

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

**Town Hall Meeting Room**  
101 Field Point Road, Greenwich, CT

**June 26, 2018**

## **ACTION AGENDA WITH DECISIONS**

*Regular Members Present and Seated: Richard Maitland, Margarita Alban, Andrew Fox, and Nicholas Macri*

*Regular Member Absent: Peter Levy*

*Alternate Member Present: Victoria Goss*

*Alternate Members Absent: Dennis Yeskey, and Dave Hardman*

*Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner*

### **REGULAR MEETING 7:00 PM**

1. **Chestnut Street Realty Co. LP (Etourduissant)**; application PLPZ 2018 00273 for a final coastal site plan to use a portion of the existing warehouse building for the storage of exotic, antique and collectors' motor vehicles on a 5.89-acre property located at 50 Chestnut Street in the GB zone. (Staff: PL) (Must decide by 8/16/2018) (Maximum extension available to 10/20/2018)

Left Open – No Action Taken

2. **Palmer Island LLC**; application PLPZ 2018 00250 for a final coastal subdivision to divide a 67,605.38 sq. ft. property located at 10 South End Court and create two lots where Lot 1 would equal 18,940.25 sq. ft., and Lot 2 would equal 19,673.77 sq. ft., and an open space area of 20,077.13 sq. ft. (equal to 29.7% of the total zoning lot area) in the R-12 zone. (Staff: MA) (Must decide by 7/20/2018) (Maximum extension to decide available to 9/18/2018)(Postponed at the 5/31/18 meeting) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Postponed by Applicant

3. **Palmer Island Lot 2;** application PLPZ 2018 00266 for a final coastal site plan to construct a new single family residence and related site improvements including parking, drives, landscaping, and LID treatment of storm water runoff on property located at 10 South End Court in the R-12 zone. *(Staff: MA) (Must decide by 8/16/2018) (Maximum extension available to 10/20/2018)*

Postponed by Applicant

4. **Antoinette Delia;** application PLPZ 2018 00197 for a final site plan, to designate unit #3, an existing three-bedroom basement apartment, as a “set-aside development” pursuant to the Connecticut General Statutes Sec. 8-30g. The proposal is in response to a cease and desist order of the Town’s Zoning Enforcement Officer to validate this unit and no new construction is proposed as part of this application. The subject parcel is a 13,715 sq. ft. property located at 62 Byram Terrace Drive in the R-6 zone. *(Staff: PL) (Must decide by 9/8/2018) (Maximum extension granted) (Postponed at the 6/12/2018 meeting)*

Postponed by Applicant – Extension Granted

5. **Barry G. and Jane T. Haines;** application PLPZ 2018 00221 for a final coastal site plan to construct a new 4,802 sq. ft. home and related site improvements on a 21,708 sq. ft. property located at 206 Shore Road, Old Greenwich in the R-20 and Coastal Overlay zones. *(Staff: BD) (Must decide by 7/19/2018) (Maximum extension to decide available to 9/22/2018) (Postponed at the 6/12/2018 meeting)*

Motion to approve final coastal site plan with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri

5-0

6. **St. Paul's Evangelical Lutheran Church, Inc.;** application PLPZ 2018 00238 for a final coastal subdivision to confirm that 292 Delavan Avenue and 0 William Street (Tax ID 04-1023/S) are separate building lots from the main St. Paul's Evangelical Lutheran Church property at 286 Delavan Avenue. The Subject Parcels are within the R-6 and R-MF zones. *(Staff: BD) (Must decide by 7/10/2018) (Maximum extension available to 9/8/2018)*

Left Open – Extension Granted to 7/24/2018

Recused: Macri

7. **Robin Hill LLC & Smokey Hill LLC**; application PLPZ 2018 00195 for a preliminary subdivision to transfer 47,516 sq. ft. of land from the parcel at 7 John Street to 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Maximum extension to decide by 8/11/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Postponed by Applicant

8. **Smokey Hill LLC**; application PLPZ 2018 00196 for a preliminary subdivision, to create two (2) parcels of land from an 8.311-acres parcel of land (as proposed to be amended by subdivision application PLPZ 2018 00195) where Lot No. 1 would equal 4.001-acres and Lot No.2 would equal 4.310-acres (4.000 acres less accessway) with an open space easement area of 1.247 acres on a property located at 25 Buckfield Lane in the RA-4 zone. (Staff: BD) (Maximum extension to decide granted to 8/11/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Postponed by Applicant

9. **Ali Fayed, Trustee/Pear Lane, LLC**; application PLPZ 2018 00252 for a final coastal subdivision for an equal area exchange of 557 sq. ft. between properties located at 50 and 52 Pear Lane in the RA-1 and RA-2 zones. (Staff: MA) (Must decide by 7/21/2018) (Maximum extension available to 9/19/2018)

Left Open – No Action Taken

10. **181 Clapboard LLC & 185 Clapboard Ridge LLC**; application PLPZ 2018 00226 for a final subdivision to revise the common lot line between properties located at 181 & 185 Clapboard Ridge Road where 181 Clapboard Ridge would be 2.992 acres and would be reduced to 2.26 acres and 185 Clapboard Ridge is 3.03 acres and would be increased to 3.763 acres. Both parcels are within the RA-2 zone. (Staff: SB) (Must decide by 7/7/2018) (Maximum extension available to 9/5/2018)

Motion to find not a subdivision or re-subdivision

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Goss (for Levy), Fox, and Macri

5-0

**PUBLIC HEARING 7:15 PM**

11. **185 Clapboard Ridge, LLC**; applications PLPZ 2018 00227 and PLPZ 2018 00228, for a final site plan and special permit, to renovate and expand the existing dwelling to 10,906 sq. ft. of floor area the result of which would exceed the 150,000 cubic feet threshold of Sec. 6-101(a) and make related site improvements on a 3.763-acres property (as proposed to be amended under subdivision application PLPZ 2018 00226) located at 185 Clapboard Ridge Road in the RA-2 zone. (Staff: SB) (Must open by 7/9/2018) (Maximum extension to open available to 9/22/2018)

Motion to approve final site plan and special permit with modifications  
Moved by Alban, seconded by Fox  
Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri  
5-0

12. **Pear Lane, LLC**; applications PLPZ 2018 00253 and PLPZ 2018 00254, for a final coastal site plan and special permit, to construct a new 5,310 sq. ft. dwelling the result of which would exceed the 150,000 cubic feet threshold of Sec. 6-101(a) and make related site improvements on a 70,131 sq. ft. property located at 52 Pear Lane in the RA-1 zone. (Staff: MA) (Must open by 8/4/2018) (Maximum extension to open available to 10/8/2018)

Left Open – No Action Taken

13. **Marc and Debra Shore**; applications PLPZ 2018 00177 and PLPZ 2018 00178, for a final site plan and special permit, to make additions to a parcel which would further exceed the 150,000 cubic volume threshold requiring special permit per 6-101(a) on a 4.917-acres property located at 102 Clapboard Ridge Road in the RA-2 zone. (Staff: BD) (Must open by 8/25/2018) (Maximum extension available to 8/25/2018)

Postponed by Applicant

14. **Rockhill Real Estate VII LP**; application PLPZ 2018 00184, for a Zoning Map Amendment, to re-zone the property at 15 Oak Ridge Street from R-6 to P-zone (as shown on a zoning map on file in the Town Clerk's office) on property located at 15 Oak Ridge Street in the R-6 zone. (Staff: PL) (Must close by 7/17/2018) (Maximum extension to open available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Postponed by Applicant

**REGULAR MEETING CONTINUED**

15. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00183, for a final site plan, to demolish the existing dwelling and construct a parking lot on a property located at 15 Oak Ridge Street and subject to re-zoning PLPZ 2018 00184 which would re-designate the property from the R-6 to a “P” zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Postponed by Applicant – Extension Granted to 7/11/2018

16. **Rockhill Real Estate VII LP;** applications PLPZ 2018 00181, for a final site plan, to demolish the existing building and construct a new two-story motor vehicle sales and service building for Greenwich Lamborghini on a property located at 300 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Postponed by Applicant – Extension Granted to 7/11/2018

17. **DISCUSSION ITEMS:**

18. **DECISION ITEMS:**

19. **APPROVAL OF MINUTES:**

May 31, 2018

June 12, 2018

Motion to approve Minutes of May 31, 2018 and June 12, 2018

Moved by Fox, seconded by Macri

Voting in favor: Maitland, Alban, Goss (*for Levy*), Fox, and Macri

5-0

20. **OTHER:**

a. Executive Session on pending litigation or personnel matters. - None

b. Other items as may properly come before the Commission. - None

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON  
SUBSEQUENT MEETINGS:**

**Tiger Venture LLC;** applications PLPZ 2018 00108 and PLPZ 2018 00112, for a final site plan and special permit, to construct a new residence, pool, pool patio, tennis court, driveway and related site and stormwater improvements the result of which would exceed the 150,000 cubic feet in volume threshold on a 4.299-acre property located at 24 Meeting House Road in the RA-4 zone. *(Staff: JP) (Must open by 8/11/2018) (Maximum extension to open granted) (Postponed at the 5/1/2018 meeting)*

**Michael J. Banks;** applications PLPZ 2018 00136 and PLPZ 2018 00137, for a final coastal site plan and special permit, to construct a new mixed-use building with a moderate income housing unit with general site improvements to the site which include four (4) surface parking spaces, two (2) spaces interior to the building and one ADA compliant surface parking space. The proposed building would house retail space and a jobbing establishment on the first floor, and four (4) one-bedroom units on the second floor, one (1) of which would be deed restricted as a moderate income unit per Section 6-110 of the Town's Building Zone Regulations on a 4,984 sq. ft. property located at 4 Armonk Street in the LBR-2 zone. *(Staff: PL) (Must close by 8/9/2018) (Maximum extension to close granted) (Continued from the 5/1/2018 and 5/31/2018 meetings) (Seated: Maitland, Alban, Levy, Hardman (for Fox), and Yeskey (for Macri))*

**Planning and Zoning Staff;** application PLPZ 2018 00233, for a Zoning Text amendment, submitted pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes, to amend Sections: 6-15(a)(1) and (2); 6-17(d)(1) through (12); 6-19(a)(4); 6-20(b), (c), (d), and (e); 6-94(a)(1),(5), (8), and (9); 6-94(b)(1) through (4); 6-95(a), (a)(2)(A), (a)(3), (a)(7), and (a)(8); 6-100; 6-101(a); 6-106(a); 6-108(c); 6-109(d)(5); and 6-205 Note 7 of the Town of Greenwich Building Zone Regulations. The Building Zoning Regulations currently specify when a particular use is subject to a special permit application subject to Planning and Zoning Commission review and approval, or a special exception subject to review and approval by the Zoning Board of Appeals. Application PLPZ 2018 00233 is a proposal to amend the aforementioned Sections such that all special exception uses would now be reclassified as special permit uses with the exception of accessory uses in residential zones over a certain size (see Section 6-95(a)(2)(A)), which would still be handled by the Planning and Zoning Board of Appeals unless it is part of a special permit application already required per Section 6-101, then only a special permit is needed. The net effect of this would be that the outside resources available to the Planning and Zoning Commission would now be applied to the questions of use that had previously been characterized as special exception uses. These resources include analytical reports prepared by Planning and Zoning Staff, which include specific comments from Town Departments, reports from the Commission's Traffic Consultant, and public briefing meeting

prior to the public hearings. This would also have the effect of significantly reducing the time it takes to go through the regulatory process from approximately nine (9) months to four (4) months. Lastly proposed, is a modification that would allow the Commission, under special permit applications, to permit a limited increase of FAR for special permit uses in residential zones, for those properties that also rezone to Historic Overlay to protect historic assets, and also for non-profit educational institutions. A complete copy of the proposed text amendments are on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and also on the Town of Greenwich's website at:

[http://www.greenwichct.org/government/departments/planning\\_and\\_zoning/](http://www.greenwichct.org/government/departments/planning_and_zoning/)

*(Staff: KD) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**John Margenot;** application PLPZ 2018 00205 for a final coastal site plan to construct additions to the home increasing the gross floor area from 2,576 sq. ft. to 5,053 sq. ft. and make renovations to an existing two-family dwelling on a 9,443 sq. ft. property located at 29 Davenport Avenue in the R-6 zone. *(Staff: PL) (Must decide by 7/5/2018) (Maximum extension to decide available to 9/8/2018) (Postponed at the 6/12/2018 meeting) (Application was listed on the 6/12/2018 agenda, but not heard)*

**Robert J. Natale, Jr.;** application PLPZ 2018 00206 for a final subdivision to subdivide the existing 18,509 sq. ft. property and create two (2) parcels where Parcel "X" will be 7,600 sq. ft., and Parcel "Y" will be 10,909 sq. ft., (including an accessway of 2,303 sq. ft.) on property located at 259 Pemberwick Road in the R-7 zone. *(Staff: MA) (Maximum extension to decide by 8/25/2018) (Continued from the 6/12/2018 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

**Elizabeth B. Ruprecht & William F. Ruprecht;** application PLPZ 2018 00189 for a final subdivision to subdivide the two (2) parcels at 80 Sherwood Avenue and 0 Greenfield Place (Lot 1 of filed subdivision map #8463), totaling 7.4310-acres, into three (3) parcels where Parcel A would be 2.7527-acres, Parcel B would be 2.0727-acres, Parcel C would be 2.0020-acres, and an open space parcel of 0.6038-acres (equal to 15% of the 4.0201-acres of land not part of a previously approved subdivision) is proposed to be created in the RA-2 zone. *(Staff: SB) (Maximum extension to decide by 8/23/2018) (Postponed at the 6/12/2018 meeting) (Application was listed on the 6/12/2018 agenda, but not heard)*