

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)  
(833) 548-0276 (Toll Free)  
(833) 548-0282 (Toll Free)

Webinar ID: 889 0152 1350  
Password: 0518864

**TUESDAY, April 12, 2022**

## FINAL AGENDA

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

1. **Cortese Real Estate LLC**; application PLPZ 2022 00078, for a Final Site Plan for a change of use to a proposed dialysis center on the first floor of the existing building on a 0.8171-acre property located at **469 East Putnam Avenue** in the LB zone. (*Staff: BD*) (*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. **Church Sherwood LLC**; application PLPZ 2022 00047, for Final Site Plan and Special Permit, for a 192-unit, “set-aside development”, and associated site improvements where at least 30% of the units, equal to fifty-eight (58) units, would be “affordable” pursuant to the Connecticut General Statutes (C.G.S.) §8-30g, to be constructed on a consolidated parcel of 11 existing parcels, approximately 2-acres, in total, located at **35, 39, 43, & 47 Church Street, 32, 36, & 42 Sherwood Place and 1, 2, 3, 4 Putnam Court** in the CGBR, CGB, R-6, and CGIO Zones. *(Staff: KD) (Must open by 5/5/2022) Maximum extension to open available to 7/9/2022)*
  - *To view the application materials and staff report, please click [here](#).*
  - *To view public comment on this application, please click [here](#).*
  - *To see a signed petition regarding this application, please click [here](#).*
  - *To view the applicant’s presentation, please click [here](#).*
  
3. **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 4/16/2022.) (Maximum extension to open granted) (Postponed before the 3/29/2022 Meeting.)*
  - *To view the application materials and staff report, please click [here](#).*
  
4. **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 150,000 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 4/12/2022) (Extension to open granted. Maximum extension to open available to 6/11/2022) (Postponed before the 3/29/2022 Meeting.)*
  - *To view the application materials and staff report, please click [here](#).*

5. **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/29565/Greenwich-Municipal-Code-REV-02-28-2022> (Staff: BD) (Must close by 4/12/2022.) (Extension to close granted. Maximum extension to close available to 4/22/2022.) (Opened at the 2/1/2022 meeting. Continued at the 3/15/2022 meeting)
  - *To view the application materials and staff report, please click [here](#).*
  
6. **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 4/12/2022.) (Extension to close granted. Maximum extension to close available to 4/22/2022.) (Opened at the 2/1/2022 meeting. Continued at the 3/15/2022 meeting)
  - *To view the application materials and staff report, please click [here](#).*
  
7. **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 4/12/2022.) (Extension to close granted. Maximum extension to close available to 4/22/2022.) (Opened at the 2/1/2022 meeting. Continued at the 3/15/2022 meeting)
  - *To view the application materials and staff report, please click [here](#).*
  
8. **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. 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](#).*

9. **MCJB LLC**; application PLPZ 2022 00044, for Final Site Plan and Special Permit, to construct additions to a single-family dwelling, create a detached garage and site work, the result of which would exceed the building volume threshold of 150,000 cubic feet, pursuant to Sections 13 through 6-15, 6-17, 6-93, 6-101, and 6-205 of the Town of Greenwich Building Zone Regulations on a 5.083-acres property located at **44 Cutler Road** in the RA-4 zone. *(Staff: JP) (Must open by 6/25/2022) Maximum extension to open granted)*

**Application PLPZ 2022 00044 has been postponed. Extension granted**

10. **DECISION ITEMS:**

- a. **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 decide by 6/2/2022.) (Maximum extension to decide available to 6/4/2022.) (Opened at the 12/21/2021 meeting. Continued at the 2/15/2022 meeting. Closed at the 3/29/2022 meeting)*

11. **APPROVAL OF MINUTES:**

12. **OTHER**

- a. Election of Commission Officers  
b. 2022 Fee Schedule  
c. Other items as may properly come before the Commission.

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

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**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 close by 5/3/2022.) (Maximum extension to close available to 6/25/2022) (Opened at the 3/29/2022 meeting.) (Seated: Alban, Welles, 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. *(Staff: MA) (Must open by 4/26/2022.) (Extension to open granted. 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.***