260 and PLPZ 2017 00261, for a final site plan and special permit, to merge the parcels at 38 and 40 Talbot Lane, and construct two (2) single-family dwellings, and a one (1) three-family dwelling, paved driveway and parking areas, retaining walls, walkways, and associated site improvements on properties located at 38 and 40 Talbot Lane in the R-6 zone. (Staff: CT) (Must closed by 11/9/2017) (Extension to close granted to 11/9/2017. Maximum extension available to 11/13/2017) (Continued from the 9/19/2015 meeting) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)
Marcos Andres Buscaglia and Maria Sofia Canale-Buscaglia; application PLPZ 2017 00357, for a final subdivision, to subdivide a 32,198 sq. ft. parcel into two (2) parcels where Parcel A would be 14,214 sq. ft. and Parcel B would be 13,074 sq. ft. (12,094 sq. ft. for zoning purposes) and two (open space parcels of 560 sq. ft. and 4,350 sq. ft. totaling 4,910 sq. ft. or equal to 15.25% of the total lot area) at property located a 30 Crescent Road in the R-12 Zone. (*Staff: CT* (Must decide by 10/18/2017)) (Extension to decide granted to 10/18/2017. Maximum extension available to 11/15/2017) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

143 Sound Beach Avenue Associates LP; applications PLPZ 2017 00317 and PLPZ 2017 00318, for a final coastal site plan and special permit, to construct a 60 unit multi-family residential building with parking for 47 vehicles, related site and stormwater drainage improvements, and where 30% of the proposed units would be restricted affordable housing units for 40 years pursuant to Section 8-30g of the Connecticut General Statutes on a 18,391 sq. ft. property located at 143 Sound Beach Avenue in the LBR-2 zone. (*Staff: KD*) (Must close by 11/9/2017) (Maximum extension granted to 11/9/2017) (Continued from the 8/1/2017 and 10/3/2017 meetings) (Seated at the 8/1/2017 meeting: Maitland, Alban, Levy, Fox, and Macri) (Seated at the 10/3/2017 meeting: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

Bianca 121 LLC; applications PLPZ 2017 00363 and PLPZ 2017 00364, for a final site plan and special permit, to renovate the exterior of the building and renovate the interior to construct two (2) new residential units on the second and third floors of the structure, a terrace and plantings on the roof on a 6,250 sq. ft. property located at 121 Greenwich Avenue in the CGBR zone. (*Staff: MK*) (Must close by 1/11/18) (Maximum extension granted) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)

1162 East Putnam Avenue, LLC c/o Fareri Associates LP; applications PLPZ 2017 00376 and PLPZ 2017 00377, for a final site plan and special permit, to renovate the two (2) existing buildings, expand the second floor of the building at 1162-1166 East Putnam Avenue, and re-stripe the parking areas and internal circulation on a 37,125 sq. ft. property located at 1154-1166 East Putnam Avenue in the LB zone. (*Staff: PL*) (Must close by 1/11/2018) (Maximum extension to close granted to 1/11/18) (Continued from the 10/3/2017 meeting) (Seated: Maitland, Alban, Goss [for Levy], Yeskey [for Fox], and Macri)