

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

Tuesday, April 18, 2023

FINAL AGENDA

REGULAR MEETING 4:00 PM

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

1. **Greenwich Public Schools;** application PLPZ 2023 00054, for a Final Site Plan, to remediate/remove impacted fill material beneath the existing athletic fields and to construct new synthetic turf athletic fields with associated field, site and drainage improvements on a 21.40-acre property located at **1 Western Junior Highway** in the R-6 zone. *(Staff: PL) (Must decide by 5/11/2023) (Maximum extension to decide available to 7/15/2023)*
 - *To view the application materials and staff report, please click [here](#).*

2. **As for me and my house LLC;** application PLPZ 2023 00057, for a Final Subdivision, to create two (2) lots, one 8,822 sq. ft. parcel (Lot 1) and one 8,056 sq. ft. parcel (Lot 2) from a 16,878 sq. ft. property, pursuant to Section 6-261 of the Town of Greenwich Subdivision Regulations, located at **27 Richmond Drive** in the R-7 zone. (Staff: MA) **(Must decide by 5/1/2023)** (Maximum extension to decide available to 6/30/2023) (Continued from the 4/4/2023 meeting) (Seated: Alban, Macri, Levy, Yeskey, Barolak for Lowe)
 - **To view the application materials and staff report, please click [here](#).**
3. **LBT Greenwich, LLC, d/b/a Happy Monkey;** application PLPZ 2023 00089, for a Final Site Plan, for proposed outdoor dining for 24 seats on a 0.1538-acre lot located at **376-380 Greenwich Avenue** in the CGBR and CGIO zones. (Staff: JP) (Must decide by 6/8/2023) (Maximum extension to decide available to 8/12/2023)
 - **To view the application materials and staff report, please click [here](#).**
4. **Nick Nikas;** application PLPZ 2023 00103, for a Final Site Plan, for proposed outdoor dining for 30 seats on a 0.077-acre lot located at **373 Greenwich Avenue** in the CGBR and CGIO zones. (Staff: JP) (Must decide by 6/8/2023) (Maximum extension to decide available to 8/12/2023)
 - **To view the application materials and staff report, please click [here](#).**
5. **John Rigos;** application PLPZ 2023 00108, for a Final Site Plan, for proposed outdoor dining for 30 seats on a 0.3678-acre lot located at **382-386 Greenwich Avenue** in the CGBR and CGIO zones. (Staff: MA) (Must decide by 6/8/2023) (Maximum extension to decide available to 8/12/2023)
 - **To view the application materials and staff report, please click [here](#).**
6. **Dennis Lake;** application PLPZ 2023 00109, for a Final Site Plan, for proposed outdoor dining for 12 seats on a 0.02-acre lot located at **10 Greenwich Avenue** in the CGBR and CGIO zones. (Staff: MA) (Must decide by 6/8/2023) (Maximum extension to decide available to 8/12/2023)
 - **To view the application materials and staff report, please click [here](#).**
7. **Shifeng Dong (Miku);** application PLPZ 2023 00110, for a Final Site Plan, for proposed outdoor dining for 12 seats on a 0.0574-acre lot located at **68 Greenwich Avenue** in the CGBR and CGIO zones. (Staff: BD) (Must decide by 6/8/2023) (Maximum extension to decide available to 8/12/2023)
 - **To view the application materials and staff report, please click [here](#).**

8. **Hinoki Inc. (Shifeng Dong);** application PLPZ 2023 00120, for a Final Site Plan, for proposed outdoor dining for 12 seats on a 0.0592-acre lot located at **363 Greenwich Avenue** in the CGBR and CGIO zones. *(Staff: BD) (Must decide by 6/8/2023) (Maximum extension to decide available to 8/12/2023)*
- **To view the application materials and staff report, please click [here](#).**

PUBLIC HEARING

(Commenced after the above items were heard)

9. **Tamarack Country Club, Inc.;** application PLPZ 2023 00083, for a Final Site Plan and Special Permit, to construct a roofed, outdoor pool bar addition to the Club's existing Day Room building, alter the pool patio and golf cart path, add a side patio, and make other lighting and landscaping improvements on a 170.23-acre parcel at **55 Locust Road** in the RA-4 Zone. *(Staff: TK) (Must open by 6/8/2023) (Maximum extension to open available to 8/12/2023)*
- **To view the application materials and staff report, please click [here](#).**
10. **Brunswick School;** application PLPZ 2023 0086, for a Final Site Plan and Special Permit, to modify the conditions placed on the use of the property to allow for student enrollment up to 150 students and to renovate buildings # 13, 14, and 15 for use as Brunswick's Early Childhood Education Center and to subsequently renovate buildings #1, 2, 3, 4, 7, 8, 9, 10, 12 and 16 for faculty housing on a 16.27-acre parcel located at **270 Lake Avenue** in the RA-2 Zone. *(Staff: BD) (Must open by 6/8/2023) (Maximum extension to open available to 8/12/2023)*
- **To view the application materials and staff report, please click [here](#).**
11. **100 Field Point Circle LLC;** application PLPZ 2023 00039, for a Final Coastal Site Plan and Special Permit, for renovations to an existing single-family dwelling, proposed construction of porches, pool pavilion, a below-grade accessory storage building, reconstruction of the pool, and related site work, the result of which would exceed the 150,000 cubic feet in building volume on a 2.593-acres (2.162-acres exclusive of accessway) property located at **100 Field Point Circle** in the RA-2, COZ Zones and X, VE-15 and VE-16 Flood Zones. *(Staff: BD) (Must open by 4/28/2023) (Maximum extension to open available to 7/2/2023)*
- **To view the application materials and staff report, please click [here](#).**

12. **206 SBA Property Owner LLC**; application PLPZ 2023 00052, for a Final Coastal Site Plan and Special Permit, to renovate the existing single structure to create two (2) units, a +/- 1,805 sq.ft. restaurant and a +/- 978 sq.ft. retail store, and reconstruction of a parking lot area on a 21,845 sq.ft. parcel at **206 Sound Beach Avenue** in the LBR-2 and COZ zone, and AE-13 and X flood zones. (Staff: JP) (Must open by 5/11/2023) (Maximum extension to open available to 7/15/2023)
- *To view the application materials and staff report, please click [here](#).*

REGULAR MEETING (continued)

13. **DISCUSSION ITEMS:**

- a. **UB Greenwich II – OGCC LLC**; application PLPZ 2023 00082, 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 propose execution of a 1,440 sq. ft. mural on a 0.5289-acre property located at **178-188 Sound Beach Avenue** in the LBR-2 zone.
- *To view the pre-application materials, please click [here](#).*
 - *To view public comments regarding this application, please click [here](#).*
- b. **Trustees of the Convent of the Sacred Heart, Inc.**; application PLPZ 2023 00085, 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 propose construction of an additional synthetic turf multi-purpose field, reconstruction and expansion of the tennis courts from 6 courts to 9 courts, construction of a practice area for golf, construction of a track with a natural turf athletic field and construction of sheds and pavilions associated with these facilities, on a 109.2-acre property located at **1177 King Street** in the RA-4 zone.
- *To view the pre-application materials, please click [here](#).*

14. **APPROVAL OF MINUTES:**

July 15, 2021
July 20, 2021
August 3, 2021
August 10, 2021

15. **OTHER**

- a. Election of Commission Officers

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

D & F Holdings LLC; application PLPZ 2023 00059, for a Final Subdivision, to create three (3) lots, one 71,640 sq. ft. lot (Lot A), one 68,792 sq. ft. lot (Lot B) and one 67,351 sq. ft. lot (Lot C), and a 36,721 sq. ft. open space parcel from a 5.612-acre property located at **137 Doubling Road** in the RA-1 zone. *(Staff: JP) (Must decide by 5/10/2023) (Extension to decide granted. Maximum extension to decide available to 7/4/2023) (Continued from the 4/4/2023 meeting) (Seated: Alban, Macri, Levy, Yeskey, Barolak for Lowe)*

Railroad Avenue Realty & Development LLC; application PLPZ 2023 00029, for a Final Site Plan and Special Permit, to construct a new 23,889.85 sq. ft. four-story, mixed use commercial and 17-unit moderate-income residential building, where three of the units, (17%) would be moderate income dwelling units on a 0.76-acres parcel, located at **281 Railroad Avenue, and 0 Woodland Drive**, in the GB, R-6, P and CGIO Zones. *(Staff: PL) (Must open by 5/13/2023) (Maximum extension to open available to 6/17/2023)*

Fred N. Durante, Jr.; application PLPZ 2023 00038, for a Final Re-Subdivision, to re-subdivide a 39,310 sq. ft. property (Parcel R-1X) into two lots where Parcel R-1A would contain 23,815 sq. ft. (inclusive of 1,448 sq. ft. accessway) and Parcel R-1B would contain 14,548 sq. ft. (inclusive of 1,298 sq. ft. accessway) and an Open Space parcel of 947 sq. ft., located on the property of **328 Palmer Hill Road** in the R-12 and LBR-1 zones. *(Staff: MA) (Must decide by 5/10/2023) (Extension to decide granted. Maximum extension to decide available to 6/14/2023) (Continued from the 4/4/2023 meeting) (Seated: Alban, Macri, Levy, Yeskey, Barolak for 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.