

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

THURSDAY, November 10, 2022

FINAL AGENDA

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

- Fred N. Durante, Jr. & Myung Ja Chung**; application PLPZ 2022 00454 for a Final Subdivision, for a proposed lot line revision between two (2) existing parcels to transfer 1,330 sq. ft. of land from 6 Neighborly Way to 328 Palmer Hill Road and 2,211 sq. ft. of land from 328 Palmer Hill Road to 6 Neighborly Way, the subject parcels, located at **328 Palmer Hill Road and 6 Neighborly Way**, in the LBR-1 and R-12 zones. *(Staff: MA)*
(Must decide by 11/15/2022) (Maximum extension to decide available to 1/14/2023)
 - To view the application materials and staff report, please click [here](#).*

PUBLIC HEARING

(To commence after the above items are heard)

2. **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: MA) (Must decide by 11/19/2022) (Maximum extension to decide available 1/18/2023) (Heard at the 10/25/2022 meeting) (Seated: Alban, Macri, Levy, Barolak for Yeskey, Lowe)*
 - *To view the application materials and staff report, please click [here](#).*

3. **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 11/10/2022) (Maximum extension to close granted to 11/10/22) (Opened at the 8/2/2022 meeting. Postponed at the 10/13/2022 meeting. Continued at the 10/25/2022 meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*
 - *To view the application materials and staff report, please click [here](#).*

4. **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, add a playground, change the internal circulation and parking, and update the campus entrance at 45 Glenville Road, on a 15.45-acre property located at **45 Glenville Road** in the RA-2 zone. *(Staff: JP) (Must open by 11/22/2022) (Extension to open granted. Maximum extension to open available to 11/26/22.)*

Application PLPZ 2022 00355 has been postponed. Extension granted.

5. **L + M Orchard Street, LLC;** application PLPZ 2022 00426, for a Final Site Plan and Special Permit, to construct a two-unit residential building, on a 7,063 sq.ft. parcel located at **25 Orchard Street** in the R-6 Zone. *(Staff: JP) (Must open by 11/12/2022) (Maximum extension to open available to 1/16/2023)*
 - *To view the application materials and staff report, please click [here](#).*

6. **Bailiwick Club;** application PLPZ 2022 00398, for a Final Site Plan and Special Permit, to modify special permit #62 to allow for lighting of the platform tennis courts and to extend the hours of operation during platform tennis season to 10:00 pm, on a 7.63-acre property located at **12 Duncan Drive** in the RA-1 zone. *(Staff: MA) (Must open by 11/12/2022) (Maximum extension to open available to 1/16/2023)*
 - *To view the application materials and staff report, please click [here](#).*

7. **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)
 - **To view the application materials and staff report, please click [here](#).**

8. **Darien Partners LLC**; application PLPZ 2022 00402, for a Final Coastal Site Plan and Special Permit, to construct a two-unit residential building, on a 4,941 sq. ft. parcel located at **26 Homestead Lane** in the R-6, FHOZ and COZ Zones. (Staff: JP) (Must open by 11/22/2022) (Extension to open granted. Maximum extension to open available to 1/16/2023)

Application PLPZ 2022 00402 has been postponed. Extension granted.

9. **DISCUSSION ITEMS:**
 - a. **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.
 - **To view the pre-application materials, please click [here](#).**

 - b. **100 Field Point Circle LLC**; application PLPZ 2022 00498, , 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 proposed interior remodeling, addition of two porches, conversion of the basement level natatorium into a gym which would exceed 1,200 square feet, reconstruction and expansion of the existing pool, construction of a pool pavilion and below grade garage, reconstruction of a portion of the driveway and reduction of the front motor court, on a 94,190 sq. ft. lot located at **100 Field Point Circle** in the RA-2 and COZ zones.
 - **To view the pre-application materials, please click [here](#).**

10. DECISION ITEMS:

- a. **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 decide by 12/29/2022) (Maximum extension to close available until 2/22/2023) (Opened at the 9/8/2022 meeting; closed at the 10/25/2022 meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)

- b. **Greenwich Hospital & GH Realty Holding, LLC**; application PLPZ 2022 00351, for a Final Site Plan and Special Permit, to construct a 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 decide by 12/29/2022) (Maximum extension to close available until 2/22/2023) (Opened at the 9/8/2022 meeting; closed at the 10/25/2022 meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)

11. APPROVAL OF MINUTES:

12. OTHER

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

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)

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 close by 11/29/2022**) (Extension to open granted. Maximum extension to close available to 12/31/2022)

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-acre 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)*

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.