TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via Zoom

Please click here; to link to the audio recording file (.m4a) of the entire meeting.
Please click here; to link to the transcribed audio file (.txt) of the entire meeting.

DECEMBER 1, 2020

ACTION AGENDA
WITH DECISIONS

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

Alternate Members Present:
Dennis Yeskey, Victoria Goss, and Peter Lowe.

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. DISCUSSION ITEMS:
a. 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. (Previously discussed at the
2/25/2020 meeting.) (p. 7)
To view the pre-application materials and presentation provided by the applicant,
please click here.

“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.”
b. **4 Orchard, LLC; Pre-application review**, PLPZ 2020 00329, pursuant to Sections 6-13 through 6-17 and Section 6-22, and Connecticut General Statutes 7-159 b, for a 15-Unit Multi-Family Affordable Housing “Set Aside Development” pursuant to Connecticut General Statutes Section 8-30g located at **4 Orchard Street** on a .65-acre parcel in the R-7 Zone. (p. 36)

   To view the pre-application materials, please click [here](#).

   “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.”

   c. **Matthew Criscuolo for Pizza Post; Pre-application review** PLPZ 2020 00352, pursuant to Sections 6-13 through 6-17 and Section 6-22, and Connecticut General Statutes 7-159 b, a for a change of use of an existing retail space to use as an expansion of the neighboring Pizza Post space on a 0.62-acre parcel located at **522 East Putnam Avenue** in the LB Zone. (p. 43)

   To view the pre-application materials, please click [here](#).

   “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.”

2. **Town of Greenwich - Department of Public Works;** application PLPZ 2020 00336, for a Municipal Improvement, for a major redesign of the Glenville Road/Street Corridor located at **Glenville Street/Road from Glen Ridge Road to Weaver Street.** (Staff: PL) (Must act by 2/11/2021.) (May defer up to 5/12/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.) (p. 65)

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

   To view the proposed presentation by the applicant, please click [here](#).

   To view the preferred corridor concept plan, please click [here](#).

   **Motion to approve municipal improvement.**

   **Moved by Macri, Seconded by Fox**

   **Voting in favor:** Alban, Macri, Levy, Fox, and Hardman

   5-0
3. **Town of Greenwich - Department of Public Works;** application PLPZ 2020 00335, for Final Site Plan a major redesign of the Glenville Road/Street Corridor through the Federal Congestion Mitigation and Air Quality (CMAQ) Program, to reduce congestion and improve air quality by reducing emissions to help meet the requirements of the Clean Air Act, providing wider lanes, improved traffic signaling, new sidewalks and curbing, realignment of crosswalks at critical intersections, on-street parking, and related road improved on **Glenville Street/Road from Glen Ridge Road to Weaver Street.**  *(Staff: PL) (Must decide by 1/21/2021.) (Maximum Extension to decide available to 3/27/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.) (p. 116)*

   To view the Staff Report, and application materials provided, please click [here](#).
   To view the proposed presentation by the applicant, please click [here](#).
   To view the preferred corridor concept plan, please click [here](#).

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

4. **Sherry L. Delany;** application PLPZ 2020 00313, for a Preliminary Subdivision, for a two (2) lot subdivision where Lot A would be 32,533 sq. ft. and Lot B would be 20,005 sq. ft. but does not meet the minimum lot shape of a circle with a diameter of 100 feet and a conservation easement of 7,880 sq. ft. (equal to 15% of the total parcel). The subject parcel is a 1.206-acres parcel located at **1 Meadow Wood Drive** in the R-20 Zone. *(Staff: BD) (Must decide by 12/27/2020.) (Maximum Extension to decide granted. 90 additional days of statutory time may still be applied per the Governor’s Executive Order.) (p. 166)*

   **Application PLPZ 2020 00313 has been postponed.**

5. **11 Highgate, LLC;** applicant PLPZ 2020 00219, for a Final Coastal Site Plan, to remove the existing home and construct a new residence, driveway, septic system and related site improvements on a 29,013 sq. ft. parcel located at **11 Highgate Road** in the RA-1 and COZ Zones. *(Staff: BD) (Must decide by 12/12/2020.) (Maximum Extension to decide granted. 90 additional days of statutory time may still be applied per the Governor’s Executive Order.) (p. 166)*

   To view the Staff Report, and application materials provided, please click [here](#).
   To view the presentation provided by the applicant, please click [here](#).
   To view an additional 4 sheets of photos submitted to staff on 11/29/2020, please click [here](#).

   **Motion to approve final coastal site plan with modifications**
   **Moved by Macri, Seconded by Fox**
   **Voting in favor: Alban, Macri, Levy, Fox, and Hardman**
   **5-0**
6. **Cardinal Stadium - TOG BOE - Phase 1B**: application PLPZ 2020 00321, for a Municipal Improvement, for Cardinal Stadium Phase 1B to make a major redesign of public real property or public buildings, to include a Ticket booth, parking area, pedestrian plaza and landscaping on a 54.75-acre parcel located at **10 Hillside Road** in the R-20 Zone. *(Staff: KD) (Must act by 2/2/2021.) (May defer up to 5/3/2021. 90 additional days of statutory time is still available per the Governor’s Executive Order.)*

   **Application PLPZ 2020 00321 has been postponed.**

   **PUBLIC HEARING**
   *(To commence after item #6 is heard)*

7. **Cardinal Stadium - TOG BOE - Phase 1B**: application PLPZ 2020 00320, for a Final Site Plan and Special Permit, for Cardinal Stadium Phase 1B to construct a new ticket booth, parking area, pedestrian plaza and landscaping on a 54.75-acre parcel located at **10 Hillside Road** in the R-20 Zone. *(Staff: KD) (Must open by 1/9/2021.) (Maximum Extension to open available to 3/15/2021.) (90-days of additional statutory time is still available per the Governor’s Executive Order.)*

   **Application PLPZ 2020 00320 has been postponed.**

8. **97 East Elm Street, LLC**: application PLPZ 2020 00087, for a 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 close by 12/4/2020.) (Maximum extension to close granted per the Governor’s Executive Order.) (Left open at the 9/22/2020 Meeting.) (Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)* *(p. 219)*

   To view the Staff Report, and application materials provided, please click here.
   To view the engineering documents provided by the applicant on 11/30/2020, please click here.
   To view DPW's review comments based on the 11/30/2020 engineering documents, please click here.

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

   **No action taken on the special permit.**
9.  **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 close by 12/4/2020.)* *(Maximum extension granted per the Governor’s Executive Order.)* *(Left open at the 9/22/2020 Meeting.)* *(Seated: Alban, Macri, Goss (for Levy), Yeskey (for Fox), Lowe (for Hardman).)* *(p. 331)*

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

No action taken on the special permit.

10. **Terry A. Tattar;** application PLPZ 2020 00205, for Final Coastal Site Plan and Special Permit, to construct a new two-family home, on a parcel less than 7,500 sq. ft. associated site improvements including drives, retaining walls, patios and walkways on a 6,127 sq. ft. parcel located at 0 Oak Street West in the R-6 and COZ Zones. *(Staff: JP)* *(Must open by 1/9/2021.)* *(Maximum Extension to open available to 3/15/2021.)* *(90-days of additional statutory time is still available per the Governor’s Executive Order.)* *(p. 386)*

Motion to approve final site plan and special permit with modifications
Moved by Macri, Seconded by Fox
Voting in favor: Alban, Macri, Levy, Fox, and Hardman
5-0
11. **SBP Lower Cross LLC;** application PLPZ 2020 00314, for a Final Site Plan and Special Permit, to modify the previously approved dwelling which would further exceed 150,000 cubic feet in volume threshold requiring a special permit on a 10-acres parcel located at **70 Lower Cross Road** in the RA-4 Zone. *(Staff: BD) (Must open by 1/9/2021.)* *(Maximum Extension to open available to 3/15/2021.) (90-days of additional statutory time is still available per the Governor’s Executive Order.)* *(p. 542)*

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

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

12. **DISCUSSION ITEMS (continued):**

a. **2021-2022 Planning and Zoning Department Budget**

Motion to approve 2021-2022 budget as proposed
Moved by Fox, Seconded by Macri
Voting in favor: Alban, Macri, Levy, Fox, and Hardman
5-0

b. **Architectural Review Committee Meeting Schedule for 2021**

*No Action Taken.*

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

15. **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:**

**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 1/31/2021.) (90-day...*
extension to open applied per Governor’s Executive Order. 65 days of extension time has been applied. Maximum extension to open available to 2/5/2020)

585 West Putnam LLC and Putnam 600 Acquisition LLC, application PLPZ 2020 00281, for a final site plan and special permit, to demolish all buildings and site improvements on the 581 Parcel and construct a new 65,491 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town’s Regulations and a lower level parking garage with onsite parking for 82 vehicles. The existing commercial office building located on the 585 Parcel would remain and no work is proposed for the 585 Parcel at this time. The subject action is on properties located at **581 and 585 West Putnam Avenue** in the GBO zone. *(Staff: PL) (Must open by 12/24/2020) (Maximum extension to open available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

Greenwich Park LLC; application PLPZ 2020 00282, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and revised the West Putnam Ave and Valley Drive driveways on a 0.940-acres parcel located at **0 West Putnam Avenue** in the GBO Zone. *(Staff: PL) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

Greenwich Park LLC; application PLPZ 2020 00283, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 on an 18.1-acres property located at **51 Weaver Street** in the GBO Zone. *(Staff: PL) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

Greenwich Park LLC; application PLPZ 2020 00284, for a Final Site Plan, to connect with the driveway of the 581 West Putnam Avenue Parcel, in relation to PLPZ 2020 00281 and drop off lane on Valley Drive on a 1.83-acres parcel located at **18 Valley Drive** in the GBO Zone. *(Staff: PL) (Must decide by 12/24/2020.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.)*

Salvatore & Schimenti Trust – Glenn Angiolillo, Trustee; application PLPZ 2020 00285, for a Final Site Plan, to install concrete islands, for a contactless payment system and gate for an existing on-site car wash on a 1.506-acre parcel located at **1429 East Putnam Avenue** in the GB Zone. *(Staff: BD) (Must decide by 12/24/2021.) (Maximum extension to decide available to 2/27/2021.) (90 additional days of statutory time is still available per the Governor’s Executive Order.) (Continued at the 11/17/2020 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox) Hardman.)*

*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 demetria.nelson@greenwichct.org as soon as possible in advance of the event.