

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
Password: 0518864

TUESDAY, SEPTEMBER 14, 2021

FINAL AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

- a. **GEH Properties, LLC:** application PLPZ 2021 00395, 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, to make changes to the façade of a building within the Historic Overlay Zone, located at **133 East Putnam Avenue, Cos Cob** in the LBR-2-HO Zone.

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

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

- b. Eagleview Holdings, LLC Greenwich Woods Realty, LLC.:** application PLPZ 2021 00367, 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, to convert an existing skilled nursing facility and make renovations would add three stories to the existing building creating a total of 162 apartments with a mix of one-, two- and three-bedroom units. 30% of the units would be designated as “affordable” under section 8–30G of the Connecticut General Statutes. The parking areas would be enlarged to increase parking from 119 spaces to 248 plus handicap parking. The subject parcel is located at **1165 King Street** in the RA-4 Zone.
To view application materials, please click [here](#).
To view the applicant's presentation materials, please click [here](#).
- c. Brunswick School Inc.:** application PLPZ 2021 00338, 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, to make an addition to the current school building and add space for a health and wellness center located at the Brunswick School Campus at **100 Maher Avenue** in the R-20 Zone.
To view application materials, please click [here](#).
To view the applicant's presentation materials, please click [here](#).
- d. Gregory's Coffee:** application PLPZ 2021 00335, 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, to replace the bank building with a 1,700 square-foot restaurant/coffee shop and related site work, located at **85 East Putnam Avenue** in the LB Zone.
To view application materials, please click [here](#).
To view the applicant's presentation materials, please click [here](#).
- 2. 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.**) (*Maximum extension to decide available to 11/4/2021.*) (*Postponed at the 8/3/2021 meeting.*)
To view application materials and staff report, please click [here](#).
To view the applicant's presentation materials, please click [here](#).
- 3. Francine M. Cardali:** application PLPZ 2021 00325, for a Final Site Plan, to provide substituted conservation easement area in lieu of the adverse possession action on a 0.289-acre parcel located at **41 Sheephill Road** in the R-7 Zone. (*Staff: KD*) (**Must decide by 9/18/2021.**) (*Maximum Extension to decide available to 11/22/2021.*)
To view application materials and staff report, please click [here](#).
To view the applicant's presentation materials, please click [here](#).

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

4. **171 Hamilton LLC.:** application PLPZ 2021 00265, for a Final Site Plan and Special Permit, for a proposed retail and residential "Set-aside development" containing at least six (6) residential units, two (2) of which would be affordable housing units pursuant to C.G.S. §8-30g; a retail component; parking improvements; and other associated site improvements such as drainage infrastructure, landscaping, signage and site lighting pursuant to Connecticut General Statutes (C.G.S.) §8-30g, on a 6,782 sq. ft. parcel located at **171 Hamilton Avenue** in the LBR-2 Zone. (Staff: PL) (Must open by 9/14/2021) (Maximum extension to open available to 11/18/2021). (71 additional days of statutory time is available per the Governor's Executive Order.)
To view application materials and staff report, please click [here](#).
5. **Renamba Greenwich LLC.:** application PLPZ 2021 00330, for a Zoning Text Amendment, to amend Sec. 6-115, and create a new "MANAGED RESIDENTIAL COMMUNITY OVERLAY ZONE (MRCO)". A complete copy of the proposed text amendment 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/24415/4---Draft-Zoning-Text-Amendment>. (Staff: PL) (Must open by 9/23/2021) (Maximum extension to open available to 11/27/2021).
To view application materials and staff report, please click [here](#).
6. **Renamba Greenwich LLC.:** application PLPZ 2021 00331, for a Zoning Map Amendment, to re-zone property located at **0 Old Track Road** from GB to the proposed GB-MRCO (Managed Residential Overlay) Zone, (as shown on a re-zoning map on file in the Town Clerk's Office). (Staff: PL) (Must open by 9/23/2021) (Maximum extension to open available to 11/27/2021).
To view application materials and staff report, please click [here](#).
7. **Renamba Greenwich LLC.:** application PLPZ 2021 00329, for a Preliminary Site Plan and Special Permit, to construct a proposed 3 ½-story, 98,058+/- square foot managed residential community development to include: 104, one-bedroom assisted living apartments and thirty (30) memory care studio units; plus two (2) below grade floors consisting of a parking garage at the lowest level with 77 below grade parking spaces (61 standard spaces, 3 handicap spaces, and 13 overflow tandem spaces); occupied space on the terrace level above, and related site work on a 2.5344-acre located at **0 Old Track Road** in the GB Zone (proposed to be GB-MRCO). (Staff: PL) (Must open by 9/23/2021) (Maximum extension to open available to 11/27/2021).
To view application materials and staff report, please click [here](#)
8. **Veterinary Emergency Group:** application PLPZ 2021 00315, for a Final Site Plan and Special Permit, to change the existing use of the property in order to operate a veterinary hospital on a 0.8594-acre parcel located at **409 East Putnam Avenue** in the LB Zone. (Staff: PL) (Must open by 9/18/2021.) (Maximum extension to open available to 11/22/2021.)
To view application materials and staff report, please click [here](#).

9. **Pablo Calderini:** application PLPZ 2021 00339, for a Final Re-Subdivision for a final re-subdivision, to re-subdivide the 12.2752-acres property located at **7 Dempsey Lane**, in the RA-2 zone, per Sections 6-261 of the Town of Greenwich Subdivision Regulations, into two (2) building lots where Lot 1 would be 4.8060-acres and Lot 2 would be 5.2597-acres (4.9684 acres for zoning purposes and less the accessway and excluded land) and an open space parcel of 2.2095-acres (equal to 18% of the total acreage to be subdivided) (*Staff: MA*) (**Must decide by 9/20/2021.**) (*Maximum Extension to decide available to 11/19/2021.*)
To view application materials and staff report, please click [here](#).
10. **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 and associated below grade basement, where the site will exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a), expanding 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**) (*Maximum extension to open available to 11/14/2021.*) (*Postponed at the 8/3/2021 meeting.*)
To view application materials and staff report, please click [here](#).
To view the applicant's presentation materials, please click [here](#)
11. **Jerry Wu:** application PLPZ 2021 00310, for a Final Coastal Site Plan and Special Permit, to demolish an existing pool and pool house, construct pool and pool house with squash court, and construct a shed and covered patio, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 2.17-acres parcel located at **140 Indian Head Road** in the RA-1 Zone. (*Staff: BD*) (**Must open by 9/15/2021.**) (*Maximum extension to open available to 11/14/2021.*)
To view application materials and staff report, please click [here](#).
12. **Alisa Brockelman:** application PLPZ 2021 00317, for a Final Site Plan and Special Permit, for construction of a new residence and pool cabana that will collectively exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 1.1-acre parcel located at **51 Mayo Avenue** in the RA-1 Zone. (*Staff: JP*) (**Must open by 9/18/2021.**) (*Maximum extension to open available to 11/22/2021.*)

Application PLPZ 2021 00317 has been Postponed by Applicant
13. **Bernardo Luciano;** application PLPZ 2021 00177, for a Final Site Plan and Special Permit, for modification of application PLPZ 2018 00283 and 00284 to include the construction of an open air pergola the result of which would further increase the overall building volume of the site above the 150,000 cubic foot building volume threshold of Section 6-101(a), of the Town of Greenwich Building Zone Regulations, 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.*)
To view application materials and staff report, please click [here](#).
14. **DECISION ITEMS:**
15. **APPROVAL OF MINUTES:**
16. **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 Regulations. *(Staff: PL) (Must open by 10/22/2021.) (Maximum extension to open granted.) (0 additional days of statutory time 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 are) on property located at **1 Florence Road** in the R-7 zone *(Staff: MA) (Must decide by 9/24/2021.) (Extension to decide granted to 9/24/2021. Maximum Extension to decide available to 10/12/2021.) (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 9/28/2021.) (Maximum Extension to decide available to 10/15/2021.) (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 9/28/2021) (Maximum extension to decide available to 12/2/2021) (43 additional days of statutory time is 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) (Postponed at the 8/3/2021 meeting.)*

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.