

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# 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.

**JANUARY 20, 2021**

## **ACTION AGENDA WITH DECISIONS**

***Regular Members Present and Seated:***

*Margarita Alban, Nicholas Macri, Peter Levy, Dave Hardman, and Dennis Yeskey*

***Alternate Members Present:***

*Victoria Goss, Peter Lowe, and Bob Barolak*

***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. Town of Greenwich - Greenwich Emergency Medical Services, Inc.;** application PLPZ 2020 00323, for a Municipal Improvement, to make improvements to Town property located at **1327 King Street** in the RA-4 Zone. (Staff: MA) (Must act by 2/21/2021.) (May defer up to 5/22/2021) (90 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 12/15/2020 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox) Hardman.)

**Application PLPZ 2020 00323 has been postponed by Applicant.**

2. **Town of Greenwich - Greenwich Emergency Medical Services, Inc.;** application PLPZ 2020 00322, for a Final Site Plan to: demolish the current structure; and build a new, 1 and 1/2 story, 3,134.07 sq. ft. emergency service station; and related site improvements, on a 2.5-acres, Town owned parcel located at **1327 King Street** in the RA-4 Zone. (Staff: MA) (Must decide by 2/4/2021) (Maximum extension to decide available to 4/10/2021). (90 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 12/15/2020 Meeting.) (Seated: Alban, Macri, Levy, Lowe (for Fox) Hardman.)

**Application PLPZ 2020 00322 has been postponed by Applicant.**

3. **Benedetto Mallozzi;** application PLPZ 2020 00341, for a Final Subdivision, to confirm the Tax Parcel 04-2116, is a separate and distinct zoning lot, 6,700 sq. ft. in area, located at **0 Byram Shore Road** in the R-12 Zone. Staff: MA) (Must decide by 1/20/2021.) (Maximum extension to decide available to 3/21/2021.) (88 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

**Application PLPZ 2020 00341 has been postponed by Applicant.**

4. **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 1/21/2021.) (Extension to decide applied to 1/21/2021 per Executive Order. Maximum extension to decide available to 4/27/2021.) (62 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 11/17/2020 and 12/15/2020 Meetings.) (Seated: Alban, Macri, Levy, Lowe (for Fox) Hardman.)

To view the Staff Report, and application materials provided, please click [here](#).  
To view two (2) videos the applicant provided, please click [here](#) and [here](#).

**Application PLPZ 2020 00285 has been postponed by Applicant.**

5. **Cardinal Stadium – Town of Greenwich Board of Education - 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.*)

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

***Motion to approve municipal improvement.***

***Moved by Macri, Seconded by Levy***

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

***5-0***

### **PUBLIC HEARING**

***(Commenced after the above items were heard)***

6. **Cardinal Stadium - Town of Greenwich Board of Education - 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 1/20/2021.***) (*Extension to open applied to 1/20/2021 per Executive Order. Maximum Extension to open available to 3/26/2021.*) (*78-days of additional statutory time is still available per the Governor’s Executive Order.*)

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

***Motion to approve final site plan and special permit with modifications***

***Moved by Macri, Seconded by Levy***

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

***5-0***

7. **Susan Satter;** application PLPZ 2020 00363, for a Final Site Plan and Special Permit, to construct a shed dormer on the westerly side of the existing garage structure, the result of which would add building volume and further exceed the 150,000 cubic foot building volume threshold, requiring a special permit, on a 6.64-acre parcel located at **414 Round Hill Road** in the RA-4 Zone. (Staff: BD) (Must open by 2/18/2021.) (Maximum extension to open available to 4/24/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

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

**Motion to approve final site plan and special permit with modifications**

**Moved by Macri, Seconded by Levy**

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

**5-0**

8. **Julio A. Quinde Astudillo & Olga Quinde;** application PLPZ 2020 00327, Final Site Plan and Special Permit, for a conversion from a single family home to a two family home, including interior alterations to the existing residence, and additional space for parking, on a .105-acre parcel located at **36 Pemberwick Road** in the R-6 Zone. (Staff: JP) (Must open by 1/21/2021.) (Maximum extension to open available to 3/27/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

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

**Motion to approve final site plan and special permit with modifications**

**Moved by Macri, Seconded by Levy**

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

**5-0**

9. **Siegrun G. Pottgen;** application PLPZ 2020 00350, for a zoning map amendment, to correct an alleged error on the zoning map and re-zone the balance of the 23,746 sq. ft. parcel located at **9 Glenville Street** from the R-12 Zone to LBR-2 Zone. (Staff: JP) (Must open by 2/4/2021.) (Maximum extension to open available to 4/10/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

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

To view the applicant's presentation, please click [here](#).

**Motion to approve zoning map amendment**

**Moved by Macri, Seconded by Levy**

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

**5-0**

10. **Sherwood Avenue, LLC;** application PLPZ 2020 00343, Final Site Plan and Special Permit, to install a shed, the result of which would add building volume and further exceed the 150,00 cubic-foot threshold, requiring a special permit, and formal approval to keep a storage container located behind and existing garage, as a permanent storage facility, on a 3.09-acres parcel located at **10 Sherwood Avenue** in the RA-2 Zone. (Staff: BD) (Must open by 2/4/2021.) (Maximum extension to open available to 4/10/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.)

**Application PLPZ 2020 00343 has been postponed by Applicant.**

11. **100 East Putnam, LLC;** application PLPZ 2020 00347, for a Final Site plan and Special Permit, to construct a mixed use, Moderate Income Housing Development of three (3) stories with twenty-two (22) units where five (5) of the units (20% of the total) would be "Moderate Income" units as described in Section 6-110 of the Greenwich Building Zone Regulations; 3,861 sq. ft. of commercial space on the first floor, and parking for 49 vehicles plus 2 ADA parking spaces on a 33,077 sq. ft. property located at **100 East Putnam Avenue** in the LBR-2 and PRIOZ zones. (Staff: PL) (Must close by 2/9/2021.) (Maximum extension to close available to 4/15/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

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

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

12. **DISCUSSION ITEMS:**

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:**

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

**Application PLPZ 2020 00184, has been withdrawn.**

**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 close by 2/9/2021.) (Maximum extension to close available to 4/15/2021.) (78 additional days of statutory time is still available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

**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 2/3/2021. 29 days of statutory time to decide has been applied per the Governor's Executive Order) (Maximum extension to decide available to 3/11/2021.) (49 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

**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 2/3/2021. 29 days of statutory time to decide has been applied per the Governor's Executive Order) (Maximum extension to decide available to 3/11/2021.) (49 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

**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 2/3/2021. 29 days of statutory time to decide has been applied per the Governor's Executive Order) (Maximum extension to decide available to 3/11/2021.) (49 additional days of statutory time is still available per the Governor's Executive Order.) (Continued from the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)*

**4 Orchard, LLC.;** application PLPZ 2020 00297, for a Final Site Plan Coastal and Special Permit, to construct a four (4) building, multi-family "Set Aside Development" with a total of fifteen (15) units where five (5) of the units would be affordable units, pursuant to Connecticut General Statutes 8-30g, parking and associated site improvements on a 28,180 sq. ft. parcel located at **4 Orchard Street** in the R-7 and Coastal Overlay Zones. (Staff: KD) (Must close by 2/9/2021.) (Maximum extension to close available to 4/3/2021.) (90 additional days of statutory time is still available per the Governor's Executive Order.) (Opened at the 1/5/2021 Meeting.) (Seated: Alban, Macri, Lowe (for Levy), Hardman, and Yeskey.)

**Foundation House LLC.;** application PLPZ 2020 00311, for a Final Site Plan and Special Permit, to establish a "center for learning", retaining the existing mansion and outbuildings, the construction of a new conference center "event barn" and a designated overflow parking area on an existing field for 140 vehicles on the site on a 75.72-acre parcel located at **124 Old Mill Road** in the RA-4 Zone. (Staff: PL) (Must close by 2/18/2021.) (Extension to close to 2/18/2021 applied per Executive Order. Maximum extension to open available to 3/25/2021.) (60 additional days of statutory time is still available per the Governor's Executive Order.) (Left open at the 12/15/2020 meeting.) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

**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-acre parcel located at **1 Meadow Wood Drive** in the R-20 Zone. (Staff: BD) (Must decide by 2/3/2021.) (Extension to decide applied per Executive Order. Maximum Extension to decide available to 4/4/2021. 69 additional days of statutory time is available per the Governor's Executive Order.)

**Catherine (Cassie) Palmer;** application PLPZ 2020 00325, for a Final Site Plan, to increase the area dedicated to the first floor unit within the existing dwelling by finishing the basement of the two-family dwelling on a 5,000 sq. ft. parcel located at **16 Prospect Drive** in the R-7 Zone. (Staff: BD) (Must decide by 2/2/2021) (Extension to decide to 2/2/2021 applied per Executive Order. Maximum extension to decide available to 4/8/2021.) (78 additional days of statutory time is still available per the Governor's Executive Order.) (Continued at the 12/15/2020 Meeting) (Seated: Alban, Macri, Levy, Hardman, and Goss (for Yeskey))

**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](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.**