

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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## TUESDAY, NOVEMBER 9, 2021

### TENTATIVE AGENDA

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

#### 1. DISCUSSION ITEMS:

- a. **Bailiwick Club:** application PLPZ 2021 00403, 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 install lights on three (3) existing platform tennis courts and extend the hours of operation from 8:30 PM to 10 PM during the platform tennis season, located at **12 Duncan Drive** in the RA-1 Zone.
- b. **84 South Water St. II, LLC:** application PLPZ 2021 00451, 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 construction of mini self-storage facility, located at **84 South Water Street** in the WB Zone.

- c. **Michael Newman:** application PLPZ 2021 00480, 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 discuss rezoning properties located at 190, 200 and 248 Lake Avenue from the RA-2 to the R-12 Zone.

**2. DECISION ITEMS:**

- a. **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 decide by 12/30/2021*) (*Maximum extension to decide available to 3/5/2022.*) (*Opened at the 9/14/2021 Meeting. Left open at the 10/13/2021 meeting. Closed at the 10/26/2021 Meeting.*) (*Seated: Alban, Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.*)
  - b. **Putnam 600 Acquisition LLC and 585 West Putnam LLC:** application PLPZ 2021 00407, for a Final Site Plan and Special Permit, to construct a new 65,380 square feet, four (4) story, 44-unit residential building where nine (9) of the units (20%) would be "Moderate Income" as defined by Section 6-110 of the Town's Regulations and a lower level parking garage with onsite parking for 84 vehicles. The existing commercial office building located at 585 West Putnam Ave would remain and no work is proposed for the 585 Parcel at this time on properties located at 581 and 585 West Putnam Avenue in the GBO zone. (*Staff: PL*) (*Opened and closed at the 10/26/2021 Meeting. Must decide by 12/30/2021.*) (*Maximum extension to decide available to 3/2/2022.*) (*Seated: Alban, Macri, Levy, Yeskey, and Lowe.*)
3. **Greenwich Park LLC:** application PLPZ 2021 00408, for a Final Site Plan, to address the removal of the West Putnam Avenue driveway and the connection of its parking area to the 581 West Putnam Avenue driveway on a 1.6335-acre parcel located at **0 West Putnam Avenue** in the GBO Zone. (*Staff: PL*) (*Must decide by 12/2/2021.*) (*Maximum extension to decide available to 2/5/2022.*) (*Continued from the 10/26/2021 meeting.*) (*Seated: Alban, Macri, Levy, Yeskey, and Lowe.*)
  4. **Greenwich Park LLC:** application PLPZ 2021 00409, for a Final Site Plan, to address the connection of the Office Park Parcel interior roadway system to the driveway of the 581 West Putnam Avenue parcel on an 18.06-acre parcel located at **51 Weaver Street** in the GBO Zone. (*Staff: PL*) (*Must decide by 12/2/2021.*) (*Maximum extension to decide available to 2/5/2022.*) (*Continued from the 10/26/2021 meeting.*) (*Seated: Alban, Macri, Levy, Yeskey, and Lowe.*)

5. **Greenwich Park LLC:** application PLPZ 2021 00410, for a Final Site Plan, to address the proposed drop off lane being added on a 1.837-acre parcel located at **18 Valley Drive** in the GBO Zone. (Staff: PL) (Must decide by 12/2/2021.) (Maximum extension to decide available to 2/5/2022.) (Continued from the 10/26/2021 meeting.) (Seated: Alban, Macri, Levy, Yeskey, and Lowe.)
6. **MCJB, LLC & Thomas & Virginia Daly:** application PLPZ 2021 00412, for a Final Subdivision, to revise a common lot line and make an equal area exchange of 0.93-acres, between the properties located at **44 & 50 Cutler Road** in the RA-4 Zone. (Staff: JP) (Must decide by 11/13/2021.) (Maximum Extension to decide available to 1/12/2022.)

### **PUBLIC HEARING**

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

7. **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. The subject site is located on a 16.27-acre parcel at **270 Lake Avenue** in the RA-2 Zone. (Staff: KD) (Must close by 11/10/2021) (Extension to close granted to 11/10/2021. Maximum extension to close available to 1/6/2022) (Opened at the 9/28/2021 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe.)
8. **Renamba Greenwich LLC.:** application PLPZ 2021 00330, a Zoning Text Amendment, application PLPZ 2021 00330, 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/25204/Binder1>. (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. Left open at the 10/26/2021 meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)
9. **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)

10. **JS Land II, LLC and Greenwich Runaway LLC:** application PLPZ 2021 00441, for a Final Re-Subdivision, to transfer 2.00-acres of land from 35 John Street to 33 John Street, increasing the size of 33 John Street to 5.0312- acres and decreasing the size of 35 John Street to 6.0358-acres (5.7348-acres less access way) and pursuant to Section 6-261 of the Town of Greenwich Subdivision Regulations. 33 and 35 John Street are within the RA-4 Zone. (Staff: MA) (Must decide by 12/03/2021.) (Maximum Extension to decide available to 2/01/2022.)
11. **Monica Tettamanzi and Michael Minnich,** application PLPZ 2021 00418, for a Final Site Plan and Special Permit, to make an addition to the main dwelling, removal of a carport, and related site improvements, the result of which would further exceed the 150,000 cubic feet in building volume threshold on a 3.928-acres property located in the RA-1 Zone. (Staff: JP) (Must open by 12/02/2021) (Maximum extension to decide available to 2/05/2022)
12. **DISCUSSION ITEMS (Continued):**
  - a. Draft declaration of trust for the Affordable Housing Trust Fund.
13. **APPROVAL OF MINUTES:**
14. **OTHER:**
  - a) 2022 Planning and Zoning Commission meeting schedule
  - b) 2022 Architectural Review Committee meeting schedule

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

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**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)

**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. (Staff: BD.) (Must decide by 11/7/2021.) (Maximum Extension to decide available to 1/6/2022.) (Postponed at the 10/13/2021 Meeting)

**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 close by 11/2/2021) (Maximum extension to decide available to 1/22/2022) (Left open at the 10/13/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey and Lowe)

**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.)

**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 11/10/2021.) (Extension to decide granted to 11/10/2021. Maximum Extension to decide available to 12/04/2021.) (Postponed at the 9/28/2021 Meeting)

**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 11/02/2021) (Extension to close granted to 11/10/2021. Maximum extension to close available to 1/6/2022) (Left open at the 9/28/2021 and 10/13/2021 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe)

**Bachi Byberi:** application PLPZ 2021 00390, for a Final Site Plan, to construct outdoor dining deck above the existing parking area to the rear of the current building (a restaurant use) and seek approval for seasonal outdoor dining on a 0.5986-acre parcel located at **2 South Water Street** in the WB Zone. (Staff: MA) (Must decide by 11/18/2021.) (Maximum extension to decide available to 1/22/2022.) (Postponed at the 10/26/2021 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](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.**