

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

FRIDAY, August 5, 2022

TENTATIVE AGENDA

PUBLIC HEARING 10:00 AM

- 1. Town of Greenwich Planning and Zoning Commission;** application to adopt or opt-out of CT Public Act 21-29 (PA 21-29), as it amends Section 8-2 of the CT General Statutes regarding minimum parking and accessory apartment provisions contained therein.
- 2. DISCUSSION ITEMS:**
- 3. DECISION ITEMS:**
- 4. APPROVAL OF MINUTES:**
- 5. OTHER**

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

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 act by 9/11/2022) (Maximum time to defer available to 12/10/2022)*

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 9/9/2022) (Extension to decide granted to 9/8/2022. Maximum extension to decide available to 10/29/2022)*

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 9/9/2022) (Extension to closed granted to 9/9/2022. Maximum extension to decide available to 10/29/2022)*

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 close by 9/8/2022) (Extension to close, granted to 9/8/2022. Maximum extension to close available to 10/23/2022) (Opened at the 7/19/2022 Meeting) (Seated: Alban, Macri, Lowe, Levy, Welles for Yeskey)*

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.)*

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 9/8/2022) (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 9/8/2022) (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 9/8/2022) (Extension to decide granted to 9/8/2022. 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 10/1/2022) (Extension to decide granted to 10/1/2022. 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 9/8/2022) (Extension to open granted to 9/8/2022. 35 days to close, once opened to 10/13/2022. Maximum extension to open available to 10/1/2022. If opened on 9/8/2022, maximum extension to close, available to 11/24/2022.)*

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.