

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via [ZOOM](#)

Please click [here](#); to link to the audio recording file (.m4a) of the meeting.

Please click [here](#); to link to the transcribed audio file (.txt) of the meeting.

TUESDAY, April 18, 2023

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated:

Margarita Alban, Nicholas Macri, Peter Levy, and Peter Lowe

Regular Members Absent:

Dennis Yeskey

Alternate Members Present:

Arn Welles and Mary Jenkins

Alternate Members Absent:

Bob Barolak

Staff Members Present:

*Patrick LaRow, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner
and Tracy Kulikowski, Deputy Director Planning and Zoning/Assistant Town Planner*

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](#).**
 - **To view revised DPW comments, please click [here](#).**
 - **To view Zoning Enforcement comments, please click [here](#).**
 - **To view public comment regarding this application, please click [here](#).**

***Motion to approve final site plan with modifications
Moved by Macri, Second by Lowe
Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)
5-0***

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](#).**

Application PLPZ 2023 00057 has been postponed.

3. **LBT Greenwich, LLC, d/b/a Happy Monkey**; application PLPZ 2023 00089, for a Final Site Plan, for proposed outdoor dining for 30 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](#).**
- **To view revised plans provided by the applicant, please click [here](#).**
- **To view Zoning Enforcement comments, please click [here](#).**

***Motion to approve final site plan with modifications
Moved by Macri, Second by Levy
Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)
5-0***

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](#).**
- **To view Zoning Enforcement comments, please click [here](#).**

***Motion to approve final site plan with modifications
Moved by Macri, Second by Lowe
Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)
5-0***

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](#).**
- **To view Zoning Enforcement comments, please click [here](#).**

Motion to approve final site plan with modifications

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)

5-0

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](#).**
- **To view Zoning Enforcement comments, please click [here](#).**

Motion to approve final site plan with modifications

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)

5-0

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](#).**
- **To view Zoning Enforcement comments, please click [here](#).**

Motion to approve final site plan with modifications

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)

5-0

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](#).**
- **To view Zoning Enforcement comments, please click [here](#).**

Motion to approve final site plan with modifications

Moved by Macri, Second by Lowe

Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)

5-0

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](#).**
- **To view Zoning Enforcement comments, please click [here](#).**
- **To view DEEP comments, please click [here](#).**
- **To view Health comments, please click [here](#).**

Motion to approve final site plan and special permit with modifications

Moved by Macri, Second by Levy

Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)

5-0

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, 7, 8, and 9 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](#).
- To view Department of Public Works comments regarding this application, please click [here](#).
- To view public comment regarding this application, please click [here](#).
- To view Zoning Enforcement comments, please click [here](#).
- To view Traffic comments, please click [here](#).
- To view updated Sewer comments, please click [here](#).

CLOSED. No action taken.

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](#).
- To view Zoning Enforcement comments, please click [here](#).

LEFT OPEN.

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](#).*
 - *To view additional documents provided by the applicant, please click [here](#).*
 - *To view Zoning Enforcement comments, please click [here](#).*
 - *To view a Sewer acknowledgement letter provided by the applicant, please click [here](#).*
 - *To view applicant's response to the Staff Report, please click [here](#).*

LEFT OPEN.

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](#).*
- *To view additional public comments regarding this application, please click [here](#).*

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

- 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](#).**

“Sec. 7-159b of the Connecticut General Statutes notes that a, “Pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.”

14. APPROVAL OF MINUTES:

July 15, 2021

July 20, 2021

August 3, 2021

August 10, 2021

Motion to approve minutes

Moved by Alban, Second by Levy

Voting: Alban, Macri, Levy, Lowe, Jenkins (for Yeskey)

5-0

15. OTHER

- a. Election of Commission Officers

Postponed.

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.