

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=Ri9JakFwTXNoc1BLUhlZE0vMjRGUT09>  
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

## TUESDAY, FEBRUARY 1, 2022

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

#### 1. DISCUSSION ITEMS:

- a. **Greenwich Plaza, Inc.:** application PLPZ 2021 00549, 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 existing building, and construct a mixed use, train station, and revised access to the train platform, located at 2-28 Railroad Ave. in the CGB, CGBR, GGIO, COZ, and FHOZ zones.
  - *To view the pre-application materials provided by the applicant, please click here.*
- b. **125 Greenwich Avenue, LLC:** application PLPZ 2021 00538, 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 a three-unit “set-aside development” pursuant to CT General Statutes 8-30g, above the existing building located at **125 Greenwich Avenue**, in the CGBR and CGIO Zones.
  - *To view the pre-application materials provided by the applicant, please click here.*

2. **Town of Greenwich - Department of Public Works;** application PLPZ 2021 00573, for Final Site Plan to make revisions to the approved redesign (PLPZ 2020 00335) of the Glenville Road/Street Corridor through the Federal Congestion Mitigation and Air Quality (CMAQ) Program, to reduce congestion and improve air quality by reducing emissions to help meet the requirements of the Clean Air Act, providing wider lanes, improved traffic signaling, new sidewalks and curbing, realignment of crosswalks at critical intersections, on-street parking, and related road improved on **Glenville Street/Road from Glen Ridge Road to Weaver Street**. (Staff: PL) (Must decide by 3/10/2021.) (Maximum extension to decide available to 5/14/2022.)
  - **To view the application materials and staff report, please click [here](#).**
  
3. **Chabad Lubavitch of Greenwich;** application PLPZ 2022 00009, for a final site plan to install a 40' x 40' tent, for more than 14-days, to be used for religious services on Saturdays, and religious school on Sundays on a 5,909 sq. ft. property located at **6 Lincoln Avenue**, in the CGB Zone. (Staff: PL) (Must decide by 3/26/2021.) (Maximum extension to decide available to 5/30/2022.)
  - **To view the application materials and staff report, please click [here](#).**
  - **To view the applicant's presentation, please click [here](#).**
  
4. **Umberto & Biagina Baldinucci;** application PLPZ 2021 00548, for a final subdivision, for a final subdivision to revise a common lot line between 2 & 4 Caroline Farms Road, Cos Cob in the R-12 zone. (Staff: BD) (Must decide by 2/1/2021.) (Maximum extension to decide available to 4/2/2022.)
  - **To view the application materials and staff report, please click [here](#).**
  
5. **GEH Properties, LLC, and Strickland Nine, LLC;** application PLPZ 2021 00558, for a final subdivision to transfer 4,703 sq. ft. for land from 9 Strickland Road to 133 East Putnam Avenue where **9 Strickland Road** is in the R-7 Zone and **133 East Putnam Avenue** is within the LBR-2-HO zone. (Staff: PL) (Must decide by 2/8/2021.) (Maximum extension to decide available to 4/9/2022.)
  - **To view the application materials and staff report, please click [here](#).**
  - **To view the applicant's presentation, please click [here](#).**

**PUBLIC HEARING**

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

6. **GEH Properties, LLC and Strickland Nine, LLC**, application PLPZ 2021 00557, for a Zoning Map Amendment, to amend the LBR-2-HO zone to be coincidental with the amended property lines proposed between the parcels at 133 E Putnam Ave and 9 Strickland Rd (subject of subdivision application PLPZ Z 2021 00558) involving property at **133 East Putnam Ave. and 9 Strickland Road**, Cos Cob, CT, in the LBR-2-HO and R-7 Zones. *(Staff: PL) (Must open by 2/24/2021.) (Maximum extension to open available to 4/30/2022.)*
  - *To view the application materials and staff report, please click [here](#).*
  - *To view the applicant's presentation, please click [here](#).*
  
7. **GEH Properties, LLC and Strickland Nine, LLC**, application PLPZ 2021 00556, for a final coastal site plan and special permit, to make changes to the current site and reconfigure parking to create an additional 12 spaces, on a 23,919 sq. ft. parcel located at **133 East Putnam Ave. and 9 Strickland Road**, Cos Cob, CT, in the LBR-2-HO and R-7 Zones. *(Staff: PL) (Must open by 2/24/2021.) (Maximum extension to open available to 4/30/2022.)*
  - *To view the application materials and staff report, please click [here](#).*
  - *To view the applicant's presentation, please click [here](#).*
  
8. **Town of Greenwich Department of Public Works**; application PLPZ 2021 00579, for a scenic road application, to make alterations and improvements to the “**Binney Park Loop Scenic Road**” (portions of: Sound Beach Ave., between Arch St. to Wesskum Wood Road; Wesskum Wood Road, from Sound Beach Ave to Arch St.; and Arch Street, from Wesskum Wood to Sound Beach Ave.) *(Staff: PL) (Must open by 3/10/2021.) (Maximum extension to open available to 5/14/2022.)*
  - *To view the application materials and staff report, please click [here](#).*
  
9. **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.)*
  - *To view the application materials and staff report, please click [here](#).*
  - *To view the applicant's presentation, please click [here](#).*

10. **Plaza 200, LLC**; application PLPZ 2021 00503, for a Zoning Text Amendment, to amend Sec. 6-23(c), 6-26, and 6-31(c) to allow for conservation subdivision to apply for property larger than 10-acres while preserving at least 50% of the total land area in a conservation easement. 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 on the Town's website at: <https://www.greenwichct.gov/DocumentCenter/View/27801/Greenwich-Municipal-Code-REV-01-19-2022>  
(Staff: BD) (Must open by 2/2/2021.) (Maximum extension to open available to 3/19/2022.)
  - **To view the application materials and staff report, please click [here](#).**
11. **Plaza 200, LLC**; application PLPZ 2021 00504, for a Zoning Map Amendment, to rezone a 19.1385-acres property from RA-4 to the RA-CC4-Zone (as shown on a rezoning map on file in the Town Clerk's Office) located at **1141 King Street**. (Staff: BD) (Must open by 2/2/2021.) (Maximum extension to open available to 3/19/2022.)
  - **To view the application materials and staff report, please click [here](#).**
12. **Plaza 200, LLC**; application PLPZ 2021 00502, for a final site plan and special permit, create a conservation cluster subdivision with five (5) detached dwellings, a greenhouse, shed, and tennis court, on a 19.13-acres parcel located at **1141 King Street** in the RA-4 (proposed to be re-zoned to RA-CC4) Zone. (Staff: BD) (Must open by 2/2/2021.) (Maximum extension to open available to 3/19/2022.)
  - **To view the application materials and staff report, please click [here](#).**
13. **Tom Fischetti, applicant for Martha Lam, owner**; application PLPZ 2021 00497, for a final site plan and special permit, to finish an existing portion of an unfinished attic and build a detached garage to the rear of the home resulting in a total building volume in excess of the 150,000 cubic feet on a 4.0768-acres property located at **59 Mooreland Road** in the RA-4 zone. (Staff: MA) (Must open by 2/17/2021.) (Extension to open granted to 2/17/2021. Maximum extension to open available to 3/19/2022.)
  - **To view the application materials and staff report, please click [here](#).**
14. **RPR and ESR Field Point, LLC**; application PLPZ 2021 00552, for final coastal site plan and special permit, to demolish the existing residence and construct a new residence of 13,692 square feet, with related site and storm water improvements, the result of which would exceed the building volume threshold of 150,000 cubic feet, on a 2.45-acres parcel located at **130 Field Point Circle** in the RA-2 and COZ zones. (Staff: JP) (Must open by 2/24/2021.) (Maximum extension to open available to 4/30/2022.)
  - **To view the application materials and staff report, please click [here](#).**
  - **To view the applicant's presentation, please click [here](#).**

15. **Lawrence and Phillipa Portnoy**; application PLPZ 2021 00553, for a final site plan and special permit, to replace an existing pool house with a new 565 square foot pool house, the result of which would be in excess of 150,000 cubic feet in total building volume per on a 4.47-acres property located at **18 Crown Lane** in the RA-4 zone. (Staff: MA) (Must open by 2/24/2021.) (Maximum extension to open available to 4/30/2022.)
  - *To view the application materials and staff report, please click [here](#).*
16. **DECISION ITEMS:**
17. **APPROVAL OF MINUTES:**
18. **OTHER:**
  - a. Proposed amendment to the language for the Declaration of Trust for the Town's Affordable Housing Trust Fund.
    - *To view the proposed language, please click [here](#).*

**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.)

**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 2/15/2022.) (Extension to close granted to 2/15/2022. 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.)

**Application PLPZ 2021 00418 has been withdrawn.**

**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 3/19/2022.**) (Maximum extension to decide granted.)

**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 decide by 3/26/2022) (Maximum extension to close available to 3/28//2022) (Opened at the 10/13/2021 Meeting. Converted to a preliminary site plan at the 1/20/2022) (Seated: Alban, Macri, Levy, Yeskey, Welles for Lowe.)

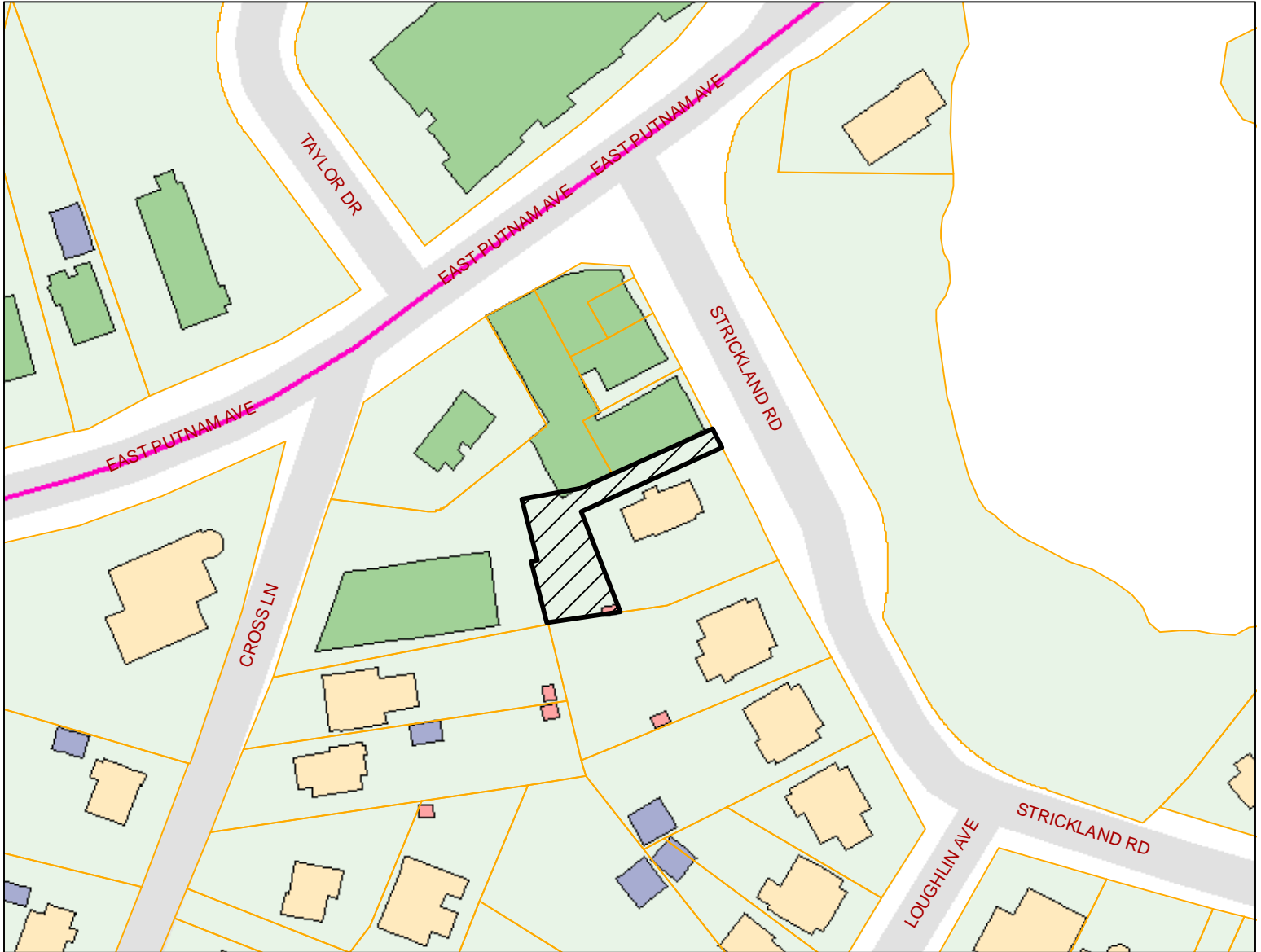
***The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or [demetria.nelson@greenwichct.org](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.***

# ADOPTED AMENDMENT TO BUILDING ZONE REGULATION MAP

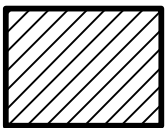
GREENWICH, CONN.

MAP DATE: January 21, 2022

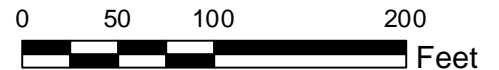
GEH Properties, LLC  
Strickland Nine, LLC



133 East Putnam Avenue and 9 Strickland Road



AREA TO BE REZONED FROM R-7 TO LBR-2-HO  
Area: 4,703 s.f.

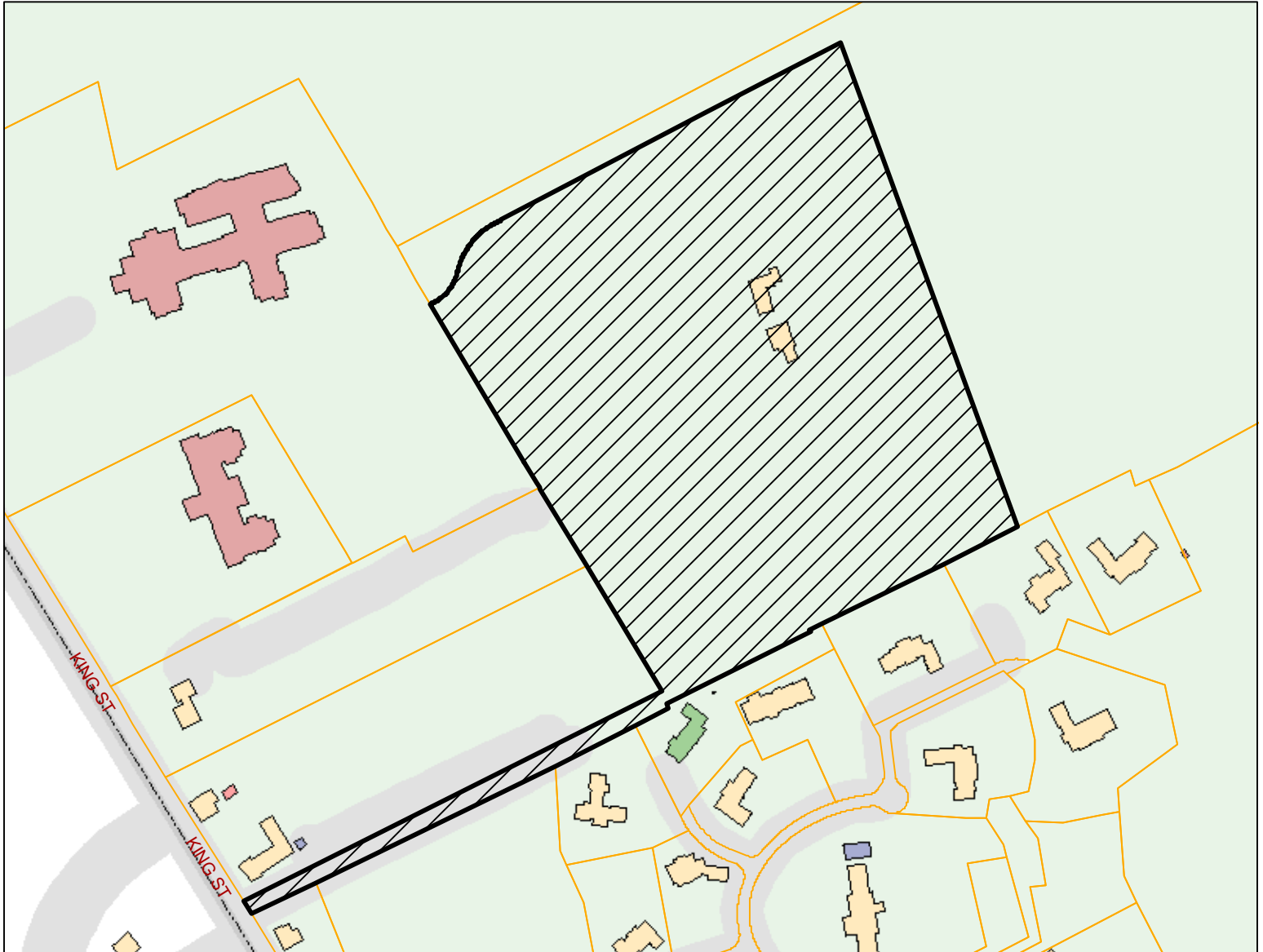


# ADOPTED AMENDMENT TO BUILDING ZONE REGULATION MAP

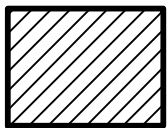
GREENWICH, CONN.

MAP DATE: January 21, 2022

Plaza 200, LLC



1141 King Street



AREA TO BE REZONED FROM RA-4 TO RA-CC4  
Area: 844638.29 s.f.(19.4 acres)

