

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)
(888) 475-4499 (Toll Free)
(833) 548-0276 (Toll Free)
(833) 548-0282 (Toll Free)

Webinar ID: 889 0152 1350
Password: 0518864

Wednesday, January 11, 2023

FINAL AGENDA

REGULAR MEETING 5:00 PM

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

1. 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, 6/21/2022, 7/19/2022 and 12/20/2022 meetings,)*
- *To view the pre-application material, please click [here](#).*
 - *To view a presentation provided by the applicant, please click [here](#).*

2. DECISION ITEMS:

3. APPROVAL OF MINUTES:

4. OTHER

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

Walgreen Store #6757; application PLPZ 2022 00534, for a Final Site Plan, to relocate a trash enclosure with landscaping to the southeast corner of the existing building, causing a reduction of one (1) standard parking space and conversion of one (1) standard parking space to an ADA compliant space, on a 2.16-acre property located at **1333 East Putnam Avenue** in the LB zone. *(Staff: MA) (Must decide by 2/9/2023) (Maximum extension to decide available to 4/15/2023) (Heard at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

177 Hamilton LLC; application PLPZ 2022 00510, for a Final Site Plan and Special Permit, to construct a 10-unit, set-aside development, comprised of two (2) studio; five (5) one-bedroom; and three (3) two-bedroom units, where thirty percent (30%) or three (3) of the total number of units would qualify as affordable housing units and eleven (11) on-site parking spaces, including one (1) ADA compliant parking space, on a 7,288 sq. ft. property located at **15 Grand Street** (also known as 177 Hamilton Avenue in the LBR-2 Zone. *(Staff: PL) (Must close by 1/24/2022/2023) (Maximum extension to close available to 3/30/2023) (Opened at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

420 Field Point Propco LLC; application PLPZ 2022 00496, for a Final Site Plan and Special Permit, to reduce the number of guestrooms from nineteen (19) to fourteen (14) through the creation of guestroom suites, relocation of the barn, construction of a new attached two-car garage, a new stable building and the addition of nine (9) parking spaces on a 2.73-acre property located at **420 Field Point Road** in the R-20 zone. *(Staff: BD) (Must close by 1/24/2022) (Maximum extension to close available to 3/30/2023) (Opened at the 12/20/2022 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

GP Holding Company, Inc.; application PLPZ 2022 00482, for a Final Coastal Site Plan and Special Permit, to demolish the existing theatre and, and in its place, construct a new mixed-use (restaurant, and retail) space with pedestrian plaza and better pedestrian access to the train platform; renovate and re-facing of the remaining mixed-use (retail and office) building and both interior and exterior improvements to the train station, replacement of sidewalks and added street trees, on property located at **2-28 Railroad Avenue** in the CGB, CGBR, CGIO, Coastal Overlay and Flood Hazard Overlay Zones. *(Staff: PL) (Must close by 1/24/2023) (Extension to close granted to 1/24/2023. Maximum extension to close available to 3/2/2023) (Opened at the 11/22/2022 Meeting) (Seated: Alban, 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.