

Notice of Agenda

The Town of Greenwich Planning and Zoning Commission

Planning and Zoning Commission Meeting

Thursday – June 30, 2022 – 4pm

Virtual Meeting via Zoom

CANCELED

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.

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=Ri9JakFwTXNoc1BLcUhlZE0vMjRGUT09>
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

THURSDAY, June 30, 2022

FINAL AGENDA CANCELED

PUBLIC HEARING 4:00 PM
(Dinner break to occur at/or near 7:00 PM)

1. **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](#).*

Application PLPZ 2022 00047 was withdrawn.

2. DISCUSSION ITEMS:

a. Town of Greenwich Affordable Housing Plan; to consider and adopt amendments approved by the Representative Town Meeting as part of its adoption of the Town's Affordable Housing Plan on June 13, 2022.

- *To view the adopted amendments, please click [here](#).*

To be discussed at a later meeting.

3. DECISION ITEMS:

4. APPROVAL OF MINUTES:

5. 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)*

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)*

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

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 7/20/2022) (Extension to open granted. Maximum extension to open available to 9/3/2022)*

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.