TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via ZOOM
Please click here; to listen to the audio first part of the recording file (.m4a) of the meeting.
Please click here; to listen to the audio second part of the recording file (.m4a) of the meeting.
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TUESDAY, DECEMBER 7, 2021

ACTION AGENDA
WITH DECISIONS

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:

a. Greenwich Preservation Trust; application PLPZ 2021 00532, 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 improvements the Thomas Lyons House: to construct a parking area, clear the site of undergrowth and natural debris, restoration of landscaping, future considerations for pedestrian access from the Dorothy Hamill Rink, and restoration of lot line fencing, located at 0 West Putnam Avenue in the R-6 Zone.

To view this information please click here.

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”
b. Town of Greenwich, Dorothy Hamill Rink; application PLPZ 00536, 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 replacement of the current Dorothy Hamill Rink and a proposed new access to the rink and park from Western Junior Highway, located at 1 Sue Mertz Way in the R-6 Zone.

To view this information please click here
To view the applicant's presentation, please click here.

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”

To view this information please click here
To view the applicant's presentation, please click here.

2. Nicole Malladot Areson, David Christy Areson; application PLPZ 2021 00454, for a Final Coastal Site Plan, to construct a new home, patio, driveway, and related site improvements on a 14,430 sq. ft. parcel located at 17 Bryon Road in the R-12 and COZ Zones. (Staff: JP) (Must decide by 12/17/20201.) (Maximum extension to decide available to 2/20/2022.)

To view the application materials and staff report, please click here.

CONTINUED. Extension granted.

3. Jaroslaw Palylyk & Alexandra Palylyk; request for a 90-day extension of time to file the required record sheet, for Final Subdivision application PLPZ 2021 00314, approved at the 9/28/2021 meeting, to subdivide a 0.543-acre parcel into two (2) separate parcels located at 89 Indian Field Road in the R-12 Zone. (Staff: BD)

To view the application materials and staff report, please click here.

Motion to approve 90-day extension of time
Moved by Macri, Seconded by
Voting: Alban, Macri, Levy, Yeskey, Lowe
5-0

4. Greenwich Public School, Greenwich High School; application PLPZ 2021 00535, for Municipal Improvement, to make a major redesign of public real property or public buildings, including schools, per Sec. 6-99 of the Town Charter, on the Greenwich High School property located at 10 Hillside Road in the RA-1 and R-20 Zones. (Staff: KD) (Must act by 2/20/2021.) (Maximum time to defer available to 5/21/2022.)

To view the application materials and staff report, please click here.

CONTINUED. Extension granted.
5. Greenwich Public Schools, Greenwich High School; application PLPZ 2021 00508, for a Final Site Plan and Special Permit, to make an addition to the Greenwich High School, for a high secure entry hall and altering the School’s existing main entry facing Hillside Road, minimal changes to the existing entry plaza, and reallocation and modification of several offices and other rooms to accommodate exiting staff and administrative functions on the interior of the current building on a 54.87-acres Greenwich High School property, located at 10 Hillside Road in the RA-1 and R-20 Zones. (Staff: KD) (Must open by 1/13/2021) (Maximum extension to open available to 3/19/2021.)
   To view the application materials and staff report, please click here.
   
   **LEFT OPEN. Extension granted.**

6. 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 12/7/2021) (Extension to close granted to 12/7/2021. Maximum extension to close available to 1/6/2022) (Opened at the 9/28/2021 Meeting. Left open at the 11/9/2021 meeting.) (Seated: Alban, Macri, Levy, Yeskey and Lowe.)
   To view the application materials and staff report, please click here.
   To view public comment received on this application as of 12/7/2021, please click here.
   
   **LEFT OPEN. Extension granted.**

7. The Round Hill Club, Inc.; application PLPZ 2021 00462, for Final Site Plan and Special Permit, for construction of a new 2,442 SF turf maintenance building on a 222.85-acre property located at 33 Round Hill Club Road in the RA-2 Zone. (Staff: BD) (Must open by 12/17/2021) (Maximum extension to open available to 2/20/2021.)
   To view the application materials and staff report, please click here.
   
   *Application PLPZ 2021 00462 was postponed by applicant. Extension granted.*
8. **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)

   To view the application materials and staff report, please click [here](#).
   To see revised comments from the ZEO dated 12/7/2021, please click [here](#).

   Motion to approve final site plan and special permit with modifications.
   Moved by Macri, Seconded by Levy
   5-0

9. **Aprazivel, LLC:** application PLPZ 2021 00423, for Final Coastal Site Plan and Special Permit, to construct a covered entry with stone pillars on the existing front of the home and to expand the existing pergola and construct a bathroom adjacent to the existing swimming pool the result of which would further exceed the total building volume above 150,000 cubic feet, requiring a special permit on a 90,474 sq. ft. property located at 112 Indian Head Road in the RA-1 and COZ zones. (Staff: BD) (Must open by 12/7/2021) (Maximum extension to open available to 2/5/2021.)

   To view the application materials and staff report, please click [here](#).

   Motion to approve final site plan and special permit with modifications.
   Moved by Macri, Seconded by Levy
   5-0

10. **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 12/7/2021) (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)

   To view the application materials and staff report, please click [here](#).

   Motion to approve final site plan and special permit with modifications.
   Moved by Macri, Seconded by Levy
   5-0
11. **Planning and Zoning Department:** application PLPZ 2021 00513, for a Zoning Text Amendment, to amend Sections 6-5(a) and 6-154 of the Town of Greenwich Building Zone Regulations to define and regulate short term rentals. A complete copy of this 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/25792/Short-term-rental](https://www.greenwichct.gov/DocumentCenter/View/25792/Short-term-rental) (Staff: KD)

   **Application PLPZ 2021 00513 was postponed.**

12. **DECISION ITEMS:**

13. **APPROVAL OF MINUTES:**

14. **OTHER:**

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

   **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)

   **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 12/7/2021.) (Extension to decide granted to 12/7/2021. Maximum Extension to decide available to 1/12/2022.) (Postponed before the 11/9/2021 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 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.)

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 at 19 Brookridge Drive in the RA-1 Zone. (Staff: JP) (Must open by 12/02/2021) (Maximum extension to decide available to 2/05/2022) (Postponed before the 11/9/2021 meeting.)

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 11/18/20201.) (Maximum extension to decide available to 1/22/2022.) (Postponed at the 10/26/2021 meeting.)

1143 East Putnam Avenue, LLC and Frank Currivan, Jr.; application PLPZ 2021 00422, for a final site plan and special permit, to construct a four (4) story, 20-unit “set-aside development”, where six (6) units, equal to 30% of the total unit count, would be affordable housing units pursuant to CT General Statutes Section 8-30g, on a 16,035 sq. ft. property, located at 1143 East Putnam Avenue, Riverside, CT, in the LB Zone. (Staff: KD) (Must open by 12/2/2021) (Maximum extension to open available to 2/5/2022) (Postponed at the 11/23 meeting. Extension granted.)

2 Dearfield Drive, LLC; application PLPZ 2021 00450, for a final site plan and special permit, for a change of use to occupy 2,123 sq. ft. as office use, on a 1.044-acres property located at 2 Dearfield Drive in the R-12 Zone. (Staff: BD) (Must open by 12/17/2021) (Maximum extension to open available to 2/20/2022.) (Postponed at the 11/23 meeting. Extension granted.)

Planning and Zoning Department; application PLPZ 2021 00514 for a Zoning Text Amendment, to amend Section 6-168 of the Town of Greenwich Building Zone Regulations and to allow logos to be illuminated. A complete copy of this 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/25794/Proposed-Text-Amendment-Sec-6-168-b (Staff: MA) (left open at the 11/23/2021 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.