

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)
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(833) 548-0282 (Toll Free)

Webinar ID: 889 0152 1350
Password: 0518864

Tuesday, February 7, 2023

FINAL AGENDA

REGULAR MEETING 4:00 PM

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

1. DISCUSSION ITEMS

- a. **Julian Curtiss School (Town of Greenwich Board of Education);** request for appeal of the Architectural Review Committee's final comments on Exterior Application PLPZ 202200557 for a proposed ground mounted cooling tower with screening fence, at the Julian Curtiss Elementary School, located at **180 East Elm Street** in the R-6 zone. *(Staff: MA)*

- *To view materials related to this appeal, please click [here](#).*

2. **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)*

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

PUBLIC HEARING

(Commenced after the above items were heard)

3. **Leonard and Joanne Phillips**; application PLPZ 2022 00441, for a Final Site Plan and Special Permit, to construct a 587 sq. ft. addition and new rear deck to an existing two-family residence with no change to number of dwelling units (two) nor bedroom count (1-bedroom each), on a 5,945 sq. ft. property located at **220 Davis Avenue** in the R-6 zone. *(Staff: MA) (Must close by 2/14/2023) (Maximum extension to close available to 2/20/2023) (Opened at the 1/10/2023 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*
 - *To view the application materials and staff report, please click [here](#).*

4. **Tyler Mitchell**; application PLPZ 2022 00537, for a Final Site Plan and Special Permit, to construct a pool house, pool and patio, the result of which would increase the building volume of the site above 150,000 cubic feet, requiring a special permit pursuant to Sections 6-13 through 6-15, 6-17, 6-93, 6-101(a) and 6-205 of the Town of Greenwich Building Zone Regulations on a 8.14-acres property located at **45 Burying Hill Road** in the RA-4 Zone. *(Staff: BD) (Must open by 2/9/2023) (Maximum extension to open available to 4/15/2023)*
 - *To view the application materials and staff report, please click [here](#).*

5. **Town of Greenwich**; application PLPZ 2022 00546, for a Zoning Text Amendment to amend Sec. 6-5.(a), to define “Electric Vehicles”, “Electric Vehicle Charging Levels”, “Electric Vehicle Charging Station”, and create a new section, Sec 6-163.1, ELECTRIC VEHICLE OFF-STREET PARKING REQUIREMENTS, pursuant to Section 6-22 of the Town of Greenwich Building Zone Regulations, and Section 8-3 of the Connecticut General Statutes. A complete copy of the proposed text amendment is on file and available in the Planning and Zoning Office, Greenwich Town Hall, 101 Field Point Road, Greenwich, CT 06830, and on the Town of Greenwich’s website at: <https://www.greenwichct.gov/DocumentCenter/View/34954/DRAFT-PLPZ-2022-00546--EV-Parking-Regs> *(Staff: PL)*
 - *To view the proposed Text Amendment, please click [here](#).*
 - *To view the staff report, please click [here](#).*

REGULAR MEETING (continued)

6. **DISCUSSION ITEMS (continued):**
 - a. **24 Homestead Lane LLC**; application PLPZ 2022 00004, 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 two-family dwelling and associated site improvements on a 5,057 s.f. parcel, located at **24 Homestead Lane** in the R-6, FHO and COZ Zones.
 - *To view the pre-application materials, please click [here](#).*

- b. **51 Dearfield LLC; 53 Purchase LLC; JSM Partners, LLC; Brenview, LLC and 3 Stonington LLC**; application PLPZ 2022 00005, 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 creation of a 105-unit affordable housing “set-aside development” to comply with the requirements of Connecticut General Statutes 8-30g within a five (5) story building with a two (2) story underground parking garage on two (2) parcels totaling 4.7-acres, located at **51-69 Dearfield Drive** in the R-12 Zone.

- *To view the pre-application materials, please click [here](#).*
- *To view public comment regarding this application, please click [here](#).*

7. **DECISION ITEMS:**

8. **APPROVAL OF MINUTES:**

February 2, 2021
February 17, 2021
March 16, 2021
April 13, 2021

9. **OTHER**

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

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 2/22/2023) (Maximum extension to close available to 3/30/2023) (Opened 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 3/30/2023) (Maximum extension to close granted) (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 2/22/2023) (Extension to close granted to 2/22/2023. Maximum extension to close available to 3/2/2023) (Opened at the 11/22/2022 Meeting; Continued at the 1/24/2023 meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

Otter Boulder LLC; application PLPZ 2022 00551, for a Final Coastal Site Plan, to construct a single-family dwelling with a bituminous concrete driveway, in-ground pool, retaining walls, patios, walks, subsurface stormwater management systems with associated stormwater measures, site grading, and landscaping on a 1.3895-acre property located at **204 Otter Rock Drive** in the RA-1 zone. *(Staff: JP) (Must decide by 2/23/2023) (Maximum extension to decide available to 4/29/2023) (Continued from the 1/24/2023 meeting) (Seated: Alban, Macri, Levy, Yeskey, Lowe)*

East Putnam Avenue LLC; application PLPZ 2022 00565, for a Final Site Plan to reconfigure the floor plan layout for the approximately 2,200 sq. ft. Pilates studio and increase group fitness class size and increase the parking requirement from twelve (12) to fifteen (15) parking spaces on a 0.7-acre property at **1381 East Putnam Avenue** in the LB zone. *(Staff: BD) (Must decide by 3/16/2023) (Maximum extension to decide available to 5/20/2023) (Continued from the 1/24/2023 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.