

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
(877) 853-5257 (Toll Free)
(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

WEDNESDAY, OCTOBER 13, 2021

TENTATIVE AGENDA

REGULAR MEETING 5:00 PM *(Short break to occur at/or near 7:30 PM)*

1. DISCUSSION ITEMS:

- a. **Church Sherwood, LLC.:** application PLPZ 2021 00406, 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 192-unit, “set-aside development” per Section 8-30g of the and Connecticut General Statutes, located at **35, 39, 43, & 47 Church Street, 32, 36, & 42 Sherwood Place** and **1, 2, 3, 4 Putnam Court** in the CGBR, CGB, and R-6 Zones.
- b. **2 Dearfield Drive, LLC.:** application PLPZ 2021 00432, 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 change of use of 2,123 sq. ft. of space as the executive offices of the United Way of Greenwich, located at **2 Dearfield Drive** in the R-12 Zone.

2. **Oliver Management & Phillip Gunn:** application PLPZ 2021 00404, for a Final Sub-Division, to revise the common lot lines and convey 0.404-acres of land from 72 Zaccheus Mead Lane to 64 Zaccheus Mead Lane. Subject parcels are located at **64 and 72 Zaccheus Mead Lane** in the RA-2 Zone.

PUBLIC HEARING

(To commence after the above items are heard)

3. **Craig & Eric Coblenz,** application PLPZ 2021 00379, for a Final Site Plan and Special Permit, to construct a new single family dwelling the result of which would exceed 150,000 cubic feet in volume requiring a special permit per Sec. 6-101(a) and related site improvements on a 3.0818-acre parcel located at **46 Dublin Hill Drive** in the RA-2 Zone. *(Staff: MA) (Must close by 11/2/2021) (Maximum extension to decide available to 1/6/2022) (Left open at the 9/28/2021 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe)*
4. **Greenwich Medical Spa,** application PLPZ 2021 00364, for a Final Site Plan and Special Permit, to convert ground level parking spaces to medical office space on an 8.588-acre parcel located at **1233-1285 East Putnam Avenue** in the LB zone. *(Staff: PL) (Must close by 11/2/2021) (Maximum extension to decide available to 1/6/2022) (Left open at the 9/28/2021 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe)*
5. **MH Cohen Realty, LLC.:** application PLPZ 2021 00363, for a final site plan and special permit, to convert a portion of the building formerly occupied by retail and a fitness club to a for the conversion of the use of a portion of the building formerly occupied by Sofia's and the New York Sports Club to a retail bakery, market, and, on a 15,412 sq. ft. parcel located at 8 and 10 Lewis Street, in the CGBR and CGIO Zones. *(Staff: BD) (Must open by 11/18/2021.) (Maximum extension to open available to 1/22/2022.)*
6. **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) (Opened at the 9/14/2021 meeting.) (Must close by 10/19/2021) (Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)*

7. **SBP Lower Cross LLC.:** application PLPZ 2021 00384, for a final site plan and special permit, for modifications to previously approved application PLPZ 2021 00384, to modify the location of the proposed guest house, addition of a tennis court and modified pool house structure with full basement the result of which would exceed 150,000 cubic feet in building volume requiring a special permit per Sec. 6-101(a) and related site improvements on a 10-acre parcel located at **70 Lower Cross Road** in the RA-4 Zone. *(Staff: BD) (Must open by 11/18/2021.) (Maximum extension to open available to 1/22/2022.)*
8. **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.)*
9. **DECISION ITEMS:**
10. **APPROVAL OF MINUTES:**
11. **OTHER:**

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

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 10/15/2021.) (Maximum Extension to decide available to 10/15/2021.) (21 additional days of statutory time is available per the Governor's Executive Order.) (Postponed at the 7/7/2021 Meeting.) (Heard at the 9/28/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey and Lowe)*

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 12/2/2021) (Maximum extension to open granted) (0 additional days of statutory time is available per the Governor's Executive Order.) (Postponed at the 9/28/2021 Meeting)*

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 11/22/2021.) (Maximum extension to open granted.) (Postponed before the 9/14/2021 Meeting.)

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 close by 10/26/2021) (Extension to close granted. Maximum extension to close available to 12/23/2021). (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

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 close by 12/23/2021) (Maximum extension to close granted.) (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

Renamba Greenwich LLC.: application PLPZ 2021 00329, for a Preliminary Coastal 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 close by 12/23/2021) (Maximum extension to close granted.) (Opened at the 9/14/2021 Meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

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.)

Two Crown Lane, LLC., application PLPZ 2021 00334, for a Final Site Plan and Special Permit, to construct a single-family residence to exceed 150,000 cubic feet in volume, requiring a special permit per Section 6-101(a), on a 4.54-acre parcel located at **2 Crown Lane** in the RA-4 Zone. (Staff: JP) (Must open by 12/11/2021) (Maximum extension to open granted.) (Postponed at the 9/28/2021 Meeting) (Postponed before the 9/28/2021 meeting.)

Duanhua Tu & Felicia Zeng Zhang, application PLPZ 2021 00356, for a Final Sub-Division, to confirm two lots and does not constitute a subdivision or re-subdivision of a 0.1499-acre parcel located at **17 Livingston Place** in the R-6 Zone. (Staff: KD) (Must decide by

10/14/2021.) (Extension to decide granted to 10/14/2021. Maximum Extension to decide available to 12/04/2021.) (Postponed at the 9/28/2021 Meeting)

Chabad Lubavitch of Greenwich, application PLPZ 2021 00394, for a Final Site Plan and Special Permit, to modify certain conditions of the prior land use decisions to permit preschool and kindergarten aged children on the site, in addition to the grades 1 through 9. Preschool and kindergarten children are proposed to be transported by vans and by carpooling and no changes to the buildings or site are proposed. This application is filed pursuant to Sections 6-15, 6-17, 6-94, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations and located on a 16.27-acre parcel at **270 Lake Avenue** in the RA-2 Zone. (Staff: KD) (Must close by 11/2/2021) (Maximum extension to decide available to 1/6/2022) (Left Open at the 9/28/2021 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe.)

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.