

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=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

TUESDAY, October 25, 2022

FINAL AGENDA

REGULAR MEETING 4:00 PM

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

- 1. The Kaali-Nagy Company;** application PLPZ 2022 00437 for a Final Subdivision, for a proposed lot line revision between two (2) existing parcels to transfer 0.381-acres of land from 133 Doubling Road to 137 Doubling Road and 0.215-acres of land from 137 Doubling Road to 133 Doubling Road, the subject parcels, located at **133 and 137 Doubling Road**, in the RA-1 zone. *(Staff: JP) (Must decide by 11/5/2022) (Maximum extension to decide available to 1/4/2023)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view a presentation provided by the applicant, please click [here](#).*
- 2. 239 Greenwich Avenue, LP;** application PLPZ 2022 00317, for a Final Site Plan, to create an outdoor, rooftop terrace to serve as an amenity for the residential tenants of the building, on 11,240 sq. ft. lot located at **239 Greenwich Avenue** in the CGBR zone. *(Staff: BD) (Must decide by 10/29/2022) (Maximum extension to decide granted)*
 - *To view the application materials and staff report, please click [here](#).*

3. **18 Armstrong Lane LLC**; application PLPZ 2022 00394, for a Final Coastal Subdivision, to create two (2) lots, one 12,011 sq. ft. lot and one 12,040 sq. ft. lot, and a 4,039 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 10/26/2022) (Maximum extension to open available to 12/2/22.)*
 - *To view the application materials and staff report, please click [here](#).*
4. **18 Armstrong Lane LLC**; application PLPZ 2022 00430 for a Final Coastal Site Plan, to remove the existing dwelling and construct a single-family dwelling with related site work improvements, on a 12,011 sq. ft. lot (Parcel “X-R”) (subject to approval of subdivision application PLPZ202200394) located at **18 Armstrong Lane** in the R-12 and Coastal Overlay zones. *(Staff: BD) (Must decide by 11/12/2022) (Maximum extension to decide available to 1/16/23.)*
 - *To view the application materials and staff report, please click [here](#).*
5. **18 Armstrong Lane LLC**; application PLPZ 2022 00431 for a Final Coastal Site Plan, to remove the existing dwelling and construct a single-family dwelling with related site work improvements, on a 12,040 sq. ft. lot (Parcel “Y-R”) (subject to approval of subdivision application PLPZ202200394) located at **18 Armstrong Lane** in the R-12 and Coastal Overlay zones. *(Staff: BD) (Must decide by 11/12/2022) (Maximum extension to decide available to 1/16/23.)*
 - *To view the application materials and staff report, please click [here](#).*

PUBLIC HEARING

(To commence after the above items are heard)

6. **Amendment to the 2019 Plan of Conservation and Development (POCD) to add the 2022 Open Space Plan**; to hear public comments on the draft, Open Space Plan as an amendment to the 2019 Plan of Conservation and Development, as on file in the office of the Planning and Zoning Commission, Town Clerk’s Office, and on the Town website, www.GreenwichCT.gov.
 - *To view the latest draft of the Open Space Plan, please click [here](#).*
7. **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) 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 10/25/2022) (Extension to open granted. Maximum extension to open available to 11/5/2022)*
 - *To view the application materials and staff report, please click [here](#).*
 - *To view a presentation provided by the applicant, please click [here](#).*

8. **Greenwich Hospital & GH Realty Holding, LLC**; application PLPZ 2022 00352, for a Zoning Map Amendment, to re-zone properties located at **16-38 Lake Avenue & 54-64 Lafayette Place** (eight (8) parcels, equal to 94,869 sq. ft. of property) from the RMF Zone to H-2 Zone, (as shown on a re-zoning map on file in the Town Clerk's Office). (Staff: KD) (**Must close by 10/25/2022**) (Maximum extension to close available until 12/19/2022) (Opened at the 9/8/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)
- To view the application materials and staff report, please click [here](#).
9. **Greenwich Hospital & GH Realty Holding, LLC**; application PLPZ 2022 00351, for a Final Site Plan and Special Permit, to construct an new hospital building, a Smilow Cancer Center, a 55,700 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town's right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94,869 sq. ft. of land located at **16-38 Lake Avenue & 54-64 Lafayette Place** in the RMF Zone but proposed to be re-zoned to the H-2 Zone (Staff: KD) (**Must close by 10/25/2022**) (Maximum extension to close available until 12/19/2022) (Opened at the 9/8/2022 meeting.) (Seated: Alban, Macri, Levy, Yeskey, Lowe)
- To view the application materials and staff report, please click [here](#).
10. **Greenwich Boys & Girls Club Association, Inc.**; application PLPZ 2022 00397, for Final Coastal Site Plan and Special Permit, to make additions and alterations to the Club's existing Main Clubhouse building, rebuild an existing egress stair on the westerly side of the site and related site work on a 2.47-acres property located at **4 Horseneck Lane** in the R-6, COZ, and FHOZ zones. (Staff: MA) (**Must close by 11/22/2022**) (Maximum extension to close available to 12/29/2022) (Opened at the 9/20/2022 Meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)

Application PLPZ 2022 00397 has been postponed. Extension granted.

11. **Eagle Hill Foundation Inc.**; application PLPZ 2022 00355, for Final Site Plan and Special Permit to construct a covered patio off of the Hardwick House, changing the internal circulation and parking, and update the campus entrance at 45 Glenville Road, on a 15.45-acres property located at **45 Glenville Road** in the RA-2 zone. (Staff: JP) (**Must open by 11/10/2022**) (Extension to open granted. Maximum extension to open available to 11/26/22.)

Application PLPZ 2022 00355 has been postponed. Extension granted.

12. **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 10/27/2022**) (Maximum extension to close granted) (Opened at the 7/19/2022 Meeting) (Seated: Alban, Macri, Lowe, Levy, Welles for Yeskey)
 - **To view the application materials and staff report, please click [here](#).**
13. **Salvatore Gizzo**; application PLPZ 2022 00313 for a Final Site Plan and Special Permit, to retain the existing single-family home and construct a new single-family home in the rear of the property, on a 11,718 sq. ft. parcel located at **151 Hamilton Avenue** in the R-6 and HO (formerly HRO) Zones. (Staff: BD) (**Must close by 10/25/2022**) (Extension to close granted to 10/25/22. Maximum extension to close available to 11/10/2022) (Opened at the 8/2/2022 meeting. Postponed at the 10/13/2022 meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)
 - **To view the application materials and staff report, please click [here](#).**
14. **County Realty Co.**; application PLPZ 2022 00372, for a Final Site Plan and Special Permit, to close off the existing drop-off canopy, enclosing 3,1000 sq. ft. of new service space, for technicians, and the loss of seven (7) surface parking spaces, to be offset by the installation of 22 stacking units, the result of which would exceed the 40,000 cubic feet in building volume in a business zone, on a 37,166 sq. ft. property located at **241 West Putnam Avenue** in the GB Zone. (Staff: PL) (**Must open by 10/25/2022**) (Extension to open granted. Maximum extension to open available to 11/26/2022)
 - **To view the application materials and staff report, please click [here](#).**
 - **To view a presentation provided by the applicant, please click [here](#).**
15. **Fred N. Durante Jr.**; application PLPZ 2022 00455, for a Preliminary Re-Subdivision to re-subdivide a 40,191 sq. ft. property (contingent upon Final Subdivision PLPZ 202200454) into two lots where Lot R-1A would be 23,815 sq. ft. and Lot R-1B would be 15,495 sq. ft. at **328 Palmer Hill Road** in the R-12 and LBR-1 zones. (Staff: BD) (Must decide by 11/19/2022) (Maximum extension to decide available 1/18/2023)
 - **To view the application materials and staff report, please click [here](#).**
 - **To view a presentation provided by the applicant, please click [here](#).**
16. **DISCUSSION ITEMS:**
 - a. **New England Investment Partners LLC**; application PLPZ 2022 00458, 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 3,094 s.f. restaurant on a 26,121 s.f. lot, located at **1205 East Putnam Avenue** in the LB zone.
 - **To view the pre-application materials, please click [here](#).**
 - **To view public comment regarding this application, please click [here](#).**

- b. **Greenwich Country Day School, Inc.;** application PLPZ 2022 00427, 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 lot line revision to consolidate a 1.2266-acre lot located at 50 Fairfield Road into the main campus lot and remove a formerly consolidated (PLPZ 2011 00054) 1.3316-acre lot located at 48 Fairfield Road from the main campus, in order to construct a gymnasium addition on the newly created 33.4724-acre lot located at **401 Old Church Road** in the RA-1 zone.

Pre-application PLPZ 2022 00427 has been postponed.

17. **DECISION ITEMS:**
18. **APPROVAL OF MINUTES:**
19. **OTHER**

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

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, 6/21/2022 and 7/19/2022 meetings, left open to be discussed further at a later date)*

LaFrentz Development LLC; application PLPZ 2022 00381, for a Final Site Plan and Special Permit to construct a single-family home, guest house, pool, tennis court and shed with landscaping, hardscape, access drives and parking areas, resulting in total building volume in excess of the 150,000 cubic feet, on an 8.048-acres property (proposed under PLPZ202200380) located at **60 LaFrentz Road** in the RA-4 zone. *(Staff: BD) (Must close by 11/17/2022) (Maximum extension to open available to 1/14/2023) (Opened at the 10/13/22 meeting) (Seated: Alban, Welles for Macri, Levy, Yeskey, Lowe)*

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.