

START: 7:00 p.m.
END: 12:15 a.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
January 6, 2009
ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Frank Farricker, Raymond Heimbuch, Richard Maitland, and Paul Marchese
Alternate Members Present: Ellen Avellino, Margarita Alban, and Frederic Brooks
Staff Members Present: Diane W. Fox, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Katie Blankley, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **Chase Branch Bank - Lu Dor Corporation - JP Morgan Chase Bank;** application PSP #3675-C for a preliminary coastal site plan to remove the existing restaurant and construct a 2,702 sq. ft. bank building with two drive-thru lanes and 26 parking spaces on a 35,155 sq. ft. property located at 371 East Putnam Avenue in the LB/PRI0Z zones. (Staff: KB) (Applicant's Presentation: 15 minutes) (Continued from the 10/21/2008 and 12/16/2008 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese - Alban and Brooks at the 12/16/2008 meeting) (Must decide by 1/17/2009) (Page Number: 7)

Application Withdrawn

PUBLIC HEARING 7:30 PM

2. **Virginia LaVersa;** application RZ #08-17 for a rezoning to rezone twenty-three parcels of land, as shown on GLR Map No. 4147, from the RA-1 zone to the R-12 zone as shown on a rezoning map, dated October 1, 2008, on file in the Town Clerk's Office on property located on Angelus Drive in the RA-1 zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (Must close by 1/20/2009) (Maximum extension available to 3/26/2009)

Application Postponed by Applicant to January 20, 2009

3. **Putnam Water and Filter Plant;** application PSP #3720 and SP #3721, for a preliminary site plan and special permit for improvements and additions to the

Aquarion Water Company Treatment Plant including the construction of a new clearwell for increased capacity, and construction of a new chemical storage facility on a 5.75 acre property located at 10 Dekraft Road in the RA-2 zone. (Staff: PL) (Applicant's Presentation: 30 minutes) (Continued from the 10/7/2008 and 12/16/2008 meetings) (Seated: Heller, Heimbuch, Maitland, Marchese and Brooks for Farricker – Alban for Marchese at the 12/16/2008 meeting) (Must close by 1/15/2009) (Maximum Extension Granted) (Page Number: 19)

Application Closed

4. **Holly Hill LLC;** application FSP #3773 and SP #3652 for a final site plan and special permit to renovate an existing hotel of 48,513 square feet and 106 rooms resulting in a floor area of 56,518 square feet and 86 rooms; the restaurant/banquet space will decrease by 2 square feet to 9,083 square feet, however the dining and bar portion of the restaurant/banquet space will decrease from 4,831 square feet to 3,050 square feet with a reduction in capacity from 343 persons to 337 persons; a new 82 person outdoor dining area is proposed; relocation of the existing telecommunication equipment; the elimination of one of the three existing curb cuts and an increase in parking spaces from 102 to 105 spaces (5 handicapped) on a 2.2254 acre property located at 1114 East Putnam Avenue in the LB zone. (Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 1/17/2009) (Page Number: 123)

Application Not Heard – Moved to the January 15, 2009 Meeting

5. **Round Hill Community Church and Community House;** application PSP #3769 and SP #3770 for a preliminary site plan and special permit to increase the Church by approximately 900 square feet for a new administrative wing and an increase the Community House by 2,321 square feet both of which will address ADA compliance on a 12.033 acre property located at 395 Round Hill Road in the RA-4 zone. (Staff: CT) (Applicant's Presentation: 30 minutes) (Must open by 1/29/2009) (Maximum extension available to 4/3/2009)

Application Postponed by Applicant – Extension Granted to
February 18, 2009

6. **Alice Kaplan;** application FRSB #1960 for a final re-subdivision to create two lots, one comprising an acre and the other comprising 2.407 acres (excluding the accessway) on a property comprising 3.907 acres located at 317 Stanwich Road in the RA-2 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (**Must decide by 1/6/2009**) (Maximum extension available to 3/5/2009) (Page Number: 169)

Application Not Heard – Extension Granted to January 20, 2009

7. **The Stanwich School, Inc., (Lot A-2, Map 8042 GLR) (Owner/Applicant), and Greenwich Reform Synagogue, Inc., (Lot B, Map 6787 GLR)**

(Owner/Applicant), and The St. Agnes Roman Catholic Church Corp., (Owner; Lot A-1, Map 8042 GLR); application FRSB #1963 for a final re-subdivision, to: consolidate a 25+/- acre property of The Stanwich School (Lot A-2, GLR Map #8042), and a 11.5 acre property of the Greenwich Reform Synagogue Inc. (Lot B, GLR Map #6787), to create a single 37+/- acre property, and to establish an open space set-aside pursuant to conditions of Final Subdivision #1777 on The Stanwich School, Inc.'s property, comprised of a 4.8318 acre conservation area, and a 4.4996 acre conservation easement area on a 37.247 acre property located at 257 Stanwich Road in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must decide by 2/1/2009) (Maximum extension available to 4/2/2009) (Page Number: 592)*

Motion to approve final re-subdivision with modifications
Moved by Maitland, seconded by Heimbuch
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

8. **Proposed Mixed-Use Campus – The Stanwich School K-12, and New Synagogue;** application FSP #3766 and SP #3767 for a final site plan and special permit to for the cooperative redevelopment by The Stanwich School, Inc., and Greenwich Reform Synagogue, Inc., of a consolidated 37+/- acre parcel to serve as a mixed-use campus for a K-12 school of The Stanwich School with a proposed enrollment cap of 750 students in buildings that together comprise 175,335 square feet (upper school, wastewater treatment plant, lower school, utility and storage rooms, and an existing caretaker's cottage and detached garage), and a new detached synagogue building for the Greenwich Reform Synagogue totaling 16,781 square feet, comprising a 280-seat sanctuary and an adjacent social hall, classrooms and administrative offices, with 323 proposed shared standard parking spaces inclusive of 7 handicapped spaces, and 60 non-striped parking spaces for overflow parking, and associated site improvements including two synthetic turf playing fields, drainage improvements, and driveway improvements on an easement located on property of The St. Agnes Roman Catholic Church Corp. at 247 Stanwich Road on properties that together comprise 37.2471 acres located at 257 Stanwich Road in the RA-2 zone. *(Staff: DF/KB) (Applicant's Presentation: 45 minutes) (Must open by 1/29/2009) (Maximum extension available to open to 4/3/2009) (Page Number: 203)*

Motion to approve final site plan and special permit with modifications
Moved by Maitland, seconded by Heimbuch
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:** - None

10. **DECISION ITEMS:** - None

11. **APPROVAL OF MINUTES:**

December 16, 2008

Motion to approve minutes of December 16, 2008

Moved by Farricker, seconded by Maitland

Voting in favor: Heller, Farricker, Maitland, Alban, and Brooks
5-0

12. **OTHER:**

- a) Executive Session on pending litigation or personnel matters. - None
- b) Other items as may properly come before the Commission. - None

APPLICATIONS SHOWN ON PREVIOUS AGENDAS THAT WILL NOT BE HEARD ON JANUARY 6, 2009, BUT WILL BE HEARD AT FUTURE MEETINGS

Michael Claroni; application FSP #3752 for a final site plan to change the use from retail to a veterinary practice, no site work is proposed, only interior changes to the existing building on a 4,126 sq. ft. property located at 264 West Putnam Avenue in the GB zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 1/21/2009*) (*Maximum extension available to 2/28/2009*)

Olga Kogan; application FSP #3742 and SP #3743 for a final site plan and special permit to construct a single-family residence of 21,127 square feet to exceed 150,000 cubic feet in volume on a 7.0578 acre property located at 18 Simmons Lane in the RA-2 zone. (*Staff: KB*) (*Applicant's Presentation: 15 minutes*) (*Must close by 1/20/2009*) (*Maximum extension available to 3/26/2009*)

644 West Putnam Associates LLC; application PSP #3737 and SP #3738 for a preliminary site plan and special permit to construct a two story, 35,902 square foot commercial building with retail on the first floor to be used by a bank and a drug store, each with a drive-up window, and retail/office on the second floor with 190 spaces and 9 handicapped spaces on a 74,512 sq. ft. property located at 644 West Putnam Avenue in the LB and GBO zones. (*Staff: DF*) (*Applicant's Presentation: 30 minutes*) (*Must close by 3/5/2009*) (*Maximum extension granted to close*)

Carolyn Properties, LLC; application FSP #3696 and SP #3697 for a final site plan and special permit to amend final site plan/special permit approval #2059.1 to permit an

expanded group of uses for the Professional Office portion of the property at 63 Church Street on a 6,820 square foot property located at 63 Church Street in the LBR-2 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Continued from the 11/13/2008 and 11/25/2008 meetings) (Seated: Heller, Farricker, Maitland, Marchese, Alban for Heimbuch) (Maximum extension granted to leave open to 2/21/2009)*

Arnold Frumin; application PSP #3695 for a preliminary site plan to construct a 6,970 sq. ft. medical office building to have shared parking with the adjacent 14,488 sq. ft. property having a 7,000 sq. ft. office building on a 14,004 sq. ft. property located at Lot 5-2 Old Post Road No. 2 in the GB zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 1/17/2009) (Maximum extension granted)*