Final Coastal Site Plan and Special Permit
PLPZ 2021 00556

GEH Properties, LLC and Strickland Nine, LLC
to make changes to the current site and reconfigure parking to create an additional 12 spaces

| LOCATION: | 133 East Putnam Avenue  
9 Strickland Road |
|-----------|------------------------|
| ZONING:   | LBR-2-HO  
R-7 |
| PARCEL SIZE: | **Existing** | **Proposed** |
| 133 East Putnam Avenue | 19,216 sq. ft. | 23,919 sq. ft. |
| 9 Strickland Road | 12,603 sq. ft. | 7,900 sq. ft. |

**STAFF REPORT UPDATE:**
The applicant was last before the Commission at the February 1, 2022 meeting. At that time the Commission left the item open to address comments from the Sewer Division, as well as comments from the Commission regarding the prospect of adding screening, and/or plantings within the rear parking area. The applicant responded to Sewer Division comments on the day of the last meeting. Sewer Division’s response to this additional material, was not received at the time of this report being published. No additional revisions have been provided post the last discussion with the applicant. The following is a revised staff report.

**APPLICATION SUMMARY:**
The applicant has requested final coastal site plan and special permit approval to make changes to the current site and reconfigure parking to create an additional 12 parking spaces, on property located at 133 East Putnam Avenue (Cos Cob) in the LBR-2-HO zone and 9 Strickland Road, (a portion of which to be transferred to 133 East Putnam Ave, and subject of a re-zoning to the LBR-2-HO Zone. The Applicant has filed a Special permit to make changes to the site designated in the Historic Overlay Zone as require by Sec. 6-109(e) of the Building Zone Regulations.

There appears to be no changes to the contributing structures on site. Fencing, and a shed in the area of transfer from 9 Strickland would be removed. A new parking area would be formalized to include paving, and stripping for 12 parking spaces.

**ISSUES AND CONSIDERATIONS:**
1. The subject parcels are also part of a subdivision request (to transfer land), and a zoning map amendment to rezone the land subject of the transfer, into the LBR-2-HO Zone. The Commission should consider those applications prior to making a decision on he this application
2. The subject parcel at 133 East Putnam Ave is Non-conformities as to lot coverage (88% existing, 87.9% proposed, 60% allowed) and building coverage (45.3% existing, 44.8% proposed, 25% allowed). If all the land, subject to transfer, and the rezoning application, is approved, the Commission may consider modification of the lot coverage per Section 6-109(d)(1).
3. There are currently 17 parking spaces and 1 handicapped space on site. The prior site plan approvals also limited the class size, number of instructors, staggered class times, no dance recitals, and the reservation of parking spaces on site. It is not clear if any of these conditions are being modified by this application.

4. With the new parking area, it is not clear if the applicant provides additional screening or just a fence on the property line to screen this parking area from the abutting neighbors.

5. The Commission should determine if the proposed action should go to the ARC from comment on the site work, and potential exterior lighting or landscaping.

6. Sewer Division noted a series of issues they noted to be still open form 2011. The Applicant has noted that the site and buildings all received CO’s in 2013, and consider those issues to be addressed, by evidence of the CO issuance. Sewer’s response to comments are pending.

**DEPARTMENT COMMENTS**

- ZEO – See previous attached
- ENGINEERING – See previous attached
- CONSERVATION – See previous attached
- SEWER – See previous attached

**ZONING:**
The proposed site is subject of a proposed transfer of land and rezoning. Land for 9 Strickland would be transferred and merged with 133 East Putnam and then rezoned so that all of the property to be 133 East Putnam Avenue would be with the LBR-2- HO. The land to be transferred would then be used to create additional parking for up to 12 vehicles. The rezoning of the land is necessary as parking for commercial uses is not permitted in residential zones. The proposes parking area would appear to all lot coverage to a parcel that is legally non-conforming with that requirement in the LBR-2 zone. If approved to be in the HO, the applicant may ask the Commission to modify that standard, per the language of Sec. 6-109(d)(1). This parking area would then abut a residential zone. Per Sec. 6-135, “The buildings and parking areas on each lot developed for a non-residential use or special exception use shall be screened from adjacent residential zones, schools or parks by trees or shrubs, except where such screening is accomplished by the natural topography.” The Commission will need to determine in the screening requirements of the regulation are being met as proposed.

**CONSERVATION:**
The Commission considered comments from the Conservation Commission Staff, at the prior meeting, which suggested that the expanded parking area should be offset by 203 native shrubs, in the SW corner of the site. The also recommended herbaceous ground cover along the northern property line of 9 Strickland, to benefit local pollinators. The Commission also suggest that a tree or trees, be planted along the southern property line, to help screen and reduce heat island affects. It was suggested that space for such planting should be considered in lieu of the poor functioning end spaces at the southernmost end of the parking area. The applicant has not revised plans to respond to these comments.
SEWER:
The Sewer Division commented before the last meeting, noting the in their files for this address, it noted outstanding inspections and compliance issues dating back to 2011. The applicant responded to these comments with evidences of corrective measures as well as noting that the site received CO’s in 2013, which required Sewer consent prior to issuance. This material was routed to the Sewer Division for comment. The applicant is also asked to submit a signed letter, acknowledging receipt of comments prior to the Commission taking action on the proposal. Sewer comments are expected before the Commission’s meeting on 2/15/2022.

APPLICABLE REGULATIONS:
§6-13 thru §6-15, § 6-17, §6-104.1, 6-109, 6-111, 6-135, 6-139.1, §6-158 (parking), § 6-185 (Site Plan).

BACKGROUND INFORMATION:
FSP #97: (1972) Site Plan approval to allow for a new storage building for Callahan Brothers, a moving company.

APPEAL #5160: (1972)
Approval of a variance for front yard setback and to permit the construction and use of a warehouse and to allow business access across residential land (on the westerly side of Strickland Road, Cos Cob in the R-7 Zone.

FSB # 1818: (2006) Lot Line Revision to convey 2,252 SF. of land from 9 Strickland (R-7 zone) to 133 East Putnam (LBR-2 zone). It was done to accommodate a parking encroachment that existed on the site. No Mylar was filed, but it was not found to be a subdivision.

RZ 05 – 05: (2005) Rezoning application to change the R-7 land with this subdivision to LBR-2 was withdrawn.

PLPZ 2013 00453 (2013) – rezoning to the HO zone

PLPZ 2013 00216, 217 (2013) – Final Coastal Site Plan and Special Permit to protect the façade of the fronting building, and permit the use of the rear building as a dance studio.
<table>
<thead>
<tr>
<th>Project No.</th>
<th>PLPZ202100556- 558</th>
<th>Preliminary</th>
<th>Final</th>
<th>X</th>
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Reviewed for Planning and Zoning Commission.

**TITLE OF PLAN REVIEWED:** GEH Properties, LLC.

**LOCATION:** 133 East Putnam & 9 Strickland Rd

**PLAN DATE:**

**ZONE:** RA-4

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture  
Date: 1/24/2022  
Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
DEPARTMENT OF PUBLIC WORKS – ENGINEERING DIVISION
SITE DEVELOPMENT REVIEW

Engineering Project No. 21-5(82) Department Project No. PLPZ202100556, 557, 558

Submittal Received Date: 12/22/2021

Review Type: Final Site Plan

Submittal Reviewed For: Traffic Review Requested: No
Planning and Zoning

PLAN SET INFORMATION

Plan Title: Zoning Location Survey (Parking Layout) Project Address: 133 East Putnam Avenue & 2 Strickland Road

Engineering Firm: Rocco V. D'Andrea, Inc.

Original Plan Date: 4/28/2021 Latest Plan Revision Date: 6/17/2021

DRAINAGE SUMMARY REPORT INFORMATION

Engineering Firm: -------- Original Report Date: _____ Latest Report Revision Date: _____

Reviews provided by the Engineering Division are for compliance with the Town’s “Roadway Design Manual and Standard Construction Details” and “Drainage Manual” as amended. Reviews are based upon the information and plans provided. Comments pertaining to the Town’s manuals are not all encompassing. Other reviewing entities may provide additional comments regarding consistency with these manuals in accordance with their jurisdictions. Review of sanitary sewer and septic systems are not reviewed by the Engineering Division.

All New Submittals for Commission Meetings must be received by the Engineering Division four weeks before scheduled Commission Meeting.

All Revised Submittals for Commission Meetings must be received by the Engineering Division three weeks before scheduled Commission Meeting.

Reviewed and Approved by: __________________________ Date: 1/25/2022
Scott Marucci - Senior Civil Engineer

COMMENTS AND CONDITIONS OF APPROVAL: See Comments Below

1. The following are some concerns for the Commission:
   a. If any spaces are to be assigned for employee only parking, consideration should be given to using space 1 & 7 since they will be more difficult to exit.
   b. The installation of parking space 9 will impact the current travel lane (see attached).
   c. The installation of parking space 9 will decrease the width behind the existing parking spaces to the north (see attached).

2. The proposed improvements will increase the impervious area (see attached) and the design will need to meet the Town of Greenwich Drainage Manual February 2012 (as amended) standards.
MEMORANDUM

TO: Patrick LaRow, Deputy Director, P & Z / Assistant Town Planner

FROM: Aleksandra Moch, Environmental Analyst

DATE: January 21, 2022

RE: GEH Properties LLC & Strickland Nine LLC, 133 East Putnam Avenue, PLPZ 2021 00556
    Site plan by Rocco V. D’Andrea, Inc. dated June 17, 2021

I have reviewed the above-referenced plan and visited the site. The following comments are offered for your consideration:

1. The proposed pavement will expand the impervious surfaces of an already heavily paved site. To compensate for the loss in biological functions of this area it is recommended the applicant plant a native understory tree and 2-3 native shrubs in the southwestern corner of the site. Native herbaceous ground cover native beneficial to local pollinators should be planted along the northern property line.

2. Permeable surface should be considered for the new parking area to minimize the negative impact of pavement.

cc: Conservation Commission
Date: January 31, 2022

To: Katie Deluca, Director, Planning & Zoning

From: Richard C. Feminella, Wastewater Division Manager

Copy: Chris Mandras, Maintenance Manager - Sewer Division
      Al Romano, Environmental Asset Engineer – Sewer Division
      Scott Marucci, Senior Civil Engineer – Engineering Division
      Juan Paredes, Civil Engineer II – Engineering Division

Re: PLPZ202100556, 557, & 558: 133 East Putnam Avenue and 9 Strickland Road, GEH Properties LLC & Strickland Nine LLC

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Reconfigure parking on-site to permit 12 parking spaces.
- Relocate the zone line between the LBR-2 HO zone and the R-7 zone to incorporate transferred land into the LBR-2 HO zone.
- Lot line revision.

Sewer Division Comments:

Comments to be addressed during P&Z phase:
- Based on a review of the Sewer Division files, 133 East Putnam Avenue was inspected on July 29, 2011 as part of the Town's Inflow and Infiltration Removal Program. During that inspection, there were confirmed illegal connections to sanitary sewer in the form of one sump pump tied to sanitary sewer and 2 condensate lines. In addition, there were 5 roof leaders, 1 stairwell drain and 1 driveway drain with unknown discharge points. At that time, they never scheduled the requested dye test to confirm if these sources connected to storm drainage system(s) as required or if they were improperly and illegally connected to sanitary sewer. As a result of the sump pump and condensate lines illegally connected to sanitary sewer and their need to be rerouted, as well as not completing the dye testing for the unknown sources, this parcel is considered non-compliant. Rerouting of the sump pump needs to be done in accordance with the Town's Drainage Manual and needs to be coordinated and approved by the Engineering Division. It is recommended that the applicant perform the dye testing to confirm where the roof leaders and driveway drain connect to. Should they be found to be connected to sanitary sewer, they too will need to be rerouted in accordance with the Town’s Drainage Manual and approved by the Engineer Division. Prior to obtaining approval from P&Z for the proposed project, all of the above needs to be addressed then confirmed/inspected by the Sewer Division.

- Prior to obtaining P&Z approval, the applicant/owner is required to submit a signed letter acknowledging receipt of these P&Z comments and that the applicant/owner has read all the comments and agrees to adhere to the comments. A copy of this document is required to be provided to the Sewer Division. It is important for the applicant/owner to understand that failure to comply with these comments may result in delays in both...
Sewer and Building Permitting. The applicant/owner assumes any risk or impacts to their project schedule as a result of not complying with these requirements.

Comments to be addressed during Sewer and Building Permit phase:
- None for the proposed lot line revisions.
- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The property owner is strongly recommended to consider and review this and plan accordingly to protect themselves in those situations. The Town is not responsible for damages as a result of these connections/installations. Please consider this and revise accordingly.
- Please note, in accordance with Town regulations and standard practice, all clear water sources cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating system condensate lines. Please confirm that the new development will not discharge any clear water sources to sanitary sewer.

Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.

Also, please note, the applicant should NOT submit for Sewer Permits until the project has received approval from P&Z.
February 1, 2022

Mr. Patrick LaRow, Deputy Director
Planning & Zoning
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: PLPZ 2021 00556, 00557 & 00558
133 East Putnam Avenue & 9 Strickland Road
Cos Cob, CT 06807

Dear Pat:

In response to the Sewer comments you forwarded to us today, enclosed are two letters from each of the LLCs indicating their agreement with addressing all of the Sewer Department comments.

Regarding the inspections requested by the Sewer Department, my client has informed me that the property at 133 East Putnam Avenue has a pump sump pump which discharges to the rear of the building and all downspouts have recently been inspected by the Sewer Department as part of the replacement of the sidewalk on East Putnam Avenue. Also enclosed is a photo of the pipes recently installed under the sidewalk.

In addition, my client informed me that all HVAC condensation lines have been redirected to the exterior of the building. Lastly, I would add that since the Sewer Department inspection in July 2011, substantial work was done on the building subsequent to the site plan approval in 2013 and all inspections were completed, and a Certificate of Occupancy issued.

Very Truly Yours,

[Signature]

Thomas J. Heagney

TJH/em
Enclosures
CC: RICHARD FEMINELLA, P.E.
February 1, 2022

Mr. Richard Feminella, P.E.
Wastewater Division Manager
Department of Public Works - Sewer Division
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: PLPZ 2021 00556, 00557 & 00558
133 East Putnam Avenue & 9 Strickland Road
Cos Cob, CT 06807

Dear Mr. Feminella,

This is to acknowledge receipt of your Planning and Zoning comments dated January 31, 2022 and that I have read all of the comments and agree to adhere to the comments. A copy of your interoffice correspondence is attached.

Please let us know if you require any further documentation as part of the Planning and Zoning approval process.

GEH Properties LLC

By: [Signature]
February 1, 2022

Mr. Richard Feminella, P.E.
Wastewater Division Manager
Department of Public Works - Sewer Division
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: PLPZ 2021 00556, 00557 & 00558
133 East Putnam Avenue & 9 Strickland Road
Cos Cob, CT 06807

Dear Mr. Feminella,

This is to acknowledge receipt of your Planning and Zoning comments dated January 31, 2022 and that I have read all of the comments and agree to adhere to the comments. A copy of your interoffice correspondence is attached.

Please let us know if you require any further documentation as part of the Planning and Zoning approval process.

Strickland Nine LLC

By: [Signature]
September 25, 2013
October 23, 2013 – revised

Mr. Thomas J. Heagney, Esq.
Heagney, Lennon & Slane, LLP
248 Greenwich Avenue
Greenwich, CT 06830

Eric V. P. Brower, AICP
81 Holly Hill Lane
Greenwich, CT 06830

RE: Application of Thomas J. Heagney, Esq., authorized agent, for GEH Properties, LLC, record owner, for a coastal re-zoning, PLPZ 2013 00453, to re-zone the property from LBR-2 to LBR-2-HO as shown on a re-zoning map on file in the Town Clerk’s office (in order to use the first floor of the brick building for office and jobbing) per Section 6-22 of the Town of Greenwich Building Regulations on a 0.44 acre property located at 133 East Putnam Avenue (Cos Cob) in the LBR-2 zone.

Applications of Eric V.P. Brower, AICP, and Thomas J. Heagney, Esq., authorized agents, for GEH Properties LLC, record owners, and Eric V. P. Brower, AICP, authorized agent for the Greenwich Dance Studio, lessee, for a final coastal site plan and special permit, PLPZ 2013 00216 and PLPZ 2013 00217, to convert an existing legally non-conforming 4,763 sq. ft. moving and storage company warehouse into a dance studio per Sections 6-13 through 6-15, 6-17, 6-100, 6-101, 6-103, 6-111, 6-139.1, 6-141, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations and also convert first floor space of the
brick building for office and jobbing on a property proposed as an Historic Overlay (LBR-2-HO) per Sections 6-13 through 6-15, 6-17, 6-109, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 0.44 acre property located at 133 East Putnam Avenue (Cos Cob) in the LBR-2 zone as shown on a site plan prepared by Rocco V. D’Andrea, dated 08/11/13 and architectural plans for the front brick building prepared by Ridberg + Associates last dated 09/06/13 and architectural plans for the warehouse/dance studio building prepared by Daniel Conlon Architects last revised 08/15/13.

Dear Messrs. Heagney and Brower:

At a regular meeting held on September 12, 2013 the Planning and Zoning Commission considered the above referenced application and took the following action:

UPON A MOTION to approve the rezoning application made by Mr. Maitland and seconded by Levy (for Marchese), the following resolution was unanimously adopted. (Voting in favor: Heller, Levy (for Marchese), Maitland, Alban, and Ramer (for Brooks)); and

UPON A MOTION to approve the site plan and special permit application made by Mr. Maitland and seconded by Levy (for Marchese), the following resolution was unanimously adopted. (Voting in favor: Heller, Levy (for Marchese), Maitland, Alban, and Ramer (for Brooks)).

WHEREAS the Commission held a public hearing on July 30, 2013 and September 12, 2013 and took all testimony required by law; and

WHEREAS the Commission finds that these rezoning, site plan and special permit applications are subject to Sections 6-15, 6-17, 6-22, 6-103, 6-109.1, 6-141 and 6-205 of the Town of Greenwich Building Zone Regulations; and

WHEREAS the subject property is located on the south side of East Putnam Avenue between Strickland Road and Cross Lane and is currently improved with a 6,416 sq. ft. red brick commercial building constructed in the 1930s and a 4,762 sq. ft. cinder block warehouse storage building built in 1973, both of which formerly housed a moving company and storage facility, and the site includes paved driveways, and other associated site improvements; and
WHEREAS the applicant has requested re-zoning the property at 135 [133] East Putnam Avenue from LBR-2 to LBR-2-HO and to be allowed to use the brick building for first floor office use in addition to 800 sq. ft. of jobbing establishment use (locksmith) which are both non-conforming uses in the LBR-2 zone; and

WHEREAS the Commission finds that the existing brick commercial building which will be preserved is greater than 80 years old and is an important contributory building to the historic Cos Cob commercial streetscape and is worthy of preservation under Sec 6-109.1 of the Building Zone Regulations; and

WHEREAS the Commission notes that the Greenwich Historic District Commission at its September 11, 2013 regular meeting has enthusiastically endorsed a Historic Overlay (HO) designation with a façade easement be placed on the brick commercial building; and

WHEREAS the Commission has clarified that the Historic Overlay (HO) designation shall apply only to the commercial brick building and shall not to apply to any other structure on site including the cinder block warehouse building; and

WHEREAS final site plan and special permit applications were submitted to convert the historic brick commercial building to office and a jobbing establishment and the Commission finds pursuant to Sec. 6-15, 6-17 and 6-109.1(5) that the proposed first floor office use, 800 sq. ft. first floor jobbing use and second floor office use and storage only in the basement are acceptable uses for the brick commercial building; and

WHEREAS the Commission notes that although the allowed jobbing use is non-conforming in that only 750 sq. ft. is allowed in LBR-2 zone and it must be located behind other permitted uses in Use Group 8, it will continue to be subject to Sec. 6-100 that requires that there is no outdoor storage of equipment, supplies or vehicles; and

WHEREAS the final site plan and special permit applications were also submitted to convert the cinder block warehouse building from storage for a moving company to a dance school, both of which are non-conforming uses in the LBR-2 zone; and

WHEREAS the applicant states that dance school is for children between 5 to 18 years of age and classes for younger children, including those for the 3 and 4 year olds, will be located at their Stamford dance facility as these young children could not safely maneuver this site circulation; and
WHEREAS the applicant states there are 300 students that are members of this school, and there will be a maximum of 30 students on site at any given time; and

WHEREAS the applicant has shown three dance classrooms on their plans, and they state that there will be only two classes held at a time and each class will have a maximum of 15 students and 1 instructor; and

WHEREAS the applicant states that staff will include one receptionist and two instructors at any given time on the site; and

WHEREAS the Commission notes that the applicant has agreed to stagger class times at the dance school by 15 minutes, so there is a delay from when one class ends and another class begins, so the first group of students will have left prior to the next group’s arrival; and

WHEREAS the Commission finds that the proposed dance school use will not be more detrimental to the neighborhood than the existing moving and warehouse storage use citing §6-141(b) (1) which states “A non-conforming building, lot or use, or the building in which a non-conforming use occurs may be changed to another non-conforming use only if after application for Special Permit, the Commission finds that said change meets the standards of Sections 6-15 and 6-17 and also finds said changed use is not more detrimental to the neighborhood than the existing use”; and

WHEREAS access to the parking lot on this site is via an easement on an adjacent residential property (R-7) which was authorized by the by the Zoning Board of Appeals in 1974 (Appeal No. #5160) and that Board conditioned that the commercial hours of operation be limited to 7:00 AM to 6:00 PM on weekdays on site; and

WHEREAS the applicant has stated that the dance school will have evening and weekend use, 4:00 - 9:00 PM on weekdays and 9:30 – 2:30 PM Saturday, and this may require a modification of the previous approval from the Zoning Board of Appeals (Appeal No. #5160); and

WHEREAS the Commission has determined that proposed parking spaces #12 and #13 will impede access for children between the 5-car queuing lane for pick-up and drop-off and the front door of the proposed dance school and these spaces should be relocated; and
Whereas the Director of the dance school has noted that staff will be present and monitoring pick-up and drop-off activities in the queuing area; and

Whereas the Commission finds that the 6,416 sq. ft. brick building under office and jobbing establishment use requires 33 parking spaces and pursuant to Sec 6-109.1 (5)(a) the Commission finds that the proposed 14 regular parking spaces and 1 handicapped space are acceptable; and

Whereas the Commission has noted that per Sec. 6-158 (b)(1) the dance school has provided three (3) required parking spaces, one for each staff member, behind the block warehouse building (spaces #15, #16 and #17) and these shall be identified as being allocated for the two teachers and the receptionist of the dance school; and

Whereas the Commission finds that the small shed (96 sq. ft.) behind the block warehouse building will be demolished which will result in a de minimis reduction of the floor area on site and the FAR will continue to remain at .444 which is compliant in the LBR-2 zone(.5); and

Whereas per Sec. 6-205 the permitted building coverage for this property at 133 East Putnam Avenue in the LBR-2 zone is 30% and this proposal will result in a building coverage that is less non-conforming (8,558 sq. ft. (44.5%)) than exists presently (8,696 sq. ft. (45.3%)); and

Whereas per Sec 6-205 the permitted lot coverage for this property at 133 East Putnam Avenue in the LBR-2 zone is 75% and this proposal will result in a lot coverage that is less non-conforming (16,582 sq. ft. (86.3%)) than exists presently (16,902 sq. ft. (88%)); and

Whereas the Commission received staff reports as well as department comments from DPW Engineering Division dated 6/4/13, DPW Sewer Division dated 9/12/13 and the Zoning Enforcement Officer dated 9/6/13; and

Therefore be it resolved that the application for a coastal re-zoning, PLPZ 2013 00453, to re-zone the property from LBR-2 to LBR-2-HO as shown on a re-zoning map on file in the Town Clerk’s office (in order to use the first floor of the brick building for office and jobbing) per Section 6-22 of the Town of Greenwich Building Regulations on a 0.44 acre property located at 133 East Putnam Avenue (Cos Cob) in the LBR-2 zone is hereby approved; and
THEREFORE BE IT RESOLVED for a final coastal site plan and special permit, PLPZ 2013 00216 and PLPZ 2013 00217, to convert an existing legally non-conforming 4,763 sq. ft. moving and storage company warehouse into a dance studio per Sections 6-13 through 6-15, 6-17, 6-100, 6-101, 6-103, 6-111, 6-139.1, 6-141, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations and also convert first floor space of the brick building for office and jobbing on a property proposed as an Historic Overlay (LBR-2-HO) per Sections 6-13 through 6-15, 6-17, 6-109, 6-158, and 6-205 of the Town of Greenwich Building Zone Regulations on a 0.44 acre property located at 133 East Putnam Avenue (Cos Cob) in the LBR-2 zone as shown on a site plan prepared by Rocco V. D’Andrea, dated 08/11/13 and architectural plans for the front brick building prepared by Ridberg + Associates last dated 09/06/13 and architectural plans for the warehouse/dance studio building prepared by Daniel Conlon Architects last revised 08/15/13 are hereby approved with modifications.

1. A Mylar and a Declaration of Restriction for Historic Overlay Preservation of the Façade of the brick commercial building, along with the correct filing fees shall be submitted to Planning and Zoning, Law Department and Historic District Commission for review. Once approved these documents shall be filed on the Land records prior to any activity or zoning permit issuance. The Owner shall grant a perpetual preservation easement pursuant to the Connecticut General Statutes, enforceable by both the Historic District Commission and the Town of Greenwich, acting through the Planning and Zoning Commission.

2. The applicant shall return to staff after six (6) months of operation of these establishments to demonstrate that there have not be any outstanding parking, traffic, noise or neighborhood issues or complaints.

3. **THE FOLLOWING MODIFICATIONS SHALL BE ADDED AS NOTES AND/OR ADDRESSED ON THE FINAL SITE PLAN AND MYLAR:**

   a. The applicant will secure any Zoning Board of Appeals review that may be required in regards to the use of the access way during the evening and weekend hours.

   b. No further changes may be made to the exterior of the historic brick building and no additional area may be added to this building without Planning and Zoning Commission approval and the issuance of a Certificate of Appropriateness by the Historic District Commission.
c. In the 6,416 sq. ft. historic brick building, 800 sq. ft. is allowed for a jobbing establishment and the remainder shall be used for office. There shall be storage only in the basement.
d. There shall be no outdoor storage of equipment, supplies or vehicles associated with the jobbing use.
e. Pursuant to Sec. 6-109.1 all changes of use within the historic brick building will require additional site plan and special permit review.
f. The applicant shall apply for a new address (133 R East Putnam Avenue) for the block warehouse building that will become the dance school. The historic brick building will continue to use the address 133 East Putnam Avenue.
g. There shall be no subleasing of the block building at 133R East Putnam Avenue, only the dance school is permitted to operate in this facility.
h. There shall be no dance recitals on site.
i. The dance school shall be limited to 30 students and 2 instructors at any given time (2 classes each with 15 students and 1 instructor each).
j. Class times at the dance school shall be staggered by 15 minutes, so there is a delay from when one class ends and another class begins, so the first group of students will have left prior to the next group’s arrival.
k. The staff of the dance school shall monitor and manage the queuing lane for drop-off and pick up of students.
l. Any change of use, or any increases to the size of the classes or to the staff at the dance school shall require additional site plan review by the Planning and Zoning Commission.
m. Parking spaces #12 and #13 will be relocated to provide for safer ingress and egress of the students into the dance school.
n. Parking spaces #15, #16 and #17 will be identified as being reserved for the two dance teachers and receptionist.
o. Pursuant to Sec. 6-141 any change of use in the block warehouse building (133 R East Putnam Avenue) to another non-conforming use will require additional site plan and special permit review.
p. Any changes of use in the block building that intensifies the parking demand (current demand: 2 parking spaces) will require site plan and special permit review.
q. The applicant shall address all staff and departmental comments including those by DPW-Engineering, DPW-Highway, DPW-Sewer and Health.
r. The Architectural Review Committee shall review any modifications to lighting, landscaping, signage and new architecture.

4. PRIOR TO ANY ACTIVITY ON SITE and PRIOR TO ISSUANCE OF A ZONING PERMIT:

   a. Five (5) sets of final engineering plans and site drawings (Certified to A-2 or T-2 standards) are to be submitted to Planning and Zoning for final sign-off and review.

   b. Three copies of proposed elevation of the block warehouse building and plans signed and sealed by the architect of record.

   c. Three copies of the floor plans of the block building (133 R East Putnam Avenue) labeled with the intended use of each space shall be provided, showing the floor area of each space.

   d. Three copies of the floor plans of the historic brick building (133 East Putnam Avenue) labeled with the intended use of each space shall be provided, showing the floor area of each space, including the basement.

   e. The final site plan shall be submitted, with notes, for review and approval by Planning & Zoning, DPW –Engineering, Sewer and Highway.

5. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

   a. All site improvements on the approved plans must be completed to the satisfaction of Planning and Zoning Staff or its designee prior to the issuance of the certificate of occupancy.

   b. Five copies of an “Improvement Survey” plan that depicts as-built conditions and includes a zoning summary table shall be submitted upon completion of work and prior to an issuance of Certificate of Occupancy. This plan shall include all pertinent dimensions such as those designating the size of the parking spaces, the back out lanes or the setback of the building.

   c. Three copies of as-built elevations and plans, signed and sealed by the architect of record and labeled with the intended use of each space for each building shall be provided.

   d. An as-built landscape and lumen plan shall be submitted.
In accordance with §6-14.1 (e) of the Building Zone Regulations of the Town of Greenwich and §8-3 (i) of the Connecticut General Statues, construction in connection with this site plan must start within three years, and all work must be completed within five years, of the following date of approval: September 12, 2013.

The contents of this letter have been reviewed by members of the Commission and reflect the decision the Commission made at its meeting on September 12, 2013. If you have any questions please feel free to contact me at the Planning and Zoning Office.

Sincerely,

Cindy Ann Tyminski, AICP
Planner II

cc: Jodi Couture, Zoning Enforcement Officer, William Marr, Building Official
**TOWN OF GREENWICH**  
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830  
Inland Wetlands & Watercourse Agency ~ 203-622-7736 ~ Fax 203-622-7764

---

**PERMIT-NEED QUESTIONNAIRE**

_This form is **NOT** an IWWA Application_

**Project Address:** 133 East Putnam Avenue & 9 Strickland Road, Cos Cob  
**Tax ID:** 08-1927/S; 08-2689/S

**Property Owner:** GEH Properties LLC; Strickland Nine LLC  
**Address:** PO Box 500, Cos Cob, CT 06807

**Contact information – Email or Cell Phone:**

**Authorized Agent:** Heagney, Lennon & Slane, LLP  
**Address:** 31 E Elm Street, Greenwich CT 06830

**Contact information – Email or Cell Phone:** Thomas J. Heagney (203) 661-8400 THheagney@hlsctlaw.com

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<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
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<tbody>
<tr>
<td>Addition</td>
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<td>Demolition</td>
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<td>Deck</td>
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<td>Garage</td>
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<td>Interior renovations</td>
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<td>Pool</td>
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<tr>
<td>Site Work/Landscaping</td>
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<tr>
<td>Other (specify)</td>
<td>Lot Line Revision; Re-Zoning</td>
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**FEE:** $65 for reviews requiring a site visit

---

**A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY.**

IWWA staff will review the project proposal to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. If an IWWA permit is required, the appropriate permit application packet will be provided.

_Do not apply for a Building Permit until this review is complete._

_No work may begin until an IWWA permit is issued and/or the “Building Permit Application Sign-Off Sheet” has been signed._

The issuance of a building permit alone does not constitute an authorization to proceed.

---

As the **property owner** ☐ or, **authorized agent** ☑ [check one] I believe the information I have submitted is correct.

**Signature** ___________________________  
**Date** 12 / 9 / 2021

---

**STAFF NOTES**

<table>
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<tr>
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<th>Field Inv Date</th>
<th>WET/WC?</th>
<th>Office Rev Date</th>
<th>Field Inv Date</th>
<th>WET/WC?</th>
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</table>

**Action Required?** YES ☑ NO ☐  
DR ☑ AA ☐ AR ☐ SIA ☑ Staff ☑

**Soils Report Date**  
Author: _______________  
Soils: _______________

**Comments:** ________________

---

*IWWA Questionnaire Revised 3/24/2020*
Site Plan Application

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807 Tax ID: 08-1927/S; 08-2689/S

Property Owner: GEH Properties LLC & Strickland Nine LLC Address: PO Box 500, Cos Cob, CT 06807

Email: ________________________ Cell Phone: ________________________ Other Phone: ________________________

Applicant: GEH Properties LLC & Strickland Nine LLC Address: PO Box 500, Cos Cob, CT 06807

Email: ________________________ Cell Phone: ________________________ Other Phone: ________________________

Authorized Agent: Heagney, Lennon & Slane, LLP Address: 31 East Elm Street, Greenwich, CT 06830

Email: THeagney@hlsctlaw.com Cell Phone: ________________________ Other Phone: (203) 661-8400

Select One: ☐ Pre-Application ☑ Final

Zone(s): LBR-2 HO & R-7 Lot Area: 23,919

Please select all relevant items below:

☒ Special Permit – Complete special permit application form

☒ Coastal Overlay Zone

☐ Property is within 500 feet of a Municipal Boundary of ________________________ (for notification)

☐ Amendment to Building Zone Regulations – Section(s) ________________________

☒ Amendment to Building Zone Map – Zone(s) affected 16

☐ Health Department review needed

☐ Sewer Department review needed

☐ Architectural Review Committee Application attached or Review needed

☐ Planning & Zoning Board of Appeals review needed

☐ Inland Wetlands and Watercourses Agency Review / Approval Required

☐ Scenic Road Designation

To be completed by P&Z staff only:

Check # __________________________ Check Amount: $ __________

Application # __________________________

pzSitePlanApp 2020
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pzSitePlanApp 2020
TOWN OF GREENWICH
Town Hall ~ 101 Field Point Road ~ Greenwich, CT 06830
Planning & Zoning Department ~ 203-622-7894 ~ Fax.203-622-3795

Application Signature Page

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807  Tax ID: 08-1927/S; 08-2689/S

Property Owner 1: GEH Properties LLC  Address: PO Box 500, Cos Cob, CT 06807
Email:  Cell Phone:  Other Phone:  
Signature: *See Authorization Letter  Date:  

Property Owner 2: Strickland Nine LLC  Address: PO Box 500, Cos Cob, CT 06807
Email:  Cell Phone:  Other Phone:  
Signature: *See Authorization Letter  Date:  

Property Owner 3:  Address:  
Email:  Cell Phone:  Other Phone:  
Signature:  Date:  

Property Owner 4:  Address:  
Email:  Cell Phone:  Other Phone:  
Signature:  Date:  

Applicant: GEH Properties LLC & Strickland Nine LLC  Address: PO Box 500, Cos Cob, CT 06807
Email:  Cell Phone:  Other Phone:  
Signature: *See Authorization Letter  Date:  

Authorized Agent: Heagney, Lennon & Slane, LLP  Address: 31 East Elm Street, Greenwich, CT 06830
Email: Theagney@hlsclaw.com  Cell Phone:  Other Phone: (203) 661-8400  
Signature:  Date: 12/7/20

pzSignaturePage 2020
Special Permit Application

Property Address: 133 East Putnam Avenue & 9 Strickland Road, Cos Cob, CT 06807

Tax ID: 08-1927/S; 08-2689/S

Property Owner: GEH Properties LLC & Strickland Nine LLC

Address: PO Box 500, Cos Cob, CT 06807

Email: GEH Properties LLC & Strickland Nine LLC

Phone: Other Phone:

Applicant: GEH Properties LLC & Strickland Nine LLC

Address: PO Box 500, Cos Cob, CT 06807

Email: THeagney@hlsclaw.com

Phone: Other Phone: (203) 661-8400

Authorized Agent: Heagney, Lennon & Slane, LLP

Address: 31 East Elm Street, Greenwich, CT 06830

Zone(s): LBR-2 HO & R-7

Lot Area: 23,919

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☐ Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☐ Section 6-98 — RMF Zone
☐ Section 6-100 — Use Groups for Business Zones
☐ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☒ Section 6-109 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☐ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check # Check Amount:

Application # pzSpecialPermitApp 2020
APPLICATION FOR REVIEW OF COASTAL SITE PLAN

Applicant's Name: RPR & ESR Field Point LLC
Date: December 6, 2021

Address: c/o Richman Group 777 West Putnam Avenue, Greenwich, CT 06830

Project Address or Locations: 130 Field Point Circle, Greenwich, CT 06830

The following information must be supplied by the applicant and submitted in addition to, and along with, any application, plans and data required for approval of the proposed project under the zoning and/or subdivision regulation of the municipality. Attach additional sheets if more space is required.

1. PLANS

   A. Project Plan(s)
   This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures, and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

   B. Coastal Resources
   This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 22a-93(7) of the Connecticut Coastal Management Act) on and contiguous to the site.

2. WRITTEN INFORMATION

   A. Description of the Proposed Project
   Describe the entire project including types of buildings and structures, uses, methods and timing of construction, type and extent of development adjacent to the site. This information should supplement and/or clarify plans in 1(A) above.

   Applicant proposes to revise lot lines and re-zone the properties at 133 East Putnam Avenue and 9 Strickland Road in order to provide eight (8) additional parking spaces at 133 East Putnam Avenue.
B. Description of Coastal Resources

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in 1(B) above.

The properties are across the street from the Mill Pond.

C. Assessment of the Suitability of the Project for the Proposed Site and the Capability of the Resources to Accommodate the Proposed Use.

(1) Identify any and all coastal use policies (in Section 22a-92(10)(b)(1) of Connecticut Coastal Management Act) applicable to the proposed project.

Not applicable.

(2) Identify and all coastal resource policies (in Section 22a-92(10)(b)(2) of Connecticut Coastal Management Act) applicable to the proposed project.

No disturbance to intertidal area will occur through this project.

(3) Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy, the project should be modified to reduce or eliminate the conflict.

This project will have no effect on water dependent uses. Water resources will not be disturbed.

D. Evaluation of the Potential Beneficial and Adverse Impacts of the Project and Description of Proposed Methods to Mitigate Adverse Effects.

(1) Identify and describe the potential adverse impacts (as defined in Section 22a-93(15) of Connecticut Coastal Management Act and potential beneficial impacts of the project on coastal resources.

Stormwater runoff will be controlled to maintain flowpaths and flow rates similar to existing conditions. Wildlife resources will be protected by avoiding disturbance to sensitive habitats.

FOR WATERFRONT PROPERTY ONLY:

(2) Is the project a water dependent use as defined in Section 22a-93(16) OF THE CONNECTICUT Coastal management Act? If, so, explain why.

This project is not a water dependent use.
FOR WATERFRONT PROPERTY ONLY:

(3) Describe the impacts of effects (either positive or negative) that the project will have on future water dependent uses or development on and adjacent to this site as defined in Section 22a-93(17).

Present and future water dependent uses will not be affected.

(4) Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in D(1) and, if applicable, on future water dependent development opportunities described in D(3).

Water dependent uses will not be impacted.

E. Demonstration of the Acceptability of Remaining or Unmitigated Adverse Impacts on Coastal Resources and Future Water Dependent Uses and Development.

(1) Describe any adverse impacts that remain after employing all reasonable mitigation measures.

None.

(2) Explain why these remaining adverse impacts were not mitigated.

N/A

(3) Explain why the commission reviewing this application should find these remaining adverse impacts to acceptable.

N/A
NARRATIVE

This application involves property at 133 East Putnam Avenue which is in the LBR-2 HO zone and a single-family home at 9 Strickland Road. Applicants propose to transfer 4,703 sf of lot area from 9 Strickland Road to 133 East Putnam Avenue through a lot line revision/subdivision application.

The property at 9 Strickland Rd. would be 7,900 square feet. The existing dwelling on the property is 2,060 square feet whereas 2,844 square feet would be permitted. The property at 9 Strickland Road would also have adequate parking and meet the front, rear and side setbacks.

This lot line revision would permit the addition of 8 parking spaces to the property at 133 East Putnam Avenue. This property is currently occupied by office/retail building on the Post Road and a dance studio on Cross Lane. Additional parking will assist with the drop off and pick up at the dance studio as well as additional parking for the commercial building.

In addition to the lot line revision application, applicant is submitting a coastal site plan application and special permit to reconfigure the parking to permit the 12 parking spaces. Currently there are 4 tandem parking spaces in this location. The entire area is currently impervious surface so there will be no increase runoff from the site. Lastly, the applicant proposes to relocate the zone line between the LBR-2 HO zone and the R-7 zone to incorporate this 4,703 square foot parcel within the LBR-2 HO zone.

Lot line revision, re-zoning and coastal site plan and special permit approvals are requested.

Respectfully Submitted,
Thomas J. Heagney
Dated: December 9, 2021
June 17, 2021

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 133 East Putnam Avenue, Cos Cob, CT 06807

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

GEH Properties LLC

[Signature]
June 17, 2021

Planning and Zoning Commission
Town of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: 9 Strickland Road, Cos Cob, CT 06807

To Whom It May Concern:

I hereby authorize Heagney, Lennon & Slane, LLP to act as my agent to appear before the Town of Greenwich Planning and Zoning Commission or any other Town Municipal Board in connection with the filing of applications for the above captioned property.

Strickland Nine LLC

[Signature]

[Handwritten Signature]