

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

**TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
January 20, 2009
ACTION AGENDA
WITH DECISIONS**

Regular Members Present and Seated: Donald Heller, Frank Farricker, Raymond Heimbuch, and Richard Maitland

Regular Member Absent: 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. **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) (Page Number: 8)

Application Postponed

2. **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**)(Continued from the 12/16/2008 meeting) (Seated: Heller, Farricker, Maitland, Alban, and Brooks) (Maximum extension available to 2/28/2009) (Page Number: 9)

Motion to approve final site plan with modifications

Moved by Farricker, seconded by Brooks

Voting in favor: Heller, Farricker, Maitland, and Brooks (*seated for Heimbuch*)

Abstaining: Alban (*seated for Marchese*)

4-1

3. **Curtis Wood;** application FSB #1957 for a final subdivision proposal for a two lot subdivision to create Parcel A of 31,096 sq. ft. and Parcel B of 12,864 sq. ft. and an open space parcel of 7,765 sq. ft. on a 51,725 sq. ft. property located on 8 Grove Lane in the R-12 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 1/31/2009) (Maximum extension granted)*

Application is Withdrawn

4. **340 Palmer Hill Road, LLC;** application FSP #3783 for a final site plan to convert a three bedroom unit on the second floor to a one bedroom unit and a two bedroom unit split between the second and third floors, where the first floor space is retail, on a 6,637 square foot property located at 340 Palmer Hill Road in the LBR-2 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 2/19/2009) (Maximum extension available to 4/25/2009) (Page Number: 26)*

Motion to approve final site plan with modifications

Moved by Maitland, seconded by Heimbuch

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Alban

(seated for Marchese)

5-0

PUBLIC HEARING 7:30 PM

5. **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 1/20/2009) (Maximum extension available to 3/5/2009) (Page Number: 39)*

Motion to find not a subdivision or re-subdivision

Moved by Maitland, seconded by Farricker

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Alban

(seated for Marchese)

5-0

6. **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 2/14/2009) (Page Number: 75)*

Motion to approve rezoning

Moved by Maitland, seconded by Alban *(seated for Marchese)*

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Alban

(seated for Marchese)

5-0

7. **Serena J. Liew;** application FSP #3787-C and SP #3788-C for a final coastal site plan and special permit to construct a new dwelling of 11,134 square feet where the total exceeds 150,000 cubic feet in volume and associated site improvements on a 3.35 acre property located at 105 Field Point Circle in the RA-2 zone. (*Staff: MK*) (*Applicant's Presentation: 5 minutes*) (*Must decide by 3/12/2009*) (*Maximum extension available to 0/0/2009*) (*Page Number: 152*)

Motion to approve final coastal site plan and special permit with modifications

Moved by Maitland, seconded by Heimbuch

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Alban

(*seated for Marchese*)

5-0

8. **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**) (*Continued from the 12/16/2008 meeting*) (*Seated: Heller, Farricker, Maitland, Alban, and Brooks*) (*Maximum extension available to close to 3/26/2009*) (*Page Number: 259*)

Application Closed

9. **Harvest Time Assembly of God, Inc.;** application PSP #3775 and SP #3776 for a preliminary site plan and special permit to amend Phase II development by increasing the originally approved seats in a proposed 4,350 sq. ft. addition for the Sanctuary from 600 to 1,000 seats and increase the parking from 200 to 334 spaces including 14 handicapped spaces and associated site improvements to the septic system and landscaping on a 10.557 acre property located at 1338 King Street in the RA-4 zone. (*Staff: PL*) (*Applicant's Presentation: 15 minutes*) (*Must open by 2/19/2009*) (*Maximum extension available to 4/25/2009*) (*Page Number: 395*)

Application Closed

10. **John A. Viesta, dba Restaurant Saito;** application FSP #3784 and SP #3785 for a final site plan and special permit for a change of use from a car dealership to a restaurant with 44 seats and maintain the existing parking layout on a 8,768 sq. ft. property located at 249 Railroad Avenue in the GB zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (*Must open by 2/19/2009*) (*Maximum extension available to 4/25/2009*) (*Page Number: 465*)

Application Left Open

11. **22 Elm Place Company, LLC**; application FSP #3791 and SP #3792 for a final site plan and special permit for a change of use on the third floor from three dwelling units to storage and back office accessory to a second floor retail space, where the first two floors are retail on a 7,447 sq. ft. property located at 356 Greenwich Avenue in the CGBR zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must open by 3/12/2009) (Maximum extension available to 5/16/2009) (Page Number: 486)*

Motion to approve final site plan and special permit
Moved by Farricker, seconded by Heimbuch
Voting in favor: None

Motion to deny final site plan and special permit
Moved by Farricker, seconded by Maitland
Voting in favor of denial: Heller, Farricker, Heimbuch, Maitland, and Alban
5-0
Application is denied

12. **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: 510)*

Application Left Open to the February 18, 2009 Meeting

REGULAR MEETING CONTINUED

13. **DISCUSSION ITEMS:**

14. **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, 12/16/2008, and 1/6/2009 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*)

Motion to move to final site plan
Moved by Maitland, seconded by Heimbuch
Voting in favor: None

Motion to deny preliminary site plan and special permit
Moved by Maitland, seconded by Heimbuch
Voting in favor of denial: Heller, Heimbuch, Maitland, Alban (*seated for Marchese*), and Brooks (*seated for Heimbuch*)
5-0
Application is denied

15. **APPROVAL OF MINUTES:**

January 6, 2009

Motion to approve minutes
Moved by Heimbuch, seconded by Farricker
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Alban
5-0

16. **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 20, 2009, BUT WILL BE HEARD AT FUTURE MEETINGS

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)*

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)*

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)*

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)*