

START: \_\_\_\_\_  
END: \_\_\_\_\_

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## VIRTUAL MEETING to be held via [ZOOM](#)

Please use the link below to view, listen, and/or participate in this meeting:  
<https://greenwichct.zoom.us/j/88901521350?pwd=Ri9JakFwTXNoc1BLeUhlZE0vMjRGUT09>  
Password: 0518864

You may listen, and/or participate in this meeting by calling the following:

By Telephone: (646) 518-9805  
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Webinar ID: 889 0152 1350  
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## WEDNESDAY, JULY 7, 2021

### FINAL AGENDA

#### REGULAR MEETING 5:00 PM

- 1. Temple Sholom;** application PLPZ 2021 00185, for a Final Site Plan, for a proposal to increase enrolled students from 109 to 148 children at Temple Sholom on a 0.9481-acre parcel located at **300 East Putnam Avenue** in the R-7 Zone. *(Staff: MA) (Must decide by 7/15/2021.) (Maximum Extension to decide available to 9/18/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.)*  
To view the staff report and application materials, please click [here](#).
- 2. Jeffrey & Romina Puckett;** application PLPZ 2021 00097, for a final coastal site plan, to: raise the existing dwelling; construct a new addition; construct a new terrace; and construct associated site improvements on a 7,271 sq. ft. parcel located at **47 Edgewater Drive** in the R-12 Zone. *(Staff: PL) (Must decide by 7/7/2021.) (Maximum Extension to decide available to 9/10/2021.) (56 additional days of statutory time is available per the Governor's Executive Order.)*  
To view the staff report and application materials, please click [here](#).

3. **Christopher & Karen Retzler**; application PLPZ 2021 00253, for a Final Subdivision, to confirm the parcels of land at 273 and 277 Pemberwick road are separate and distinct lots for zoning purposes. The subject parcels are located at **273 & 277 Pemberwick Road** in the R-7 Zone. (Staff: PL) (Must decide by 8/3/2021.) (Maximum Extension to decide available to 10/2/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.)

To view the staff report and application materials, please click [here](#).

4. **Shore Partners LLC.**; application PLPZ 2021 00255, for a Final Coastal Subdivision, to merge two (2) parcels of land into one (1) 1.2816-acres parcel of land. The subject parcels are currently located at located at **0 Shore Road** (14,334 sq. ft. in area) & **160 Shore Road** (41,493 sq. ft. in area) in the R-12 Zone. (Staff: BD) (Must decide by 8/6/2021.) (Maximum Extension to decide available to 10/5/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.)

To view the staff report and application materials, please click [here](#).

5. **Cat Rock Too, LLC/Gregory & Daniella Fischer**; application PLPZ 2021 00226, for a Final Subdivision, to make a transfer of 0.3377-acres of land between parcels located at 181 and 183 Cat Rock Road where 181 Cat Rock Road would be increasing from 1.1207-acres to 1.4584-acres and 183 Cat Rock Road would be decreasing from 2.9594-acres to 2.6217-acres. Both parcels of land are within the RA-2 Zone. (Staff: BD) (Must decide by 7/19/2021.) (Maximum Extension to decide available to 9/1/2021.)

To view the staff report and application materials, please click [here](#).

6. **2 BPL LLC & 5 BPL LLC.**; application PLPZ 2021 00235, for a Final Coastal Subdivision, for a 6,990 sq. ft. transfer of land from **2 Bridle Path Lane** to **5 Bridle Path Lane** decreasing the size of 2 Brindle Path Lane and increasing the size of 5 Brindle Path Lane by the same area. Both parcels are within the RA-1 Zone. (Staff: BD) (Must decide by 7/25/2021.) (Maximum Extension to decide available to 9/23/2021.) (90 additional days of statutory time is available per the Governor's Executive Order.)

To view the staff report and application materials, please click [here](#).

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

## **PUBLIC HEARING**

*(To commence after the above items are heard)*

7. **Town of Greenwich Planning and Zoning Commission**; applicant PLPZ 2021 0037, for a Zoning Text Amendment, to amend Sec. 6-5(a) of the Town of Greenwich Building Zone Regulations and prohibit the establishment of a cannabis establishment within the Municipality. A complete copy of the proposed text amendments is on file and available 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/23402/Text-amendment-prohibiting-cannabis-establishments> (Staff: KD)

To view the staff report and application materials, please click [here](#).

To view the proposed text amendment language, please click [here](#).

8. **Thurles LLC.;** application PLPZ 2021 00238, for a Zoning Text Amendment, to **amend Sections 6-100, 6-103.1 AND 6-194** of the Town of Greenwich Building Zone Regulations to permit restaurant uses on the second floor in the CGBR zone. A complete copy of the proposed text amendments is on file and available 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/23307/PLPZ-2021-00238---text-amendment> (Staff: PL) *Must open by 8/12/2021* (Maximum extension to open available to 10/16/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

To view the staff report and application materials, please click [here](#).

9. **YWCA Greenwich CT Inc.;** application PLPZ 2021 00112, for a Final Site Plan and Special Permit, to request modification of certain conditions imposed on the property under PZBA Appeals #4210 and #5085 in order to: permit Sunday hours of operations throughout the year for both its building and tennis courts; and formally permit the occasional use of the YWCA's parking lots by neighboring houses of worship during special events, such as holiday services or funerals; on a 6.44-acre parcel located at **259 East Putnam Avenue** in the R-20 Zone. (Staff: MA) **(Must close by 7/7/2021)** (Maximum extension to close available to 9/10/2021). (63 additional days of statutory time is available per the Governor's Executive Order.) (Left open at the 5/25/2021 Meeting.) (Seated: Alban, Macri, Levy, Lowe for Hardman, and Yeskey)

To view the staff report and application materials, please click [here](#)

10. **491 Riversville Road Estate Trust;** application PLPZ 2021 00140, for a Final Site Plan and Special Permit, to merge two lots and construct a new dwelling exceeding 150,000 cubic feet in building volume and containing an indoor athletic facility exceeding 1,200 square feet on a 5.48-acre parcel and 4.98-acre parcel located at **483-491 Riversville Road** in the RA-4 Zone. (Staff: JP) **(Must open by 7/7/2021)** (Maximum extension to open available to 9/10/2021). (70 additional days of statutory time is available per the Governor's Executive Order.)

**Application PLPZ 2021 00140 has been postponed.**

11. **Sherwood Avenue, LLC.;** application PLPZ 2020 00343, for a 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 an existing garage as a permanent storage facility and relocation of storage bays previously approved under PLPZ 2018 00545 and 2018 00546 for a specialized nursery use for wetland plantings, on a 3.09-acres parcel located at 10 Sherwood Avenue in the RA-2 Zone. (Staff: BD) **(Must open by 7/9/2021.)** (Maximum extension to open available to applied.) (0 additional days of statutory time available per the Governor's Executive Order.)

To view the staff report and application materials, please click [here](#).

12. **Greenwich Hospital;** application PLPZ 2021 00103, for a Zoning Text Amendment, 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 6-205(c) of the Building and Zoning Regulations, and increase the maximum permitted building coverage in the H-2 zone from 35% to 45% and the maximum permitted lot coverage in the H-2 Zone from 75% to 80%. (Staff: KD) (**Must close by 7/7/2021**) (Maximum extension to close available to 9/10/2021). (68 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)  
No new materials.

13. **Greenwich Hospital;** application PLPZ 2021 00102, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94,869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: KD) (**Must close by 7/7/2021**) (Maximum extension to close available to 9/10/2021). (68 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey.)  
No new materials.

14. **Greenwich Hospital;** application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94,869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102). (Staff: KD) (**Must close by 7/7/2021**) (Maximum extension to close available to 9/10/2021). (68 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 5/11/2021 Meeting and left open at the 6/8/2021 Meeting.) (Seated: Alban, Macri, Levy, Hardman, Yeskey)

To view the staff report and application materials, please click [here](#).

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

15. **DISCUSSION ITEMS:**
16. **DECISION ITEMS:**
17. **APPROVAL OF MINUTES:**
18. **OTHER:**

**APPLICATIONS HEARD, OR POSTED, PREVIOUSLY,  
THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

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**Jonathan & Acko Sangha Horton;** application PLPZ 2021 00087, for a Zoning Map Amendment, to re-zone a 0.57-acre parcel located at **100 Brookside Drive** from RA-1 to R-12 (as shown on a re-zoning map on file in the Town Clerk's Office) per Section 6-22 of the Town of Greenwich Building Zone Regulations. (Staff: PL) (Must open by 7/20/2021.) (Maximum extension to open available to 9/23/2021.) (29 additional days of statutory time is still available per the Governor's Executive Order.)

**Bruce Museum, Inc.;** application PLPZ 2021 00203, for a Final Site Plan Coastal and Special Permit, for a proposed modification to PLPZ 2017 00045/46 to enlarge and enclose an approved exterior deck to create an indoor sculpture gallery on a 5.846-acre parcel located at **1 Museum Drive** in the R-6 Zone. (Staff: PL) (Must Close by 7/20/2021) (Opened at the 6/8/2021 meeting) (Maximum extension to close available to 9/18/2021). (85 additional days of statutory time is available per the Governor's Executive Order.) (Seated: Alban, Macri, Levy, Goss for Hardman, and Yeskey.)

**Xiaokui Qin & Hui Wen;** application PLPZ 2021 00091, for a Final Re-Subdivision, to subdivide a 28,754 sq. ft. parcel into two (2) parcels where lot "1R-1" would be 12,525 sq. ft. (10,388 sq. ft. for zoning purposes) and Lot "1R-2" would be 11,574 sq. ft., and one (1) open space parcel of 4,475 sq. ft. (15.7% of total lot are) on property located at **1 Florence Road** in the R-7 zone (Staff: MA) (Must decide by 7/20/2021.) (Maximum Extension to decide available to 9/18/2021.) (24 additional days of statutory time is available per the Governor's Executive Order.)

**Bernardo Luciano;** application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283/284 to include the construction of an open air pergola the result of which would further increase the total building volume of the site which already exceed 150,000 cubic feet in building volume, requiring a special permit, on a 2.7443-acre parcel located at **3 Greenfield Place** in the RA-2 Zone. (Staff: JP) Must open by 7/15/2021) (Maximum extension to open available to 9/18/2021). (90 additional days of statutory time is available per the Governor's Executive Order.)

**Denis & Jennifer Manelski;** application PLPZ 2021 00211, for a Final Site Plan and Special Permit, to construct a new single-family home and guesthouse with a total volume of 244,499 cubic feet on a 5.597-acre parcel located at **29 Meadowcroft Lane** in the RA-2 Zone. (Staff: JP) (Must close by 7/27/2021) (Maximum extension to close available to 9/30/2021). (90 additional days of statutory time is available per the Governor's Executive Order.) (Opened at the 6/22/2021 Meeting.) (Seated: Alban, Macri, Levy, Barolak for Hardman, Lowe 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.**