

JOHNSON, HASLUN & HOGEMAN, LLP

ATTORNEYS AT LAW

21 SHERWOOD PLACE
GREENWICH, CONNECTICUT 06830

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WILLIAM I. HASLUN II
chaslun@jhh-law.com

Via EMAIL

Ms. Katie DeLuca
Town Planner
Planning & Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

July 17, 2020

Re: Pre-Application Pursuant to CGS Section 7-159b: Moderate Income Development per BZR 6-110
100 East Putnam Avenue, Cos Cob

Dear Katie:

On behalf of our client, 100 East Putnam, LLC, owner of property located at the same address, we are requesting a **non-binding** pre-application review by the Planning & Zoning Commission of the above-referenced project pursuant to C.G.S. Section 7-159b prior to filing for final site plan approval and special permit.

You will recall that the Commission previously moved a preliminary site plan application for this project to final at a hearing held on May 5, 2020. The applicant subsequently appeared before the ARC on May 20, 2020 and July 1, 2020, whereupon the ARC directed the applicant to proceed to P&Z for final approval, with notes.

Prior to preparing final architectural plans for submission to P&Z, the applicant would like to discuss the changes previously made during ARC review and additional contemplated changes in further response to the ARC recommendations and the Commission's prior comments to be sure that the applicant, the ARC and P&Z are all in accord.

We are asking that this discussion be put on the August 4, 2020 agenda of the Commission and promise to be brief in our presentation!

In furtherance thereof I am attaching the last set of plans submitted to the ARC and an affidavit of notice to neighbors, together with other background information.

In the meantime, if you have any questions or comments please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, consisting of a large, stylized 'W' followed by 'I.' and 'Haslun II' in a cursive script.

W.I. Haslun II

storm drainage improvements on a property located at 10 Hillside Road in the RA-1 and R-20 zone. *Last reviewed at 6-3-2020 meeting at which members Hein, LoBalbo; Boldt; Brake-Smith; Cohen; Contadino; Conte; Krueger; Meniconi; Pugliese were present.*

Postponed by Applicant

4. **100 East Putnam LLC, 100 East Putnam Avenue; Application PLPZ202000101 for Exterior Alteration review for demolition of existing bank building and construction of new structure with retail/bank on first floor and 22 residential units under 6-110 on second and third floors** on a property located at 100 East Putnam Avenue in Cos Cob in the LBR-2 zone. *The application was last reviewed at the 5-27-2020 meeting at which members Hein; LoBalbo; Boldt; Brake-Smith; Cohen; Conte; Krueger; Meniconi; Pugliese were present.*

Decision Status: Recommendation to proceed to Planning and Zoning as noted in the following “Notes of the Motion” (For Electronic Return (email: Marisa.Anastasio@greenwichct.org)

Motion: Hein ***Second:*** Meniconi

Vote: Unanimous 8-0 (Hein, Brake-Smith, Cohen, Pugliese, Contadino, Krueger, Meniconi, Cohen)

Notes of the Motion:

- i. The Chairman noted at the beginning of the motion that the Committee’s comments on the tree ridge would go on record:
 1. Where the building is placed, it is taking removing a “green spine” in town that cannot be regained;
 - a. Could the placement of the building be revised to save this unique and connected greenscape?
 - b. POCD Greenscape finding: Indigenous vegetation outcrops are important;
 - c. POCD Greenscape finding: Preservation of greenscape for parking requirement numbers?
 - d. Is there any way to save all or some of the ridge?
- ii. Proposed residential entry is not fully developed and needs clarification of the architecture. Windows are too high and lights too low. Does not show an arrival. Is it handicap accessible? Walkability and accessibility are very important and need refinement;
- iii. Consider adding white band, cornice or other architectural element at the top of the 2nd floor, not necessarily adding a parapet;
- iv. Roofscape needs a lower ridge applied to building parallel to Putnam Ave.

- with a dropped ridge and dormers, so it does not seem like a 4th story;
- v. Try to develop a stronger definition of architectural relief in the long elevations – East and West elevations – not just by changing brick pattern or skin;
 - vi. Proportion of windows – they are not symmetrical to themselves or façade – need updating;
 - vii. Complexity of the roof and façade is commendable. Please add more of it;
 - viii. Extend walkability as that is noted to be a major asset of this project; - this specifically needs review at the egress on East Putnam Avenue;
 - ix. A significant greenscape and natural features are valued by this group;
 - x. Confirm compliance with Sections 6-180 through 6-182 of the Town’s BZR, specifically Type E plantings for parking areas;

III. Committee Business:

1. Review of Minutes of 5-27, 6-1, and 6-3-2020 meetings.
 - i. **Approved 6/1 and 6/3 meeting notes**
 - ii. **Motion by Hein Second by Blake-Smith (unanimous)**
2. Any other Business.

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 alan.barry@greenwichct.org as soon as possible in advance of the event.

To Whom It May Concern:

Please be advised that W.I. Haslun II, Esq., the law firm of Johnson, Haslun & Hogeman, LLP, and Granoff Architects are authorized to represent 100 East Putnam Avenue LLC incident to obtaining all necessary land use approvals for improvements to property owned by it and located at 100 East Putnam Avenue, Cos Cob, CT.

A handwritten signature in cursive script, appearing to read "W.I. Haslun II", written over a horizontal line.

100 East Putnam Avenue, LLC

By:
Member

April 17, 2020
Date

TOWN OF GREENWICH

AFFIDAVIT OF NOTIFICATION OF APPLICATION FOR PRE-APPLICATION REVIEW

STATE OF CONNECTICUT)

) ss: Greenwich

July 17, 2020

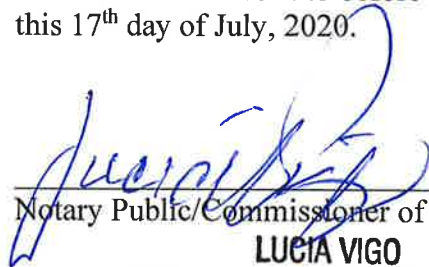
COUNTY OF FAIRFIELD)

I, William I. Haslun, being first duly sworn, do hereby certify that on July 17, 2020, I caused to be mailed, postage prepaid, to those persons whose names are set forth on Exhibit A attached hereto a copy of the notice attached hereto as Exhibit B. Said persons were the record owners as shown on the Town Tax Assessor's Office records of property abutting (as said term is defined in §6-14(a)(3) of the Greenwich Building Zone Regulations) the property belonging to 100 East Putnam, LLC and located at 100 East Putnam Avenue, Cos Cob, Connecticut, for which an application for a ~~variance~~ ^{pre-application review} has been filed with the Town of Greenwich Planning and Zoning Commission.



W. I. Haslun, II

Subscribed and sworn to before me
this 17th day of July, 2020.



Notary Public/Commissioner of the Superior Court

LUCIA VIGO

A NOTARY PUBLIC OF CONNECTICUT

MY COMMISSION EXPIRES 02/28/22

JOHNSON, HASLUN & HOGEMAN, LLP

ATTORNEYS AT LAW

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GREENWICH, CONNECTICUT 06830

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FAX (203) 983-6755

WILLIAM I. HASLUN II
chaslun@jhh-law.com

July 17, 2020

To Whom It May Concern:

Notice is hereby given that 100 East Putnam LLC, has filed a non-binding pre-application with the Planning & Zoning Commission to discuss, prior to filing final site plan and special permit applications, the proposed project for mixed use residential and retail at property located at 100 East Putnam Avenue, Cos Cob, CT.

Further information with regard to this application may be obtained by contacting the undersigned at (203) 983-6750 or the Planning and Zoning Commission, 101 Field Point Road, Greenwich, CT at (203) 622-7894.



W. I. Haslun, II, Esq.

EXHIBIT A

Putnam Avenue Inc.
27 Doubling Road
Greenwich, CT 06831

UB Greenwich II-OGCC LLC
321 Railroad Avenue
Greenwich, CT 06830

Zuccarello Vincent & Joseph
8 Taylor Drive
Cos Cob, CT 06807

Burke Michael
11 Field Road
Cos Cob, CT 06807

Greenwich Real Estate Investments
LLC
40 West Elm Street
Greenwich, CT 06830

Bar n Brand LTD Liability Co.
141 Cove Road
Stamford, CT 06902



Certificate of Mailing — Firm

Name and Address of Sender

William I. Haslun II, Esq.
Johnson, Haslun & Hageman LLP
21 Sherwood Place
Greenwich, CT 06830

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Michael Burke 11 Field Road Cos Cob, CT 06807					
Mr. Vincent Zuccarello Mr. Joseph Zuccarello 8 Taylor Drive Cos Cob, CT 06807					
Bar-n-Brand Ltd Liability Co. 141 Cove Road Stamford, CT 06902					
Greenwich Real Estate Investments LLC 40 West Elm Street Greenwich, CT 06830					
Putnam Avenue Inc. 27 Doubling Road Greenwich, CT 06831					



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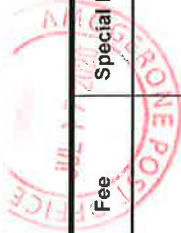


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