

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)
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Webinar ID: 889 0152 1350
Password: 0518864

TUESDAY, June 21, 2022

FINAL AGENDA

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

1. **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)*
 - *To view the application materials and staff report, please click [here](#).*
2. **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)*
 - *To view the application materials and staff report, please click [here](#).*

3. **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)*
 - *To view the application materials and staff report, please click [here](#).*

PUBLIC HEARING

(To commence after the above items are heard)

4. **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. 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](#).*
5. **Hilltop Farm Properties LLC**; application PLPZ 2022 00112, for Final Re-Subdivision, to transfer 3.98-acres of land from Lot 17 to Lot 16, pursuant to Section 6-261 of the Town of Greenwich Subdivision Regulations, on a 16.088-acre property located at Lot 16 of **0 Lower Cross Road** and on a 19.650-acre property located at Lot 17 of **41 Lower Cross Road**, both in the RA-4 zone. *(Staff: JP) (Must decide by 6/22/2022) (Extension to decide granted) (Maximum extension to decide available to 7/20/2022)*
 - *To view the application materials and staff report, please click [here](#).*
6. **Hilltop Farm Properties LLC**; application PLPZ 2022 00113, for a Final Site Plan and Special Permit, for the inclusion of two (2) existing accessory structures that exceed 1,200 sq. ft., a proposed new Pool House that will exceed 1,200 sq. ft., and the volume of the site exceeding 150,000 cu. ft. on a parcel pending final re-subdivision request, pursuant to Sections 6-5, 6-13 to 6-17, 6-95, 6-101 and 6-205 of the Town of Greenwich Building Zone Regulations, on a 20.08-acre lot (proposed under PLPZ202200112) located on Lot 16 of **0 Lower Cross Road** in the RA-4 zone. *(Staff: JP) (Must open by 6/22/2022) (Extension to open granted) (Maximum extension to open available to 8/6/2022)*
 - *To view the application materials and staff report, please click [here](#).*

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

8. **9 Glenville Street, LLC**; application PLPZ 2022 00189, for a Final Site Plan and Special Permit, pursuant to Sections 6-13 through 6-15, 6-17, 6-101, 6-103, 6-110 6-158, and Section 6-205 of the Town of Greenwich Building Zone Regulations, to construct a mixed-use building with retail on the first floor and 2 floors of residential above, for a total of 8 residential units including 1 moderate income dwelling unit per Sec. 6-110 of the Town's Building Zone Regulations, located on a 23,746 sq. ft. parcel at **9 Glenville Street** in the LBR-2 Zone. (Staff: JP) (**Must open by 6/30/2022**) (Maximum extension to open available to 9/3/2022)
 - **To view the application materials and staff report, please click [here](#).**

9. **Trustees of the Convent of the Sacred Heart, Inc.**; application PLPZ 2022 00206, for a Final Site Plan and Special Permit, to construct a 12' x 30' greenhouse for use by the school, pursuant to Sections 6-5, 6-13 through 6-15, 6-17, 6-94(a), 6-101 and 6-205 of the Town of Greenwich Building Zone Regulations, on a 109.2-acre lot located at **1177 King Street** in the RA-4 zone. (Staff: BD) (**Must open by 7/14/2022**) (Maximum extension to open available to 9/17/2022)
 - **To view the application materials and staff report, please click [here](#).**

10. **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. (Discussed at 4/26/2022 meeting, left open to be discussed further at a later date)
 - **To view the pre-application materials, please click [here](#).**
 - **To view public comment regarding this application, please click [here](#).**

- b. **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 rezoning the properties at **2 and 30 South Water Street** from the WB to the LBR-2 Zone (*Postponed at 6/7/2022 meeting*)
- *To view the pre-application materials, please click [here](#).*
- c. **Wendy Greenbaum, Trustee**; application PLPZ 2022 00174, 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 merging two lots at **17 and 23 Smith Road**, removing the existing house and pool, constructing a new house and pools, converting the existing garage/barn to an art studio space, renovating the existing carriage house, constructing a new underground garage and constructing a new underground fitness facility on the newly created lot totaling 5.5-acres within the RA-1 zone.
- *To view the pre-application materials, please click [here](#).*
- d. **12 Grigg Street, LLC**; application PLPZ 2022 00229, 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 make improvements to the existing structure and to introduce an office use on the first and second floors while maintaining a residential use on the third floor on a 4,336 sq. ft. lot, located at **12 Grigg Street** in the CGB and CGB-IO zones.
- *To view the pre-application materials, please click [here](#).*
- e. **Rock Pile Golf Club Greenwich LLC**; application PLPZ 2022 00230, 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 change of use of a structure from fitness club/gym to recreational facility, on a 1.6352-acre lot, located at **600 West Putnam Avenue** in the GBO zone.
- *To view the pre-application materials, please click [here](#).*
- f. **MJKD, LLC**; application PLPZ 2022 00244, 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 construction of a residence over 150,000 cubic feet of volume, on a 3.134 acre lot, located at **31 Vista Drive** in the R-20 zone.
- *To view the pre-application materials, please click [here](#).*

- g. **Town of Greenwich;** Review of the draft climate resolution prepared by Greenwich High School students proposing a resolution declaration a climate emergency to determine conformance with the Plan of Conservation and Development.
- *To view the draft resolution, please click [here](#).*

11. **DECISION ITEMS:**

12. **APPROVAL OF MINUTES:**

13. **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)*

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 7/8/2022) (Extension to decide granted. Maximum extension to decide available to 9/3/2022)*

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 7/8/2022) (Extension to close granted. Maximum extension to close available to 9/1/2022) (Opened at the 5/24/2022 Meeting) (Seated: Alban, Macri, Levy, Yeskey and Lowe)*

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)*

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 close by 7/20/2022) (Extension to close granted. Maximum extension to close available to 8/13/2022) (Postponed at the 4/26/2022 meeting) (Opened at the 6/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, 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 close by 7/20/2022) (Extension to close granted. Maximum extension to close available to 8/13/2022) (Postponed at the 4/26/2022 meeting) (Opened at the 6/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, 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-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. Left open at the 6/7/2022 meeting) (Seated: Alban, Welles, Levy, Yeskey, and Lowe.)*

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)*

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 7/8/2022) (Extension to decide granted. 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.