

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, June 7, 2022

FINAL AGENDA

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

1. **Bachi Byberi**; application PLPZ 2022 00096 for a Final Site Plan, to construct a raised deck above an existing asphalt parking lot for outdoor dining, on a 26,075 sq. ft. lot located at **2 South Water Street** in the WB and COZ zones. (Staff: MA) (Must decide by 6/7/2022) (Extension to decide granted. Maximum extension to decide available to 8/6/2022) (Continued at the 5/24/2022 meeting) (Seated: Alban, Macri, Levy, Yeskey, and Lowe.)
 - To view the application materials and staff report, please click [here](#).
2. **Ruby and Bella's**; application PLPZ 2022 00170 for a Final Site Plan, for proposed temporary outdoor dining for the 2022 season including seventeen (17) tables, eleven (11) of which will be located on the sidewalk and the additional six (6) will be located within a designated node, on a 10,450 sq. ft. lot located at **257-265 Greenwich Avenue** in the CGBR and CGIO zones. (Staff: BD) (Must decide by 6/30/2022) (Maximum extension to decide available to 9/3/2022)
 - To view the application materials and staff report, please click [here](#).

3. **Daniel & Lisa Charney**; application PLPZ 2022 00193 for a Final Coastal Site Plan, to demolish the existing house, guesthouse and tennis court and construct a new dwelling and sports court, on a 26,800 sq ft. lot located at **10 Lighthouse Lane** in the R-12 and COZ zones. *(Staff: PL) (Must decide by 6/30/2022) (Maximum extension to decide available to 9/3/2022)*
 - *To view the application materials and staff report, please click [here](#).*

4. **Byram Properties LLC**; application PLPZ 2022 00084, for a Final Subdivision to revise the common property line between adjacent parcels and transfer 125 sq. ft. of property to eliminate an encroachment of a portion of the current home at 16 William Street that extends over and onto 14 William Street, for properties 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) (Continued at the 5/24/2022 meeting) (Seated: Alban, Macri, Levy, Yeskey, and Lowe.)*
 - *To view the application materials and staff report, please click [here](#).*

PUBLIC HEARING

(To commence after the above items are heard)

5. **Byram Properties LLC**; application PLPZ 2022 00178 for a Final Coastal Site Plan and Special Permit, to construct a two-family residential development, with related stormwater measures and site improvement on a parcel of land to be amended per a pending subdivision application (PLPZ 2022 00084) an undersized parcel located at **14 William Street**, in the R-6 Zone. *(Staff: PL) (Must close by 6/28/2022) (Maximum extension to close available to 9/1/2022) (Opened at the 5/24/2022 meeting) (Seated: Alban, Macri, Levy, Yeskey, and Lowe).*
 - *To view the application materials and staff report, please click [here](#).*

6. **Greenwich Communities**; application PLPZ 2022 00226 for a Municipal Improvement, to construct 52 units (all one bedroom) of senior independent living apartments at the McKinney Terrace campus, 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 decide by 8/7/2022) (Maximum extension to decide available to 11/5/2022)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view supplemental materials submitted by the applicant, please click [here](#).*

7. **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)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view supplemental materials submitted by the applicant, please click [here](#).*

8. **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)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view supplemental materials submitted by the applicant, please click [here](#).*

9. **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.)*
 - *To view the application materials and staff report, please click [here](#).*

10. **142 Railroad Avenue, LLC**; application PLPZ 2022 00014 for a Final Coastal Site Plan and Special Permit, to continue the conversion of three automobile service bays to retail space for the convenience store, originally commenced under Final Site Plan #2450, pursuant to Sections, 6-13 through 6-15, 6-17, 6-100, 6-105, 6-111, 6-139.1 and 6-205 of the Town of Greenwich Building Zone Regulations, on a 7000 sf property located at **142 Railroad Avenue** in the General Business (GB), Central Greenwich Impact Overlay (CGIO), Coastal Overlay and Flood Hazard Overlay zones. *(Staff: MA) (Must open by 6/11/2022) (Maximum extension to open granted)*
 - *To view the application materials and staff report, please click [here](#).*

11. **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 7/7/2022) (Extension to open granted. Maximum extension to open available to 7/9/2022)*
Application PLPZ 2022 00058 has been postponed. Extension granted

12. **DISCUSSION ITEMS:**
 - a. **GFC Havemeyer LLC & GFC, LLC**; application PLPZ 2022 00145, 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 change of zone from CGB to CGB-HO and site plan and special permit approval to construct a 6 unit residential building with a two-level parking garage, located at **226 & 230 Mason Street & 16 Havemeyer Place** in the CGB Zone.
 - *To view the pre-application materials, please click [here](#).*

 - b. **Greenwich Park LLC**; application PLPZ 2022 00190, 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 proposed construction of a two-story entrance addition to the west of the building as well as construction of a new parking area, located at **18 Valley Drive** in the GBO zone.
 - *To view the pre-application materials, please click [here](#).*

 - c. **Hilltop Farm Properties, LLC**; application PLPZ 2022 00219, 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, for construction of an accessory structure over 1,200 square feet of floor area and construction of structures on-site exceeding 150,000 cubic feet of volume, located at **Lot 16, 0 Lower Cross Road** in the RA-4 zone.
 - *To view the pre-application materials, please click [here](#).*

- d. **Trustees of the Convent of the Sacred Heart, Inc.;** application PLPZ 2022 00216 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 construct a greenhouse which will increase the overall structure volume on-site over 150,000 cubic feet of volume, located at **1177 King Street** in the RA-4 zone.
- *To view the pre-application materials, please click [here](#).*
- e. **Enrico DiFilippo;** application PLPZ 2022 00147, 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 the properties at **2 and 30 South Water Street** from the WB to the LBR-2 Zone.
- Application PLPZ 2022 00147 has been postponed.*
- f. **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**

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

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 close by 7/14/2022) (Extension to close granted. Maximum extension to close available to 8/18/2022) (Opened at the 5/10/2022 Meeting) (Seated: Alban, Macri, Yeskey, Lowe and Welles)*

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-acre 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.)*

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 6/22/2022) (Extension to decide granted. Maximum extension to decide available to 7/20/2022)*

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 6/22/2022) (Maximum extension to decide available to 8/6/2022)*

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 6/22/2022) (Maximum extension to decide available to 8/6/2022)*

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)*

KYMA Greenwich; application PLPZ 2022 00161, for a Final Site Plan and Special Permit, for the conversion of the use of a portion of the building formerly occupied by Sofia's and the New York Sports Club to a retail bakery, market, and Restaurant on a 15,412 sq. ft. parcel located at **8 and 10 Lewis Street**, in the CGBR and CGIO Zones. *(Staff: BD) (Must close by 6/28/2022) (Maximum extension to close available to 9/1/2022) (Opened at the 5/24/2022 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe)*

New Greenwich Park LLC; application PLPZ 2022 00128 for a Final Site Plan and Special Permit, to make an addition to Building 5 of Greenwich Office Park, and change the use of a portion of the building from office to a fitness center, on a 20.857-acres property located at **51 Weaver Street** in the GBO zone. *(Staff: PL) (Must close by 6/28/2022) (Maximum extension to close available to 9/1/2022) (Opened at the 5/24/2022 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe)*

Xiaokui Qin & Hui Wen; application PLPZ 2022 00173 for a Final Re-subdivision, to re-subdivide a 28,754 sq. ft. lot (Lot No. 1R) into two lots where Lot No. 1R-1 will equal 12,525sf and Lot No. 1R-2 will equal 11,574sf, with a set aside of 4,475sf (Open Space Parcel P), on a property located at **1 Florence Road** in the R-7 zone. *(Staff: MA) (Must decide by 6/22/2022) (Maximum extension to decide available to 8/16/2022)*

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.