TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM.us
Please click here to link to the audio recording file (.m4a) of the entire meeting.
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AUGUST 10, 2021

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated:
Margarita Alban, Nicholas Macri, Peter Levy, and Dennis Yeskey

Regular Members Absent:
Dave Hardman

Alternate Members Present:
Victoria Goss, and Peter Lowe

Alternate Members Absent:
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.

PUBLIC HEARING 4:30 PM

1. 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
8/11/2021) (Extension to close applied per Executive Order. Maximum extension to close
available to 9/17/2021). (61 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, 7/7/2021, and
8/3/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)
   To view the application materials and staff report, please click here.
   To view the applicant's presentation materials, please click here.
   To view the proposed zoning text amendment, please click here.
   To view public comment, please click here.

Motion to deny the Zoning Text Amendment as proposed
Moved by Macri, Seconded by Levy
Voting in favor of denial: Alban, Macri, Levy, Goss (for Hardman), Yeskey
5-0
2. 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, 7/7/2021, and 8/3/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman,) (p. 327, p. 394, p. 433)

To view the application materials and staff report, please click here.
To view the applicant's presentation materials, please click here.
To view the proposed zoning map amendment, please click here.

Motion to approved Zoning Map Amendment as proposed
Moved by Macri, Seconded by Levy
Voting in favor: Macri, Levy,
Voting against: Alban, Yeskey, Goss for Hardman
Motion failed to carry.

Motion to deny Zoning Map Amendment as proposed
Moved by Alban, Seconded by Yeskey
Voting in favor: Alban, Yeskey, Goss for Hardman,
Voting against: Macri, Levy
Motion also failed to carry.

3. 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, 7/7/2021, and 8/3/2021 meetings.) (Seated: Alban, Macri, Levy, Goss for Hardman, Yeskey.)

To view the application materials and staff report, please click here.
To view the applicant's presentation materials, please click here.
To view public comment, please click here.

Motion to deny final site plan and special permit
Moved by Macri, Seconded by Yeskey
Voting in favor of denial: Alban, Macri, Levy, Goss (for Hardman), and Yeskey
5-0

4. DISCUSSION ITEMS:

5. DECISION ITEMS:
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 rezone 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 10/22/2021.) (Maximum extension to open granted.) (0 additional days of statutory time is still available per the Governor’s Executive Order.)

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 area) on property located at 1 Florence Road in the R-7 zone (Staff: MA) (Must decide by 9/14/2021.) (Extension to decide granted to 9/14/2021. Maximum Extension to decide available to 10/12/2021.) (0 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 9/14/2021) (Maximum extension to open available to 11/18/2021). (29 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)

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)

WNS NO. 1 Investments LLC.; 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 9/15/2021) (Extension to open granted to 9/15/2021. Maximum extension to open available to 11/14/2021).

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 9/15/2021.) (Extension to decide granted to 9/15/2021. Maximum
extension to decide available to 11/4/2021.) (90 additional days of statutory time available per the Governor’s Executive Order.)

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)

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.