

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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(833) 548-0282 (Toll Free)  
Webinar ID: 889 0152 1350  
Password: 0518864

**TUESDAY, March 15, 2022**

## FINAL AGENDA

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

**1. DECISION ITEMS:**

- a.** A proposed Stipulation of Settlement in the matter of Collins 53 Forest LLC v. the Planning and Zoning Commission of the Town of Greenwich, Docket Number FST-CV21-6052404-S; concerning Final Site Plan and Special Permit Approval PLPZ 2020 00364, for property located at **53 Forest Avenue**, Old Greenwich, CT.\
- *To view the proposed stipulation of settlement, please click [here](#).*

- 2. 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.)

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

**PUBLIC HEARING**

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

3. **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. *(Staff: BD) (Must close by 1/25/2022.) (Extension to close granted to 3/29/2022. Maximum extension to close available to 3/31/2022.) (Opened at the 12/21/2021 meeting. Continued at the 2/15/2022 meeting.)*

**Application PLPZ 2022 00468 has been postponed. Extension granted**

4. **Hilltop Farm Properties LLC**; application PLPZ 2021 00519, for a final re-subdivision, to transfer 3.98-acres of land from Lot 17 to Lot 16 on a 35.75-acre property located at **25 Lower Cross Road** in the RA-4 zone. *(Staff: JP) (Must decide by 1/14/2022.) (Extension to decide granted to 3/15/2022. Maximum extension to decide granted.)*

**Application PLPZ 2021 00519 has been withdrawn.**

5. **Hilltop Farm Properties LLC**; application PLPZ 2021 00520, for a final site plan and special permit, for the inclusion of two (2) existing accessory structures that exceed 1,200 sq. ft., a proposed new Pool House that will exceed 1,200 sq. ft., requiring a special permit on a 20.08-acre lot (proposed under PLPZ202100519) located on Lot 16 of **25 Lower Cross Road** in the RA-4 zone. *(Staff: JP) (Must open by 1/27/2022.) (Extension to open granted to 4/2/2022; Maximum extension to open granted.)*

**Application PLPZ 2021 00520 has been withdrawn.**

6. **Christopher M. & Francesca J. Santomero**; application PLPZ 2022 00001, for a final site plan and special permit, to construct a pool and pool house further exceeding 150,000 cu. ft., requiring a special permit on a 6.33-acre parcel located at **46 Vineyard Lane** in the RA-2 zone. *(Staff: JP) (Must open by 3/16/2022.) (Extension to open granted to 3/16/2022. Maximum extension to open available to 5/14/2022.)*

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

7. **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 3/15/2021. Maximum extension to open available to 3/19/2022.) (Postponed at the 2/1/2022 Meeting.)*

- *To view the application materials and staff report, please click [here](#).*
- *To view the applicant's presentation, please click [here](#).*

8. **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. (Staff: 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, Lowe.)
  - *To view the application materials and staff report, please click [here](#).*
  
9. **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/29055/Greenwich-Municipal-Code-REV-02-28-2022> (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.)
  - *To view the application materials and staff report, please click [here](#).*
  
10. **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.)
  - *To view the application materials and staff report, please click [here](#).*
  
11. **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.)
  - *To view the application materials and staff report, please click [here](#).*

12. **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. Extension to close granted to 4/12/2022) (Maximum extension to close available to 5/12/2022.) (Seated: Alban, Macri, Levy, Yeskey and Lowe.)

**Application PLPZ 2022 00556 has been postponed. Extension granted**

13. **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.**

14. **DISCUSSION ITEMS:**

- a. **The Milbrook Club, Inc.:** application PLPZ 2021 00029, 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 removal of the existing one and one-half story tennis house, located adjacent to the main clubhouse, and replace it with a new, two-story, tennis house and lounge located at **61 Woodside Drive**, in the R-20 zone.
- *To view the pre-application materials, please click [here](#).*
- b. **New Greenwich Park LLC (Greenwich Office Park):** application PLPZ 2022 00037, 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 proposal to construct an addition to "Building 5" located in in Greenwich Office Park and to change the use of a portion of Building 5 from general office to a physical workout center located at **51 Weaver Street**, in the GBO zone.
- *To view the pre-application materials, please click [here](#).*

15. **DECISION ITEMS:**

16. **APPROVAL OF MINUTES:**

17. **OTHER:**

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

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**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 3/29/2022.) (Extension to open granted to 3/29/2022. Maximum extension to open available to 4/30/2022.) (Postponed before the 2/15/2022 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.*