

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, May 10, 2022

FINAL AGENDA

REGULAR MEETING 4:00 PM

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

1. **Town of Greenwich Board of Selectman;** application PLPZ 2022 00198, for a Municipal Improvement, to enter into a lease agreement with the Boys & Girls Club of Greenwich to use the Temporary Fire Station on a 2.2078-acre parcel located at **1 Horseneck Lane** in the R-6 Zone. *(Staff: KD) (Must decide by 7/25/2022) (Maximum extension available to 10/23/2022)*
 - *To view the application materials and staff report, please click [here](#).*

2. **DISCUSSION ITEMS:**
 - a. **Greenwich Boy's Club Association, Inc.;** application PLPZ 2022 00135, 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 of proposed additions and alterations to the Greenwich Boys & Girls Club located at 4 Horseneck Lane in the R-6, Coastal Overlay and Flood Hazard Overlay Zones.
 - *To view the pre-application materials, please click [here](#).*

3. **18 Armstrong Lane LLC**; application PLPZ 2022 00106, for a Final Coastal Subdivision, to create two (2) 12,025 sq. ft. lots and a 4,040 sq. ft. open space parcel from a 28,090 sq. ft. property located at **18 Armstrong Lane** in the R-12 and Coastal Overlay zones. (Staff: BD) (Must decide by 5/21/2022) (Maximum extension to decide available to 7/20/2022)
Application PLPZ 2022 00106 has been postponed. Extension granted

4. **18 Armstrong Lane LLC**; application PLPZ 2022 00110 for a Final Coastal Site Plan, to remove the existing dwelling and construct a single-family dwelling with related site work improvements, on a 12,025 sq. ft. lot (Parcel “X”) located at **18 Armstrong Lane** in the R-12 and Coastal Overlay zones. (Staff: BD) (Must decide by 6/2/2022) (Maximum extension to decide available to 8/6/2022)
Application PLPZ 2022 00110 has been postponed. Extension granted

5. **18 Armstrong Lane LLC**; application PLPZ 2022 00111 for a Final Coastal Site Plan, to remove the existing dwelling and construct a single-family dwelling with related site work improvements, on a 12,025 sq. ft. lot (Parcel “Y”) located at **18 Armstrong Lane** in the R-12 and Coastal Overlay zones. (Staff: BD) (Must decide by 6/2/2022) (Maximum extension to decide available to 8/6/2022)
Application PLPZ 2022 00111 has been postponed. Extension granted

PUBLIC HEARING

(To commence after the above items are heard)

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 close by 5/31/2022.) (Maximum extension to close available to 6/4/2022.) (Opened at the 4/26/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, and Lowe)
 - ***To view the application materials and staff report, please click [here](#).***

7. **Darien Partners LLC**; application PLPZ 2021 00547, for a 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)
 - ***To view the application materials and staff report, please click [here](#).***
 - ***To view public comment on this application, please click [here](#).***

8. **Arnold Foods Company, Inc.;** application PLPZ 2022 00074, for a Final Coastal 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) 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](#).*
 - *To view public comment on this application, please click [here](#).*

9. **Sebastian Gunningham, Tr.;** application PLPZ 2022 00058, for a Final Site Plan and Special Permit to construct a proposed pool cabana, pool and septic system, increasing the building volume threshold of 150,000 cubic feet, on a 21.911-acres property located at **65 Upper Cross Road** in the RA-4 zone. *(Staff: JP) (Must open by 5/10/2022) (Extension to open granted. Maximum extension to open available to 7/9/2022)*
 - *To view the application materials and staff report, please click [here](#).*

10. **Planning and Zoning Department and Board of Selectmen's Energy Management Advisory Committee;** application PLPZ 2022 00154, for a Zoning Text Amendment, to amend Sections 6-13 and 6-14 and require statements regarding the energy efficiency of certain projects before the Planning and Zoning Commission, to support the goals of sustainability, energy efficiency, and the use of renewable energy to reduce the emission of greenhouse gases as well as energy costs. A complete copy of this proposed text amendment is on Town's website at: <https://www.greenwichct.gov/DocumentCenter/View/30816/EnergyReg217>; and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830. *(Staff: KD)*

11. **Affordable Housing Plan;** to hear public comments on the draft Affordable Housing Plan, dated April 17, 2022 as on file in the office of the Planning and Zoning Commission, Town Clerk's Office, and on the Town website, <https://www.greenwichct.gov/DocumentCenter/View/30964/Greenwich-Affordable-Housing-Plan-DRAFT-V1>

12. **DISCUSSION ITEMS (continued):**
 - a. **Greenwich Hospital & GH Realty Holding Company LLC;** application PLPZ 2022 00176, 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 re-zoning eight (8) parcels located at **16-38 Lake Avenue and 54-64 Lafayette Place** from the RMF to the H-2 zone along with a site plan and special permit application to develop the Property as a Smilow Cancer Center (a Hospital use).
 - *To view the pre-application materials, please click [here](#).*

- b. **4 Orchard LLC**; Discuss proposal to change the allocation of Affordable Units so as to increase the percentage of affordable units to over 30% of the units within the development, which were approved under application PLPZ 2020 00297.
- *To view the proposal, please click [here](#).*

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

15. **OTHER**

- a. **WestCOG Riparian Corridor Zoning Protections Project**; to consider participation in the Riparian Corridor Zoning Protections Project, a grant application being made by the Western Council of Governments (“WestCOG”) and provide a letter of support.
- *To view project materials, please click [here](#).*

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

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 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)*

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) (Postponed at the 4/26/2022 meeting)*

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) (Postponed at the 4/26/2022 meeting)*

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) (Postponed at the 4/26/2022 meeting)*

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. *(Discussed at 4/26/2022 meeting, left open to be discussed further at a later date, yet to be determined,)*

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.