

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, March 1, 2022

FINAL AGENDA

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

- 1. Tullamore, LLC;** application PLPZ 2021 00555, for a Final Site Plan, to create a “Set-aside” development under Sec. 8-30g of the State’s Statutes where 30% of the proposed units would be “affordable” per the State’s definition, and: renovate the lower level of the building into a two-bedroom, 1 bathroom residential unit; to retrofit the 1st floor apartment from a 2 bedroom unit into a 3 bedroom unit; and retrofit the attic from a one 2-bedroom apartment into two 1 bedroom apartments with minimal exterior alterations, on a 5,049 sq. ft. parcel located at **21 Melrose Avenue** in the R-6 zone. (*Staff: PL*) (*Must decide by 3/31/2022.*) (*Extension to decide granted to 3/26/2022. Maximum extension to decide available to 4/30/2022.*)
 - To view the application materials and staff report, please click [here](#).

PUBLIC HEARING

(To commence after the above items are heard)

2. **Zack Paige 19 Lower Cross Road, LLC**, application PLPZ 2022 00003, for a final site plan and special permit, for a previously constructed garage addition that increases the total volume of the structures on site to 303,172.56 cubic feet and associated site improvements on a 10,010-acres property located at 19 Lower Cross Road, in the RA-4 zone. *(Staff: PL) (Must open by 3/26/2022) (Maximum extension to open available to 5/30/2022.)*
 - *To view the application materials and staff report, please click [here](#).*

3. **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 3/15/2021.) (Extension to open granted to 3/16/2021. Maximum extension to open available to 3/19/2022.) (Postponed at the 2/1/2022 Meeting.)*

Application PLPZ 2021 00497 has been postponed extension granted.

4. **John and Cindy Sites**; application PLPZ 2021 00531, for a final site plan and special permit to make modifications to the subject site by constructing a detached garage connected to the house via open breezeway, several small additions to the house, a pool and cabana, renovations to the cottage and revised driveway and patios on a 2.62-acres property located at **12 Meadow Drive** in the RA-2 Zone. *(MA) (Opened at the 2/15/2021 meeting. Must close by 3/22/2022.) (Maximum extension to close available to 5/26/2022.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)*
 - *To view the application materials and staff report, please click [here](#).*

5. **Dennis & Cynthia Ever**; application PLPZ 2022 00022, for a Final Re-Subdivision for clarification and confirmation that regular mowing is permitted in Open Space Parcel P-1 up to the limit of lawn shown on the lot line revision map approved under PLPZ 2020 00294, pursuant to Section 6-261 of the Town of Greenwich Subdivision Regulations on a 2.8-acre property located at **359 North Street** in the RA-1 Zone. *(JP) (Heard at the 2/15/2021 meeting. Must decide by 4/1/2022.) (Maximum extension to decide available to 5/31/2022.) (Seated: Alban, Macri, Levy, Yeskey, Lowe.)*
 - *To view the application materials and staff report, please click [here](#).*

6. **Dennis & Cynthia Ever**; application PLPZ 2021 00494, for a final site plan and special permit to construct two additions to the existing dwelling and corresponding site work, further exceeding the 150,000 cubic feet in building volume requiring a special permit on a 2.8-acres property located at **359 North Street** in the RA-1 Zone. *(JP) (Opened at the 2/15/2021 meeting. Must close by 3/22/2022.) (Maximum extension to close available to 4/23/2022.) ((Seated: Alban, Macri, Levy, Yeskey, Lowe.)*
 - *To view the application materials and staff report, 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) (Opened at the 2/1/2022 Meeting. Must close by 3/8/2022.) (Maximum extension to close available to 5/12/2022.) (Seated: Alban, Macri, Levy, Yeskey and Lowe.)
- To view the application materials and staff report, please click [here](#).

8. **Planning and Zoning Department**; application PLPZ 2022 00048, for a Zoning Text Amendment, to amend Section 6-99 of the Town of Greenwich Building Zone Regulations regarding “Conversion to Accessory Housing”. 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/28075/Sec-6-99-proposed-text-amendment-2-15-2022> (Staff: KD)

Application PLPZ 2022 00048 has been postponed.

9. **DISCUSSION ITEMS:**

- a. **240 Greenwich Ave, LLC**: application PLPZ 2021 00575, 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 proposed 60-unit “set aside development” per Sec. 8-30g of the State’s Statutes located at **240 Greenwich Avenue**, in the CGBR, CGB and CGIO Zones.
- To view the pre-application materials, please click [here](#).
- b. **Benedict Court Development Company, LLC**: application PLPZ 2022 00020, 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 proposed 110-unit “set aside development” per Sec. 8-30g of the State’s Statutes located at **5, 7, 11, 13, and 15 Benedict Court and 7, 9, 15, 19, 21, and 23 Benedict Place**, in the CGBR, CGB and CGIO Zones.
- To view the pre-application materials, please click [here](#).
- c. **Wildacre Rotisserie Greenwich, LLC**: application PLPZ 2022 00006, 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 conversion of an existing retail food establishment into a restaurant, located at **147 East Putnam Avenue Cos Cob**, in the LBR-2, COZ and FHOZ Zones.
- To view the pre-application materials, please click [here](#).

- d. **William B Orum and Sarah G. Orum, Trustees:** application PLPZ 2022 00042, 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 proposed addition and swimming pool located at **733 Lake Avenue**, in the RA-2-HO Zone.
- *To view the pre-application materials, please click [here](#).*
- e. **Planning and Zoning Commission;** to discuss a proposed zoning text amendment of Sec.6-13 and 6-14 of the Town's Building Zone Regulations, to support sustainability, energy efficiency, and the use of renewable energy to reduce the emission of greenhouse gases as well as energy costs, whole also supporting objectives of the Town's current POCD, and as authorized by the State.
- *To view the amendment to be discussed, please click [here](#).*

10. DECISION ITEMS:

- a. **MH Cohen Realty, LLC.:** application PLPZ 2021 00363, for a preliminary 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. Closed at the same meeting.) (Seated: Alban, Macri, Levy, Yeskey, Welles for Lowe.)*

11. APPROVAL OF MINUTES:

12. OTHER:

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

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.)*

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 close by 3/12/2022) (Maximum extension to close granted.) (Opened at the 2/1/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, and Lowe.)

Application PLPZ 2021 00422 has been withdrawn.

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 40% 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/27622/Proposed-Modifications-to-BZR-Sect-623-to-634> (Staff: BD) (Must close by 3/15/2022.) (Extension to close granted to 3/15/2022. Maximum extension to close available to 4/22/2022.) (Opened at the 2/1/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, and Lowe.)

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 re-zoning map on file in the Town Clerk’s Office) located at **1141 King Street**. (Staff: BD) (Must close by 3/15/2022.) (Extension to close granted to 3/15/2022. Maximum extension to close available to 4/22/2022.) (Opened at the 2/1/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, and Lowe.)

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 close by 3/15/2022.) (Extension to close granted to 3/15/2022. Maximum extension to close available to 4/22/2022.) (Opened at the 2/1/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, and Lowe.)

Glenmere II LLC; application PLPZ 2021 00562, for a final coastal site plan and special permit to construct an in-ground swimming pool, spa, pergola, pavilion, outdoor bar/grill, stairs, stonewalls, storm water drainage system, and landscaping, resulting in total building volume in excess of the 150,000 cubic feet, on a 3.3-acres property located at **207 Byram Shore Road** in the RA-1, Coastal Overlay and Flood Hazard Overlay zones. (MA) (Must open by 3/15/2022.) (Extension to open granted to 3/15/2022. Maximum extension to open available to 4/30/2022.) (Postponed before the 2/15/2022 Meeting.)

Grace Elizabeth LLC; application PLPZ 2021 00568, for a final site plan and special permit, to demolish the existing dwelling and tennis court and construct a new single family dwelling, garage, driveway, patio, pool, pool house, fence, retaining walls, drainage improvements and associated site work and buffer plantings, the total volume of all structures would exceed 150,000 cubic feet in volume, requiring a special permit on a 3.681-acre property at **3 Lauder Way** in the RA-2 zone. *(BD) (Must close by 3/22/2022.) (Maximum extension to close available to 5/26/2022.) (Opened at the 2/15/2022 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, and 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 3/15/2022.) (Extension to close granted to 3/15/2022. Maximum extension to closed available to 3/31/2022.) (Opened at the 12/21/2021 meeting. Continued at the 2/15/2022 meeting.) (Seated: Alban, Macri, Goss for Levy, Yeskey, 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.