

TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
THURSDAY
January 15, 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 6:00 PM

1. **Water Line Replacement at Greenwich Point;** application FSP #3795-C for a final coastal site plan to replace a temporary water line and install a permanent line under Eagle Point at Greenwich Point on a 147.3 acre property located at Greenwich Point in the RA-1 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 3/21/2009) (Maximum extension available to 5/25/2009) (Page Number: 7)*

Motion to approve final coastal site plan with modifications

Moved by Farricker, seconded by Maitland

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

2. **Former Cos Cob Power Plant Remediation and Redevelopment;** application FSP #3781-C for a final coastal site plan for remediation of the site and construction of a multi-use town park including a synthetic turf athletic field, children's playscape area, two pavilions and a walking trail on a 9.678 acre property located at 22 Sound Shore Drive in the R-6 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 2/19/1009) (Maximum extension available to 4/25/2009) (Page Number: 20)*

Application Left Open

3. **North Street Department of Public Works Field Maintenance Facility and Animal Shelter;** application FSP #3779 for a final site plan to demolish an existing 2,890 sq. ft. maintenance building and construct a new 8,400 sq. ft. field maintenance building and a 3,500 sq. ft. animal shelter and associated site improvements on a 23 acre property located at 393 North Street in the RA-1 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 2/19/2009) (Maximum extension available to 4/25/2009)*

Application Postponed By Applicant

4. **Arnold Frumin;** application PSP #3695 for a preliminary site plan to construct a 6,829 sq. ft. three-story 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) (Page Number: 131)*

Application Withdrawn By Applicant

5. **Metro PCS New York, LLC;** application FSP #3756 for a final site plan to allow the installation of a wireless telecommunications facility consisting of antennas and a related equipment (the "Facility") on the existing rooftop at 2 Old Post Road (mailing address 57 Old Post Road) on a 0.332 acre property located at 57 Old Post Road #2 in the GB zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 1/17/2009) (Maximum extension available to 3/23/2009) (Page Number: 148)*

Application Postponed By Applicant
Extension Granted to February 19, 2009

6. **Lighthouse Lane Drainage Pipe Project;** application FSP #3672-C for a final coastal site plan to replace approximately 200 foot section of old 12" pipe with new 24" piping, consistent with the rest of the Lighthouse Lane Drainage system that begins behind 5 Lighthouse Lane, and ends out to Long Island Sound on properties located along Lighthouse Lane and Ledge Road in the R-12 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 1/17/2009) (Maximum extension granted)*

Application Withdrawn By Applicant

PUBLIC HEARING 7:30 PM

7. **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 to 9,083 square feet and 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 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: 181)

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

8. **Pickwick Properties LLC**; application FSP #3771 and SP #3772 for a final site plan and special permit for the relocation of office space to eliminate 1,818 sq. ft. within Level B and replace it with 1,059 sq. ft. of office space on the fourth floor and construct a 24 seat indoor restaurant and a 72 seat seasonal out-door dining area on a 3.091 acre property located at 1, 2, 3, and 3A Pickwick Plaza in the CGBR/CGIO zone. (Staff: DF) (Applicant's Presentation: 15 minutes) (**Must open by 1/29/2009**) (Maximum extension available to 4/4/2009) (Page Number: 227)

Application Postponed By Applicant to January 20, 2009

9. **315 Milbank Properties, LLC - Office Building**; application PSP #3754 and SP #3755 for a preliminary site plan and special permit to construct a new two-story office building containing 15,443 sq. ft. of floor area which exceeds the allowed 7,000 sq. ft. in office use with ground level parking of 70 parking spaces (3 handicapped) on a 44.706 acre property located at 315 Milbank Avenue in the CGB zone. (Staff: PL) (Applicant's Presentation: 15 minutes) (**Must open by 1/17/2009**) (Maximum extension available to 3/23/2009) (Page Number: 260)

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

No Action on the Special Permit

10. **Philip Bartels, Trustee;** application FSP #3764-C and SP #3765-C for a final coastal site plan and special permit for residential additions to an improved property where the total exceeds 150,000 cubic feet in volume on property located at 51 Dawn Harbor Lane in the RA-1 zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 1/29/2009) (Maximum extension available to 4/4/2009) (Page Number: 302)*

Application Postponed by Applicant
Extension Granted to February 19, 2009

REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:** - None

12. **DECISION ITEMS:**

- a. **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 decide by 3/12/2009) (Maximum Extension Granted)*

No Action

13. **APPROVAL OF MINUTES:** - No Action

14. **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 15, 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)*

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)*