

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)  
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Webinar ID: 889 0152 1350  
Password: 0518864

**THURSDAY, JANUARY 20, 2022**

## FINAL AGENDA

### **REGULAR MEETING 4:00 PM** **(Dinner break to occur at/or near 7:00 PM)**

#### 1. DISCUSSION ITEMS:

- a. **Greenwich Avenue – Dept. of Public Works:** application PLPZ 2021 00578, 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 improvements to two (2) intersection of **Greenwich Avenue**, at Arch St. / Havemeyer Pl. and Grigg St. / Fawcett Pl.
  - *To view the pre-application materials provided by the applicant, please click here.*
- b. **Arnold Food Company:** application PLPZ 2021 00571, 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 add an emergency generator to the existing baked goods manufacturing facility, located at **10 Hamilton Avenue**, in the GB Zone.
  - *To view the pre-application materials provided by the applicant, please click here.*

- c. **Darien Partners, LLC:** application PLPZ 2021 00537, 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 construct a two-unit residential building, a paved driveway and parking area, associated stormwater and sanitary sewer improvements, located at **26 Homestead Lane** in the R-6 zone.
- *To view the pre-application materials provided by the applicant, please click here.*
2. **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 1/22/2022.) (Maximum extension to decide granted.) (Continued from the 12/21/21 meeting.) (Seated: Alban, Macri, Goss for Levy, Yeskey, Lowe.)
- *The PLPZ 2021 00390 Application has been withdrawn by the applicant.*
3. **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 2/20/2022.) (Maximum time to defer available to 5/21/2022.) (Continued from the 12/7/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)
- *To view the application materials and staff report, please click here.*

### PUBLIC HEARING

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

4. **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 close by 2/15/2022) (Extension to open granted. Maximum extension to close available to 3/7/2022) (Left open at the 12/7/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)
- *To view the application materials and staff report, please click here.*

5. **Israel Englander and Tom S. Ward Jr., Trustee;** application PLPZ 2021 00512, for a final re-subdivision to revise common lot lines and convey 4,232 sq. ft. of land from the 25 Pear Lane to 6 Smith Road from, decreasing the lot area of 25 Pear Lane from 1.2137-acres to 1.1185-acres, and increasing the lot area of 6 Smith Road from 1.0649-acres to 1.1621-acres. **25 Pear Lane and 6 Smith Road** are both within the RA-1 and COZ zones. *(Staff: PL.) (Must decide by 3/10/2022) (Maximum extension to decide granted.)*
  - ***To view the application materials and staff report, please click [here](#).***
6. **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 1/22/2022) (Maximum extension to close available to 1/22/2022) (Left open at the 10/13/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)*
  - ***To view the application materials and staff report, please click [here](#).***
7. **Brunswick School, Inc.:** application PLPZ 2021 00509, for a final site plan and special permit, to amend the approved 2017 library addition, and add a second floor to the northerly wing of the building for a “health and wellness center” on a 10.5661 acres property located at **100 Maher Avenue** in the R-20 zone. *(Staff: PL.) (Must open by 1/20/2022.) (Maximum extension to open available to 3/19/2022.)*
  - ***To view the application materials and staff report, please click [here](#).***
8. **CEMT Inc.:** application PLPZ 2021 00533, for a final site coastal plan and special permit, to renovate the existing office building by adding windows, decks and porches and revisions to the parking area to provide additional landscaping and green space on a 0.3303-acres property located at **99 River Road** in the WB zone and COZ zone. *(Staff: MA.) (Must open by 1/27/2022.) (Maximum extension to open available to 4/2/2022.)*
  - ***To view the application materials and staff report, please click [here](#).***
9. **Sherwood Farm, LLC:** application PLPZ 2021 00534, for a final site plan and special permit, to amend the location of exterior storage containers of an approved commercial nursery use on a 3.240-acre lot located at **10 Sherwood Avenue** in the RA-2 zone and A and X flood zones. *(Staff: BD.) (Must open by 1/27/2022.) (Maximum extension to open available to 4/2/2022.)*
  - ***To view the application materials and staff report, please click [here](#).***
10. **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. *(Staff: KD)*
  - ***To view the application materials and staff report, please click [here](#).***

11. **DECISION ITEMS:**
12. **APPROVAL OF MINUTES:**
13. **OTHER:**

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

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**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 decide by 2/24/2022) (Maximum extension to decide available 2/25/2022.) (Closed at the 12/21/2021 meeting.) (Seated: Alban, Goss for Macri, Lowe for Levy, Barolak for Hardman, and Yeskey.)

**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 2/5/2021) (Maximum extension to open granted) (Postponed at the 11/23 meeting.)

**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.)

**Application PLPZ 2021 00514 has been withdrawn.**

**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 2/20/2021.) (Maximum extension to decide granted.) (Continued at the 12/7/2021 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)

**Kyle T, Milne & Rosa Ninni;** application PLPZ 2021 00487, for a Final Subdivision, for confirmation that the western, 1.956-acres parcel, is a zoning lot for building purposes, located at 48 Peckslan Road in the RA-2 Zone. (Staff: JP) (Must decide by 3/1/2021.) (Maximum Extension to decide granted.) (Continued at the 12/21/2021 Meeting) (Seated: Alban, Macri, Goss for Levy, Yeskey, Lowe.)

**Mead Point, LLC;** application PLPZ 2021 00468, for Final Coastal Site Plan and Special Permit, to construct a new single-family dwelling, pool and cabana the result of which would exceed the total building volume above 150,000 cubic feet, requiring a special permit and on an 8.0593-acre property located at **0 Indian Field Road (aka 618 Indian Field Road)** in the RA-2 and COZ zones. *(BD) (Must close by 2/2/2022.) (Extension to close granted to 2/2/2022. Maximum extension to closed available to 3/31/2022.) (Opened at the 12/21/2021 meeting.) (Seated: Alban, Macri, Goss for Levy, Yeskey, Lowe.)*

**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 2/5/2022) (Maximum extension to open granted.) (Postponed before the 11/9/2021 meeting.)*

**St. Catherine of Sienna and St. Agnes Parish Corporation;** application PLPZ 2021 00486, for a final site plan, to allow use of 46 parking spaces, as supplemental parking for an adjacent hotel and restaurant use during times when the parking is not needed for the uses being conducted by the Church and create an access way between the adjacent property and the proposed parking area to be licensed to all for employees of the hotel/restaurant and associated valet service to walk between the sites located at **13 and 17 Riverside Ave.** in the R-12 Zone. *(Staff: BD.) (Must decide by 1/13/2022.) (Extension to decide granted. Maximum extension to decide available to 3/19/2022.)*

***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.***