

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, July 19, 2022

FINAL AGENDA

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

1. **Town of Greenwich;** application PLPZ 2022 00302, for a Municipal Improvement, to make improvements to two (2) intersections of Greenwich Avenue, at Arch Street / Havemeyer Place and Grigg Street / Fawcett Place. (Staff: KD) (Must decide by 9/11/2022) (Maximum extension to decide available to 12/10/2022)
 - *To view the application materials and staff report, please click [here](#).*
2. **Town of Greenwich;** application PLPZ 2022 00301, for a Final Site Plan, to make improvements to two (2) intersections of Greenwich Avenue, at Arch Street / Havemeyer Place and Grigg Street / Fawcett Place. (Staff: KD) (Must decide by 8/25/2022) (Maximum extension to decide available to 10/29/2022)
 - *To view the application materials and staff report, please click [here](#).*

3. **Duanhua Tu & Felicia Zeng Zhang;** application PLPZ 2022 00284, for a Final Subdivision, to confirm that a previous division of two lots did not constitute a subdivision or re-subdivision, on a 6,531 sq. ft. property located at **17 Livingston Place** in the R-6 zone. *(Staff: KD) (Must decide by 8/8/2022) (Maximum extension to decide available to 10/7/2022)*
 - *To view the application materials and staff report, please click [here](#).*

4. **243 Glenville Road LLC;** application PLPZ 2022 00346, for a Final Site Plan to utilize an existing upstairs outdoor area for 6 tables of outdoor seating and dining on a 0.33-acre property located at **243 Glenville Road** in the LBR-2 zone. *(Staff: JP) (Must decide by 9/10/2022) (Maximum extension to decide available to 11/14/2022)*
 - *To view the application materials and staff report, please click [here](#).*

5. **100 West Putnam Borrower, LLC;** application PLPZ 2022 00271, for a Final Site Plan to construct a patio adjacent to the building for the sole use of a single tenant with direct access to the patio, on a 3.171-acre property located at **100 West Putnam Avenue** in the GBO and CGB zones. *(Staff: MA) (Must decide by 8/25/2022) (Maximum extension to decide available to 10/29/2022)*
 - *To view the application materials and staff report, please click [here](#).*

6. **Trustees of the Kent Family Trust;** application PLPZ 2022 00286, for a Final Subdivision, to demolish an existing detached garage and create two (2) 12,100 sq. ft. lots, a 1,869 sq. ft. open space parcel (“P”), a 717 sq. ft. Conservation Easement on Parcel “2R” and a 1,324 Conservation Easement on Parcel “3R” from a 26,069 sq. ft. property located at **206 Overlook Drive** in the R-12 zone. *(Staff: PL) (Must decide by 8/8/2022) (Maximum extension to decide available to 10/7/2022)*
 - *To view the application materials and staff report, please click [here](#).*

7. **Clare Heart & Kabir Syed and 486 North Street LLC;** application PLPZ 2022 00279, for a Final Subdivision, to transfer 0.008-acres of land (Parcel X) from a 2.316-acre lot located at **486 North Street** to a 1.093-acre lot located at **8 Dingtowntown Road**, both in the RA-1 zone. *(Staff: BD) (Must decide by 8/6/2022) (Maximum extension to decide available to 10/5/2022)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view the presentation material provided by the applicant, please click [here](#).*

8. **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 7/20/2022**) (Extension to decide granted. Maximum extension to decide available to 9/3/2022)
- **To view the application materials and staff report, please click [here](#).**

PUBLIC HEARING

(To commence after the above items are heard)

9. **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 7/20/2022**) (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](#).**
10. **240 GA, LLC**; application PLPZ 2022 00295, for a Final Site Plan and Special Permit, to construct a 58,782 sq. ft., 60-unit residential building, of which 30% (18 units) will be designated as affordable, pursuant to Connecticut General Statutes Section 8-30g, on a 1.32-acres property located at **240 Greenwich Avenue** in the CGB, CGBR, and CGIO zones. (Staff: MA) (**Must open by 8/11/2022**) (Maximum extension to open available to 10/15/2022)
- **To view the application materials and staff report, please click [here](#).**
11. **The Milbrook Corporation**; application PLPZ 2022 00273, for a Final Site Plan and Special Permit to remove the existing one and one-half story tennis house and replace it with a new two-story tennis house and lounge, to expand the patio and other landscaping improvements for the Milbrook Club, pursuant to Sections 6-5, 6-13 through 6-17, 6-94, 6-101 and 6-205 on a combined two parcels totaling 4 acres located at **61 Woodside Drive** in the R-20 zone. (Staff: BD) (**Must open by 8/25/2022**) (Maximum extension to open available to 10/29/2022)
- **To view the application materials and staff report, please click [here](#).**
12. **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 8/16/2022**) (Maximum extension to decide granted)
- **To view the application materials and staff report, please click [here](#).**

13. 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 and 6/21/2022 meetings, 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. Planning and Zoning Commission;** discussion of Connecticut Public Act 21-29 (PA 21-29) and to consider a draft resolution regarding the Accessory Dwelling Units.
- *To view the draft resolution, please click [here](#).*

14. DECISION ITEMS:

15. APPROVAL OF MINUTES:

16. OTHER

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

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 8/3/2022) (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 8/2/2022) (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 8/2/2022) (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)*

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 8/2/2022) (Extension to open granted. Maximum extension to open available to 9/3/2022)*

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

Chabad Lubavitch of Greenwich; application PLPZ 2022 00266, for a Final Site Plan to remove and reinstall a 40' x 40' tent, for a 6-month period, to be used for religious services on Saturdays, and religious school on Sundays on a 5,909 sq. ft. property located at **6 Lincoln Avenue**, in the CGB Zone. *(Staff: PL) (Must decide by 10/15/2022) (Maximum extension to decide granted.)*

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 close by 8/11/2022) (Maximum extension to close available to 8/13/2022) (Opened at the 7/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

Renamba Greenwich LLC; application PLPZ 2022 00325, for a Zoning Map Amendment, to re-zone property located at **0 Old Track Road** from GB to the proposed GB-MRCO (Managed Residential Overlay) Zone, (as shown on a re-zoning map on file in the Town Clerk's Office) and per Sections 6-22 of the Town of Greenwich Building Zone Regulations. *(Staff: PL) (Must close by 8/11/2022) (Maximum extension to close available to 10/15/2022) (Opened at the 7/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

Renamba Greenwich LLC; application PLPZ 2022 00251, for a Final Coastal Site Plan and Special Permit to construct a new, ½-story, 98,237 square foot Managed Residential Community, to include thirty (30) memory care studio units, ninety-seven (97) one-bedroom assisted living apartments, and seven (7) two-bedroom assisted living apartments (134 units in total) with onsite amenities, and underground parking for 77 vehicles, pursuant to Sections 6-13 through 6-15, 6-17, 6-94(a)(5), 6-97(a)(1), 6-98(a)(1), 6-111, 6-115,6-155 through 6-158 and 6-205 of the Greenwich Building Zone Regulations on a 2.5344-acre located at **0 Old Track Road** in the GB Zone (proposed to be GB-MRCO). *(Staff: PL) (Must close by 8/11/2022) (Maximum extension to close available to 10/15/2022) (Opened at the 7/7/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

4 Chasmar Road, LLC; application PLPZ 2022 00259, for a Final Subdivision, to demolish the existing house, subdivide a 18,821 sq. ft. lot into two parcels where Parcel "A" will equal 7,550 sf and Parcel "B" will equal 8,446 sf, with a set aside of 2,825 sf (Open Space Parcel P), and construct two single family homes on a property located at **4 Chasmar Road** in the R-7 zone. *(Staff: BD) (Must decide by 8/8/2022) (Maximum extension to decide available to 9/28/2022)*

Louie's Italian Restaurant and Bar; application PLPZ 2022 00263, for a Final Site Plan for proposed outdoor dining consisting of 36 seats and a 12' x 30' tent with lighting on a 0.6396-acre lot located at **134-138 River Road Extension** within the LB zone. *(Staff: MA) (Must decide by 8/11/2022) (Maximum extension to decide available to 10/15/2022)*

MJKD, LLC; application PLPZ 2022 00247, for a Final Coastal Site Plan and Special Permit to construct a new dwelling with an indoor athletic facility, and related site work, the result of which would exceed the 150,000 cubic feet in building volume pursuant to Sec. 6-101(a) and Sections 6-13 through 6-15, 6-17, 6-93, 6-94, 6-111, 6-139.1 and 6-205 of the Town of Greenwich Building Zone Regulations on a 3.049-acres property located at **31 Vista Drive** in the R-20 and COZ Zones. *(Staff: PL) (Must open by 8/3/2022) (Maximum extension to open available to 10/1/2022)*

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.