

MINUTES:

A Regular meeting of the Planning and Zoning Board of Appeals of the Town of Greenwich was held on Wednesday, August 22, 2018 at 8:00 P. M. in the Joseph Cone Meeting Room, pursuant to due notice.

PRESENT: Patricia Kirkpatrick, Chairman
John Vecchiolla, Acting Secretary
Wayne Sullivan
Frank Baratta
Joseph Angland

ABSENT: Arthur Delmhorst
Ken Rogozinski

Ms. Patricia Kirkpatrick, Chairman called the meeting to order at 8:05 p.m. John L. Vecchiolla acting as Secretary for this meeting which ended at 10:35 p.m.

The following appeals were heard:

APPEAL No. PLZE2018 00401

Appeal of 500 WPA, LLC., 500 West Putnam Avenue, Greenwich for variances of allowable sign area and required clearance to permit the placement of a new sign on a lot located in the GBO zone.

It was unanimously RESOLVED that said appeal be continued.

On motion made by Mr. John L. Vecchiolla and Ms. Patricia Kirkpatrick the continuance was unanimously granted (5-0-0).

APPEAL No. PLZE2018 00427

Appeal of Anthony and Lauren Panarella, 25 Pleasant Street, Riverside for a variance front yard setback to permit the construction of a new porch on a dwelling located in the R-12 zone.

It was RESOLVED that said appeal be granted on the following grounds:

The Board, after due consideration, on a motion was made by Mr. Joseph Angland and seconded by Mr. Frank Baratta found hardship as the house was constructed in 1902 prior to the Town of Greenwich adopting building and zoning regulations, and the State of Connecticut taking land for the construction of the Connecticut Turnpike. Therefore, the variance for front yard setback is granted from sections 6-203 and 6-205. There was neighborhood support for this application. Said motion was adopted 4-1-0. Mr. John L. Vecchiolla voted no.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. PLZE2 01800429

Appeal of Brunswick School Inc., 1275 King Street, Greenwich for variances front yard setback, wall height and special exception approval to permit the construction of a new tunnel connecting 1252 King Street with 1275 King Street as well as the construction of new athletic fields at a private school located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, On Motion duly made by Mr. John L. Vecchiolla and seconded by Mr. Wayne Sullivan the Special Exception pursuant to Sections 6-19, 6-20 and 6-94 (a)(5) was unanimously approved 5-0-0 as the Applicant satisfied all of the conditions for a special exception and in accordance with the Town of Greenwich Plan of Development.

Additionally, on Motion duly made by Mr. John L. Vecchiolla and Mr. Wayne Sullivan it was unanimously resolved (5-0-0) that the Board finds there is hardship due to the type of construction and its required location adjacent to the lot line. Therefore, the variances for front yard setback and wall height are granted from sections 6-140.2(a), 6-203 and 6-205, with the condition that when there is more than one event, the Applicant shall provide a police officer at the north driveway.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. PLZE2018 00430

Appeal of Brunswick School Inc., 1252 King Street, Greenwich for variances front yard setback, wall height and special exception approval to permit the construction of a new tunnel connecting 1252 King Street with 1275 King Street as well as the construction of new athletic fields/track at a private school located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, On Motion duly made by Mr. John L. Vecchiolla and seconded by Mr. Wayne Sullivan the Special Exception pursuant to Sections 6-19, 6-20 and 6-94 (a)(5) was unanimously approved 5-0-0 as the Applicant satisfied all of the conditions for a special exception and in accordance with the Town of Greenwich Plan of Development.

Additionally, on Motion duly made by Mr. John L. Vecchiolla and Mr. Wayne Sullivan it

was unanimously resolved (5-0-0) that the Board finds there is hardship due to the type of construction and its required location adjacent to the lot line. Therefore, the variances for front yard setback and wall height are granted from sections 6-140.2(a), 6-203 and 6-205, with the condition that when there is more than one event, the Applicant shall provide a police officer at the north driveway.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

APPEAL No. PLZE2018 00441

Appeal of Brunswick School Inc., 100 Cliffdale Road, Greenwich for variances side yard setback and special exception approval to permit the construction of a new athletic field at a private school located in the RA-4 zone.

It was unanimously RESOLVED that said appeal be granted with conditions.

After due consideration, On Motion duly made by Mr. John L. Vecchiolla and seconded by Mr. Wayne Sullivan the Special Exception pursuant to Sections 6-19, 6-20 and 6-94 (a)(5) was unanimously approved 5-0-0 as the Applicant satisfied all of the conditions for a special exception and in accordance with the Town of Greenwich Plan of Development.

Additionally, on Motion duly made by Mr. John L. Vecchiolla and Mr. Wayne Sullivan it was unanimously resolved (5-0-0) that the Board finds there is hardship due to the lot's topography and location of an existing septic system. Therefore, the variance of side yard setback is from sections 6-140.2(a), 6-203 and 6-205, with the condition that when there is more than one event, the Applicant shall provide a police officer at the north driveway and that the proposed bleachers be eliminated.

The Board further finds that this relief can be granted without detriment to the public welfare or impairment to the integrity of the regulations.

**The next regular meeting is scheduled to be heard on September 12 ,
2018.**

John Vecchiolla, Acting Secretary