

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

**May 16, 2017**

## **ACTION AGENDA WITH DECISIONS**

*Regular Members Present and Seated: Richard Maitland, Margarita Alban, Andrew Fox, and Nicholas Macri*

*Regular Members absent: Peter Levy*

*Alternate Members Present: Dennis Yeskey, and Victoria Goss*

*Staff Members Present: Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner, Marek Kozikowski, Senior Planner*

### **REGULAR MEETING 7:00 PM**

1. **Bruce Museum;** application PLPZ 2017 00047 request to defer decision for a municipal improvement to approve the lease agreement between the State of Connecticut and the Town of Greenwich and the Bruce Museum for use of approximately 14,970 sq. ft. land on the Southeasterly side of Interstate Route 95 to be used for motor vehicle parking and landscaping associated with Bruce Park and the Bruce Museum located at 1 Museum Drive in the R-6 zone. *(Staff: PL) (Must act by 5/30/2017) (The Commission deferred approval to 5/30/2017 at the 5/2/2017 meeting) (The Commission may defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017)*

Motion to defer decision until June 1, 2017

Moved by Alban seconded by Yeskey

Voting in favor: Maitland, Alban, Yeskey (for Levy), Goss (*for Fox who recused*), and Macri

5-0

2. **Bruce Museum;** application PLPZ 2017 00048 request to defer decision for a municipal improvement to expand and make improvements to the Bruce Museum per the Town Charter and located at 1 Museum Drive in the R-6 zone. (Staff: PL) (**Must act by 5/30/2017**) (The Commission deferred approval to 5/30/2017 at the 5/2/2017 meeting) (The Commission may defer approval for any length of time reasonably necessary) (At the May 2, 2017 meeting the Commission approved a motion to defer decision until May 30, 2017)

Motion to defer decision until June 1, 2017

Moved by Alban seconded by Yeskey

Voting in favor: Maitland, Alban, Yeskey (for Levy), Goss (for Fox who recused), and Macri

5-0

3. **Binney Point LLC;** application PLPZ 2016 00646 for a final coastal site plan to demolish the existing residence, and construct a new single family dwelling at 68 Binney Lane with associated site improvements on 63 and 66 Binney Lane located in the R-12 zone. (Staff: MA) (**Must decide by 5/16/2017**) (Maximum extension available to 5/20/2017) (Page Number: 9)

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Yeskey (for Levy), Fox, and Macri

5-0

4. **Jill Allegretti, Trustee of the Byram Drive Trust;** application PLPZ 2017 00113 for a final coastal site plan to construct a new 7,724 sq. ft. single family residence, 610 sq. ft. detached garage, pool, driveway areas, and related site and stormwater improvements on a 1.432-acre property located at 46 Byram Drive in the RA-1 and Coastal Overlay zones. (Staff: MK) (**Must decide by 5/25/2017**) (Maximum extension available to 0/0/2017)

Postponed by the Applicant - Extension Granted to June 1, 2017

5. **Iorillo Residence;** application PLPZ 2017 00114 for a final coastal site plan to construct a new 7,269 sq. ft. single family residence, driveway, pool, spa, patio areas, and site improvements at 665 Steamboat Road in the R-6 and Coastal Overlay Zones. (Staff: MA) (**Must decide by 5/25/2017**) (Maximum extension available to 7/29/2017) (Page Number: 188)

Motion to approve final coastal site plan with modifications

Moved by Alban seconded by Fox

Voting in favor: Maitland, Alban, Yeskey (for Levy), Fox, and Macri

5-0

6. **Ruth Reed, Trustee**; application PLPZ 2017 00099 for a final subdivision for a lot confirmation that a second 6,955 sq. ft. parcel exists at 28 Lincoln Avenue (Old Greenwich) in the R-12 zone. (Staff: PL) (**Must decide by 5/17/2017**) (Extension Granted to 5/17/2017. Maximum extension available to 7/8/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Postponed by the Applicant - Extension Granted to June 1, 2017

7. **Pickwick Plaza LLC**; application PLPZ 2017 00051 for a final site plan to reconfigure the landscaping and lighting of the Pickwick Plaza campus, including the installation of a new water feature, on property located at 1-3 Greenwich Avenue in the CGBR/CGIO zone. (Staff: CT) (**Must decide by 5/17/2017**) (Extension to decide granted to 5/17/2017. Maximum extension available to 7/1/2017) (Continued from the 3/21/2017 and 4/18/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 274)

Motion to approve final site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Yeskey (for Levy), Fox, and Macri

5-0

8. **Jonathan P. Wendell**; application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. (Staff: CT) (**Must decide by 5/17/2017**) (Extension to decide granted to 5/17/2017. Maximum extension available to 7/6/2017)

Postponed by the Applicant

## **PUBLIC HEARING 7:15 PM**

9. **500 Lake Avenue, LLC**; application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (**Must decide by 6/17/2017**) (Maximum extension available to 8/16/2017) (Page Number: 320)

Left open

10. **500 Lake Avenue, LLC and Foster Lake, LLC;** applications PLPZ 2016 00597 and PLPZ 2016 00598, for a final site plan and special permit, to construct a new residence, pool, and relocated pool house, on Lot "1" of proposed subdivision PLPZ 2017 00184 to exceed the 150,000 cubic feet volume threshold on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (Must close by 6/15/2017) (Maximum extension granted) (Continued from the 3/7/2017 and 3/21/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 470)

Left open

11. **Rahul Mathew;** applications PLPZ 2016 00624 and PLPZ 2016 00625, for a final site plan and special permit, to construct a 2,924 sq. ft. addition and convert it from a single-family to a two-family residence on property located at 3 Green Lane in the R-6 zone. (Staff: MK) (Must open by 5/20/2017) (Maximum extension to open has been granted)

Withdrawn by the Applicant

12. **Peter W. Wellington and Melinda R. Wellington;** applications PLPZ 2017 00100 and PLPZ 2017 00101, for a final site plan and special permit, to demolish an existing two-family residence and construct a new two-family residence with three bedrooms per unit, a new driveway, and drainage systems on property located at 27 Woodland Drive in the R-6 zone. (Staff: PL) (Must open by 5/25/2017) (Maximum extension available to 7/29/2017) (Page Number: 555)

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

13. **Fisk Management LLC,** applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. (Staff: MK) (Must close by 5/23/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/17 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 596)

Left Open. Extension to close granted to 6/27/17

14. **Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and 125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. *(Staff: PL) (Must close by 5/23/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 652)*

Left open. Extension to close granted to 6/15/17

### REGULAR MEETING CONTINUED

15. **DISCUSSION ITEMS:**

16. **DECISION ITEMS:**

17. **APPROVAL OF MINUTES:**

18. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. - None

### APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

**330 Railroad Avenue, LLC;** application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] *(Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. **Before a Zoning Permit is issued for the installation of** [There shall be a clear space underneath] a free-standing sign located within **any** [the] required [front or street side] yard in a business zone, **sufficient certified information shall be**

**provided to confirm that appropriate sight lines will be maintained.**

[so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

**24 East Elm Street LLC;** application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). (Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**143 Sound Beach Avenue Associates, LP;** applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. (Staff: KD) (Must close by 6/23/2017) (Maximum extension to close granted to 6/23/2017) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**20 Idar Court, LLC;** applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must open by 6/3/2017) (Maximum to open has been granted) (Postponed at the 3/21/2017 and 4/18/2017 meetings)

**79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC,** applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. (Staff: MK) (Must decide by 6/30/17) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC,** applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. (Staff: MK) (Must close by 6/6/2017) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Winnetka Partners LLC;** applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acres property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (Must open by 7/15/2017) (Maximum extension to open has been granted)

**Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (Must close by 6/15/2017) (Maximum extension to close has been granted) (Continued from the 3/7/2017 and 05/2/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**PAG Greenwich B 1, LLC;** application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acres property located at 359 West Putnam Avenue in the GB zone. (Staff: PL) (Must decide by 6/1/2017) (Extension granted to 6/1/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**ITL Investments, LLC;** applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. (Staff: MK) (Must close by 6/6/2017) (Maximum extension available to 6/17/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

**Town of Greenwich Planning and Zoning Staff;** application PLPZ 2017 00111 for a text amendment, to amend Sections of the Town's Building Zoning Regulations regarding two-family and multi-family residences in the R-6 zone. **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** (Staff: KD) (Postponed from the 5/2/2017 meeting) (Must open by 7/29/2017) (Maximum extension to open granted)