

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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Webinar ID: 889 0152 1350

Password: 0518864

TUESDAY, April 26, 2022

FINAL AGENDA

REGULAR MEETING 4:00 PM

(Dinner break to occur at/or near 7:00 PM)

- 1. National Audubon Society;** application PLPZ 2022 00115, for a Final Site Plan to install a 50'x80' tent to hold seven (7) events scheduled from May 1 through October 31 of this year, to host private and community events, on a 273+/- acre parcel located at **613 Riversville Road** in the RA-4 Zone. *(Staff: JP) (Must decide by 6/16/2022) (Maximum extension to decide available to 8/20/2022)*
 - To view the application materials and staff report, please click [here](#).**
- 2. Byram Properties LLC;** application PLPZ 2022 00084, for a Final Subdivision to revise the common property line between adjacent parcels at 14 and 16 William Street and transfer 51 sq. ft. of property to eliminate an encroachment of a portion of the current home at 14 William Street that extends over and onto 16 William Street, Pursuant to section 6-261 of the Town of Greenwich subdivision regulations, for property located at **14 and 16 William Street** in the R-6 Zone. *(Staff: PL) (Must decide by 7/7/2022) (Maximum extension to decide granted)*
Application PLPZ 2022 00084 has been postponed. Extension granted

PUBLIC HEARING

(To commence after the above items are heard)

3. **Arnold Foods Company, Inc.;** application PLPZ 2022 00074, for a Final Site Plan and Special Permit to add an emergency generator to the existing baked goods manufacturing facility, and requiring a special permit pursuant to Sec. 6-101(a) and Sections 6-13 through 6-15, 6-17, 6-100, 6-105 and 6-205 of the Town of Greenwich Building Zone Regulations on a 20.346-acre property, located at 10 Hamilton Avenue, in the GB and COZ Zones. *(Staff: JP) (Must open by 5/19/2022) (Maximum extension to open available to 7/23/2022)*
 - *To view the application materials and staff report, please click [here](#).*

4. **Greenwich Communities;** application PLPZ 2022 00060 for a Final Coastal Site Plan and Special Permit, to construct 52 units (all one bedroom) of senior independent living apartments at the McKinney Terrace campus and related site improvements including the expansion of the parking lot and driveway, new curbing, sidewalk/steps, and accessible ramps, landscaping, stormwater management, utilities services, and Sight distance improvements to the existing Vinci Drive driveway at Western Junior Highway pursuant to Sections 6-13 through 6-15, 6-17, 6-35 through 6-43.1, 6-101(a), 6-155, 6-176 through 6-183, 6-230 and 6-205, located on two parcels of land located at **0 Western Junior Highway and 71 Vinci Drive** in the R-6 and R-PHD-E zones. *(Staff: PL) (Must open by 7/9/2022) (Maximum extension to open granted)*

Application PLPZ 2022 00060 has been postponed. Extension granted

5. **Greenwich Communities;** application PLPZ 2022 00061 for a Zoning Map Amendment, to rezone a portion of the parcel at 0 Western Junior Highway from R-6 to the R-PHD-E zone pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations (and as shown on a re-zoning map on file in the Town Clerk's Office) located at 0 Western Junior Highway and 71 Vinci Drive in the R-6 and R-PHD-E zones. *(Staff: PL) (Must open by 7/9/2022) (Maximum extension to open granted)*

Application PLPZ 2022 00061 has been postponed. Extension granted

6. **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.)*
 - *To view the application materials and staff report, please click [here](#).*

7. **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)

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

8. **DISCUSSION ITEMS:**

- a. **Greenwich American Inc.**; application PLPZ 2022 00071, 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 amendments to the Town's Building Zone Regulations to create the opportunity to provide 456 units in 41 buildings with a mix of starter and townhomes ranging in size from 1,050 square feet to 3,400 square feet as part of a residential development of the undeveloped portions of a 154.5-acres parcel, currently occupied by an office park, located at **1 American Lane**, in the BEX-50 Zone.

- *To view the application materials, please click [here](#).*
- *To view the presentation material by the applicant, please click [here](#).*

- b. **177 Hamilton LLC**; application PLPZ 2022 00076, 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 development of a 4-story residential "Set-aside development" containing ten (10) residential units, three (3) of which would be affordable housing units pursuant to C.G.S. §8-30g; parking improvements; and other associated site improvements located at **15 Grand Street / 177 Hamilton Avenue** in the LBR-2 zone.

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

- c. **112 S. Water Street LLC**; application PLPZ 2022 00166, 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 the use of the property by the Connecticut Natural Gas company ("CNG"), pursuant to PURA regulations, to relocate from Old Track Road to this property so that they can retain compliance with a 20 minute response time to their gas territory, while still maintaining the in-water slips and marina use on property located at **112 South Water Street** in the WB Zone.

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

- d. **146-148 Sound Beach Ave LLC**; application PLPZ 2022 00186, 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 patio tent for outdoor dining for use by Le Fat Poodle on the property located at **20 Arcadia Road** in the LBR Zone.
- *To view the application materials, please click [here](#).*
- e. **55 Lewis Street Associates LLC**; application PLPZ 2022 00187, 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 patio tent for outdoor dining for use by Le Penguin Bistro on the property located at 61 Lewis Street in the CGB Zone.
- *To view the application materials, please click [here](#).*
- f. **Planning and Zoning Commission**; discussion of the Draft Affordable Housing Plan.
- *To view the draft language to be discussed, please click [here](#).*

9. **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)*
- b. **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 decide by 6/16/2022.) (Maximum extension to decide available to 6/26/2022.) (Opened at the 2/1/2022 meeting. Continued at the 3/15/2022 meeting. Closed at the 4/12/2022 meeting)*

- c. **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 decide by 6/16/2022.) (Maximum extension to decide available to 6/26/2022.) (Opened at the 2/1/2022 meeting. Continued at the 3/15/2022 meeting. Closed at the 4/12/2022 meeting)
- d. **Plaza 200, LLC**; application PLPZ 2021 00504, for a Zoning Map Amendment, to rezone a 19.1385-acre 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 decide by 6/16/2022.) (Maximum extension to decide available to 6/26/2022.) (Opened at the 2/1/2022 meeting. Continued at the 3/15/2022 meeting. Closed at the 4/12/2022 meeting)

10. APPROVAL OF MINUTES:

11. OTHER

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

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 close by 5/17/2022.) (Maximum extension to close available to 5/21/2022) (Opened at the 4/12/2022 Meeting.) (Seated: Alban, Macri, Levy, Yeskey, and Lowe)

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-acre parcel located at **5 Brookridge Drive**, in the R-20 Zone. (Staff: KD) (Must close by 7/7/2022.) (Maximum extension to close granted) (Opened at the 3/29/2022 meeting.) (Seated: Alban, Welles, Levy, Yeskey, and Lowe.)

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 close by 7/1/2022) (Extension to close granted. Maximum extension to close available to 7/21/2022) (Opened at the 4/12/2022 Meeting.) (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.