TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM

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TUESDAY, AUGUST 3, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM
(Short break to occur at 7:30 PM)

1. **Town of Greenwich Board of Selectman;** application PLPZ 2020 00336, for a Municipal Improvement, to enter into a lease agreement with Neighbor to Neighbor to use the Temporary Fire Station on a 2.2078-acre parcel located at 1 Horseneck Lane in the R-6 Zone. *(Must act by 10/19/2021.) (Maximum time to defer available to 1/17/2022.)*

2. **DISCUSSION ITEMS:**
   a. **The Round Hill Club, Inc.;** application PLPZ 2021 00322, for a Pre-Application Review, pursuant to Sections 6-13 through 6-17, and Section 6-22 of the Town of Greenwich Building Zone Regulations, and Connecticut General Statutes 7-159 b, for a proposed Turf Maintenance Building on a property located at 33 Round Hill Club Road RA-2 Zone.

   b. **Chabad Lubavitch of Greenwich,** to discuss approved special permit conditions to have 28 students in the pre-school through the summer months and 60 students for the upcoming school year at 270 Lake Avenue in the RA-2 zone.
3. **Famillie Nautic Haus LLC.;** application PLPZ 2021 00276, for a Final Coastal Site Plan, to construct a proposed tennis court and garage addition as well as associated drainage improvements on a 2.36-acre parcel located at 32 Indian Point Lane in the RA-1 Zone. (Staff: BD) *(Must decide by 8/26/2021.)* *(Maximum extension to decide available to 10/30/2021.)* *(90 additional days of statutory time available per the Governor’s Executive Order.)*

4. **Jaroslaw Palylyk & Alexandra Palylyk;** application PLPZ 2021 00314, for a Final Subdivision, to subdivide a 0.543-acre parcel into two (2) separate lots located at 89 Indian Field Road in the R-12 Zone. (Staff: BD) *(Must decide by 9/5/2021.)* *(Maximum extension to decide available to 11/4/2021.)* *(90 additional days of statutory time available per the Governor’s Executive Order.)*

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

5. **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 Zone 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 8/4/2021)* *(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 and 7/7/2021 meetings.)* *(Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

6. **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 8/4/2021)* *(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 and 7/7/2021 meetings.)* *(Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*
7. **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 8/4/2021) (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 and 7/7/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)*

8. **Thurles LLC.**; application PLPZ 2021 00238, for a Zoning Text Amendment, to amend Sections 6-100 and 6-103.1 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/23506/Revised-Text-7721-S7317975](https://www.greenwichct.gov/DocumentCenter/View/23506/Revised-Text-7721-S7317975). *(Staff: PL) (Must close by 8/19/2021) (Maximum extension to close available to 10/23/2021). (90 additional days of statutory time is available per the Governor’s Executive Order.)*

9. **Greenwich Country Club, Inc.**; application PLPZ 2021 00311, for a Final Site Plan and Special Permit to construct a new Golf Learning Center for year-round golf practice, on a 140.17-acre parcel located at **19 Doubling Road** in the RA-1 Zone. *(Staff: MA) (Must open by 9/10/2021) (Maximum extension to open available to 11/14/2021). (90 additional days of statutory time is available per the Governor’s Executive Order.)*

10. **Saint Saviour’s Episcopal Church**; application PLPZ 2021 00285, for a Final Site Plan and Special Permit, for a proposal to amend restrictions from a previous approval to allow for playground equipment in the back of the church on a 1.12-acre parcel located at **350 Sound Beach Avenue** in the R-12 Zone. *(Staff: BD) (Must open by 9/10/2021) (Maximum extension to open available to 11/14/2021). (90 additional days of statutory time is available per the Governor’s Executive Order.)*

11. **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)*
12. **Michael Vraous;** application PLPZ 2021 00304, for a Final Site Plan and Special Permit, for a proposed one (1) story sunroom addition, expanding building volume, on a property that already exceeds 150,000 cubic feet in building volume on a 2.98-acre parcel located at **1 Meadowcroft Lane** in the RA-2 Zone. (Staff: JP) *(Must open by 9/10/2021)* *(Maximum extension to open available to 11/14/2021).* *(90 additional days of statutory time is available per the Governor’s Executive Order.)*

13. **Sangyeup Lee & Soohyun Kwon;** application PLPZ 2021 00256, for a Final Site Plan and Special Permit, to construct addition to a property which already exceeds 150,000 cubic feet in building volume as well as renovation of a pool house exterior, installation of a new pool and other associated site improvements on a 3.4-acres parcel located at **16 Rock Ridge Avenue** in the RA-2 Zone. (Staff: JP) *(Must close by 8/24/2021)* *(Maximum extension to decide available to 10/28/2021)* *(90 additional days of statutory time is available per the Governor’s Executive Order.)*

14. **Planning and Zoning Staff;** application PLPZ 2021 00341, 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 6-110 (d) of the Building Zone Regulations, and amend language for incentives of height and stories. *(Staff: KD)*

15. **Planning and Zoning Staff;** application PLPZ 2021 00342, 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 6-194 of the Building Zone Regulations, and amend language related to permit types defined by the Liquor Control Act. *(Staff: KD)*

16. **Planning and Zoning Staff;** application PLPZ 2021 00343, 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 Sec. 6-99 of the Building Zone Regulations and consider permitting accessory dwelling units in all residential zones per Public Act 21-29. *(Staff: KD)*

17. **DECISION ITEMS:**

18. **APPROVAL OF MINUTES:**

19. **OTHER:**

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

**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
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 9/14/2021) (Maximum Extension to decide available to 11/18/2021) (0 additional days of statutory time is available per the Governor’s Executive Order.)

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 0.164-acre parcel located at 47 Edgewater Drive in the R-12 Zone. (Staff: PL) (Must decide by 9/14/2021) (Maximum Extension to decide available to 11/18/2021) (45 additional days of statutory time is available per the Governor’s Executive Order.) (Postponed at the 7/7/2021 Meeting)

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 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 close by 8/11/2021) (Maximum extension to close available to 8/11/2021) (0 additional days of statutory time available per the Governor’s Executive Order.)

APPLICATION PLPZ 2020 00343 has been withdrawn.

9-11 South Water Street LLC.; application PLPZ 2021 00248, for a Final Coastal Site Plan and Special Permit, to construct a mixed use building to include a commercial retail store on the first floor and two moderate income housing units on the second floor, as previously approved under application PLPZ 2014 00429, on a 0.115-acre parcel located at 9-11 South Water Street in the LBR-2 Zone. (Staff: KD) (Must open by 8/12/2021) (Maximum extension to decide available to 10/16/2021)

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.