

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, February 22, 2023**

### TENTATIVE AGENDA

#### REGULAR MEETING 4:00 PM

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

**1. DISCUSSION ITEMS**

- a. **Desegregate CT;** to present an upcoming state-level proposal, "Work Live Ride", a proposal to assist the State and local municipalities in building more homes near their public transportation.
  
- b. **Greenwich Communities v. the Planning and Zoning Commission;** A proposed Stipulation of Settlement in the matter of Greenwich Communities v. the Planning and Zoning Commission of the Town of Greenwich, Docket Number HHD LND 22-6162015S; concerning Final Coastal Site Plan and Special Permit Approval PLPZ 2022 00060, for property located at **71 Vinci Drive**, Greenwich, CT.

- c. **Historic District Commission;** to review the report from the Historic District Commission and provide comments and recommendations to designate 1 Cary Road as an historic property pursuant to the Town Charter and the provisions of the CT General Statutes, Sections 7-147p through 7-147y.
2. **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)*

### **PUBLIC HEARING**

*(Commenced after the above items were heard)*

3. **Arnold Foods Company, Inc.;** application PLPZ 2023 00031, for a Final Coastal Site Plan and Special Permit, to request a revision from the Commission's application PLPZ 2022 00074, which received approval with modifications from the Commission at their 8/9/2022 public hearing, and requiring a special permit pursuant to Sec. 6-101(a) and Sections 6-13 through 6-15, 6-17, 6-100, 6-105 and 6-205 of the Town of Greenwich Building Zone Regulations on a 20.346-acre property, located at **10 Hamilton Avenue**, in the GB and COZ Zones. *(Staff: JP) (Must open by 2/23/2023) (Maximum extension to open available to 4/29/2023)*
4. **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)*
5. **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)*

6. **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 close 3/14/2023) (Maximum extension to close available to 5/18/2023) (Opened at the 2/7/2023 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*
7. **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) (Opened at the 2/7/2023 meeting) (Seated: Alban, Macri, Levy, Lowe, Yeskey)*

### **REGULAR MEETING (continued)**

8. **DISCUSSION ITEMS (continued):**
- a. **The Mill Owners Company LLC**; application PLPZ 2023 00012, 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 2-1/2 story residential building containing sixteen (16) rental units and eighteen (18) parking spaces as well as the conversion of fifteen (15) existing parking spaces to green area, across five (5) parcels totaling 8.7217-acres, located at **6 & 10 Glenville Street, and 328, 334 and 340 Pemberwick Road** in the LB-HO zone.
9. **DECISION ITEMS:**
10. **APPROVAL OF MINUTES:**
- July 14, 2020  
 July 28, 2020  
 September 9, 2020  
 November 5, 2020
11. **OTHER**

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

---

**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)*

***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](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.***