

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)
(888) 475-4499 (Toll Free)
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(833) 548-0282 (Toll Free)
Webinar ID: 889 0152 1350
Password: 0518864

TUESDAY, March 29, 2022

FINAL AGENDA

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

1. **Innis Arden Golf Club;** application PLPZ 2022 00078, for a final site plan to install a 13' x 70' tent, until the end of May 16, 2022, for activities at the Innis Arden Golf Club (west side), located at 120 Tomac Avenue, in the R-12 Zone. (Staff: JP) (Must decide by 5/19/2022.) (Maximum extension to decide available to 7/23/2022)
 - To view the application materials and staff report, please click [here](#).

PUBLIC HEARING

(To commence after the above items are heard)

2. **5 Brookridge LLC and 515 E Putnam LLC**; application PLPZ 2022 00039, for Preliminary Site Plan and Special Permit, for a proposed 86 unit, residential "Set-aside development" and associated site improvements where at least 30% of the units, equal to twenty-six (26) units, would be "affordable" pursuant Connecticut General Statutes (C.G.S.) §8-30g, on a 1.7437-acres parcel located at **5 Brookridge Drive**, in the R-20 Zone. *(Staff: KD) (Must open by 4/21/2022.) (Maximum extension to open available to 6/25/2022)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view public comment on this application, please click [here](#).*

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 3/15/2022.) (Extension to close granted to 3/15/2022. Maximum extension to close available to 3/31/2022.) (Opened at the 12/21/2021 meeting. Continued at the 2/15/2022 meeting.)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view the applicant's presentation materials, please click [here](#).*

4. **Darien Partners LLC**; application PLPZ 2021 00547, for Final Coastal Site Plan and Special Permit, to construct a two-unit residential building, on a 4,941 sq. ft. parcel located at **26 Homestead Lane** in the R-6, FHOZ and COZ Zones. *(Staff: JP) (Must open by 3/31/2022.) (Extension to open granted to 3/31/2022. Maximum extension to open available to 4/16/2022)*
 - *To view the application materials and staff report, please click [here](#).*

5. **22 Baldwin Farms I, LLC**; application PLPZ 2022 00024, for Final Site Plan and Special Permit, to construct a new single-family dwelling which will contain approximately 2,022+/- SF of indoor athletic uses (indoor pool, gym and yoga room), two-bedroom guest house with detached garage/storage shed, outdoor pool with pool cabana and attached mechanical shed, tennis court, driveway, drainage, grading, and landscaping improvements, the result of which would exceed the 15000 cubic feet building volume threshold of Sec. 6-101(a), and require a special permit to have an "indoor athletic facility" per Sec. 6-95(a)(8) of the Town of Greenwich Building Zone Regulations, on a 6.48-acres parcel located at **22 Baldwin Farms South**, in the RA-2 Zone. *(Staff: PL) (Must open by 4/7/2022) (Extension to open granted to 4/12/2022. Maximum extension to open available to 6/11/2022)*

Application PLPZ 2022 00024 has been postponed. Extension granted

6. **William B. Orum, TR and Sarah G. Orum, TR;** application PLPZ 2022 00043, for Final Site Plan and Special Permit, to construct a small addition to the east side, or rear, of the cottage and a proposed swimming pool in the Historic Overlay Zone on a 2-acre property located at **733 Lake Avenue** in the RA-2-HO zone. (Staff: BD) (Must open by 4/21/2022.) (Maximum extension to open available to 6/25/2022)
 - *To view the application materials and staff report, please click [here](#).*
 - *To view the applicant's presentation materials, please click [here](#).*

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

8. **Planning and Zoning Department;** application PLPZ 2022 00094, for a Zoning Text Amendment, to amend Sec. 6-100 of the Town of Greenwich Building Zone Regulations: For Restaurant uses, approved by the Greenwich Planning and Zoning Department, to operate temporary outdoor dining for the 2022 outdoor dining season, pursuant to CT HB 5271, AN ACT CONCERNING THE PROVISION OF OUTDOOR FOOD AND BEVERAGE SERVICES AND OUTDOOR DISPLAYS OF GOODS to commence on April 1, 2022 and end on the Sunday prior to Thanksgiving, November 20, 2022. 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](#).*

9. **DISCUSSION ITEMS:**
 - a. **Eagle Hill Foundation Inc.:** application PLPZ 2022 00067, 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 constructing a covered patio off of the Hardwick House, improve internal circulation and parking, and enhance the campus entrance located at the Eagle Hill School, **45 Glenville Road**, in the RA-2 Zone.
 - *To view the application materials, please click [here](#).*
 - *To view the applicant's presentation materials, please click [here](#).*

- b. **OG Retail Partners 220 SBA LLC:** application PLPZ 2022 00075, 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 renovations to both the interior and exterior of the restaurant use and a new outdoor seating area, in the rear of the building, located at **220 Sound Beach Avenue, Old Greenwich** in the LBR-2 Zone.
- *To view the application materials, please click [here](#).*
 - *To view public comment on this pre-application, please click [here](#).*

10. DECISION ITEMS:

11. APPROVAL OF MINUTES:

12. OTHER

- a. Election of Commission Officers
- b. Other items as may properly come before the Commission.

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

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.)*

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 4/12/2022. 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 4/12/2022. Maximum extension to close available to 4/22/2022.) (Heard at the 2/1/2022 and 3/15/2022 Meetings.) (Seated: Alban, Macri, Levy, Welles for 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.) (Heard at the 2/1/2022 and 3/15/2022 Meetings.) (Seated: Alban, Macri, Levy, Welles for Yeskey, and Lowe.)

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

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.