

START: 7:00 p.m.
END: 11:00 p.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

March 10, 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. DECISION ITEMS:

- a. **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*) (*Must decide by 3/26/2009*) (*Seated: Heller, Farricker, Maitland, Heimbuch and Alban*) (*Maximum extension available to decide to 5/30/2009*)

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 Alban
5-0

- b. **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) (Must decide by 4/25/2009) (Seated: Heller, Farricker, Heimbuch, Alban, and Brooks) (Maximum Extension granted)

Motion to approve final coastal site plan with modifications

Moved by Heimbuch, seconded by Brooks

Voting in favor: Heller, Heimbuch, and Brooks

Voting against: Farricker, and Alban

Motion failed to carry

3-2

Application is denied

2. **DISCUSSION ITEMS:**

- a. **Department Work Item** - No Discussion

3. **Paradigm 44-48 West Putnam Avenue, LLC;** application FSP #2887 and SP #2888 for a request for extension of final site plan/special permit to renovate the existing second floor to permit construction of eight residential units and installation of 16 new parking spaces beneath the building; and new portico on west side of building to serve as an entrance to the residential lobby on a 1.271 acre property located at 44-48 West Putnam Avenue in the CGBR zone. (Staff: DF) (Page Number: 7)

Motion to approve 3-year extension of final site plan and special permit with original modifications

Moved by Farricker, seconded by Heimbuch

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

5-0

4. **George Lowther IV;** application FSP #2444-C to request an extension of a site plan approval granted at the May 4, 2004 meeting (and extended to May 3, 2008 at the January 11, 2007 meeting) for a final coastal site plan to demolish an existing home and construct a new 11,466 sq. ft. residence, a 600 sq. ft. pool house a new pool and new septic system on a 4.33 acre property located at 34 Indian Point lane in the RA-1 zone. (Staff: PL) (Applicant's Presentation: 5 minutes) (Must decide by 05/03/08) (Page Number: 24)

Motion to approve extension of coastal site plan approval for 6 months

Moved by Heimbuch, seconded by Farricker

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

5-0

5. **Eight Limbs LLC Yoga Studio;** application FSP #3800-C for a final coastal site plan to change the use from a metal fabrication company to a private yoga studio to include locker rooms, lounge, juice bar, reception area, and remove exterior industrial doors and renovate exterior wall with new windows and lighting sconces on a 0.295 acre property located at 59 Davenport Avenue in the GB zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 3/21/2009) (Maximum extension available to 5/25/2009) (Page Number: 40)*

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

6. **Saw Mill River Road Co., LLC;** application FSP #3796 for a final site plan to add 105 sq. ft. to the rear of the first floor of a 3-story, 3,197 square foot building and also to change the use from residential to Use Group 1 on the second floor on a 2,148 square foot property located at 343 Greenwich Avenue in the CGBR zone. *(Staff: MK) (Applicant's Presentation: 5 minutes) (Must decide by 3/12/2009) (Maximum extension available to 5/16/2009) (Page Number: 80)*

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

7. **One Glenville Street;** application PSP #3789 for a preliminary site plan to demolish the existing building and existing 3-car garage, construct a new building on the same footprint, re-construct existing 2nd accessory structure to provide garage parking spaces, and pave gravel driveway, and rear parking areas on a 9,279 sq. ft. property located 1 Glenville Street in the LBR-2 zone. *(Staff: DF) (Applicant's Presentation: 20 minutes) (Must decide by 3/12/2009) (Maximum extension available to 5/16/2009) (Page Number: 106)*

Application Postponed to the March 24, 2009 Meeting
Extension Granted to May 16, 2009

PUBLIC HEARING 7:30 PM

8. **Omathaun Limited Partnership;** application PSP #3777 and SP #3778 for a preliminary site plan and special permit to demolish a 5,712 sq. ft. building and construct a new three-story building containing 11,752 sq. ft. comprising 1,800 sq. ft. of office space, 4,862 sq. ft. of retail space, and 3,887 sq. ft. of residential spread among three dwelling units and 9 parking spaces on a 6,550 sq. ft. property located at 376-380 Greenwich Avenue in the CGBR zone. *(Staff: MK)*
(Applicant's Presentation: 20 minutes) (Must open by 3/10/2009) (Maximum extension available to 4/25/2009) (Page Number: 142)

Motion to move to final site plan with modifications

Moved by Maitland, seconded by Marchese

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

No action on special permit

9. **Greenwich Council Boy Scouts of America;** application PSP #3802 and SP #3803 for a preliminary site plan and special permit to construct a 43+/- feet tall climbing tower and associated 29+/- sq. ft. shed and seating area on a 158 acre property located at 411 Riversville Road in the RA-4 zone. *(Staff: PL)*
(Applicant's Presentation: 10 minutes) (Must open by 4/9/2009) (Maximum extension available to 6/13/2009) (Page Number: 179)

Motion to move to final site plan with modifications

Moved by Maitland, seconded by Farricker

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

No action on special permit

10. **LuDor Corporation & Chase Branch Bank, Lessee;** application PSP #3813-C and SP #3814-C for a preliminary coastal site plan and special permit to demolish an existing restaurant of 2,762 sq. ft. and maintain a Dunkin Donuts/Baskin Robbins of 2,012 sq. ft. and construct a new bank of 2,702 sq. ft. with drive-thru facilities and 40 parking spaces and associated site improvements on a 35,115 sq. ft. property located at 371 East Putnam Avenue in the LB zone. *(Staff: KB)*
(Applicant's Presentation: 10 minutes) (Must close by 3/25/2009) (Maximum extension available to close to 5/29/2009) (Continued from the 2/18/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Alban, and Brooks) (Page Number: 202)

Application Left Open

REGULAR MEETING CONTINUED

11. **Country Realty Company (New Country Motors dba Porsche);** request for extension of the settlement of outstanding appeal of Country Realty Company (New Country Motors dba Porsche) vs. Planning and Zoning Commission - FSP #2275.1 approved at the December 13, 2005 meeting. (*Staff: KB*) (*Page Number: 218*)

Motion to approve three year extension with original modifications
Moved by Maitland, seconded by Heimbuch
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

12. **Jay B. and Esta R. Feinsod;** application FSP #3786-C for a final coastal site plan to demolish several existing structures, re-construct a new commercial building including minor changes to driveway, grading, and addition to the site drainage system on a 9,252 sq. ft. property located at 268 Sound Beach Avenue in the LBR-2 zone. (*Staff: MK*) (*Applicant's Presentation: 10 minutes*) (***Must decide by 3/11/2009***) (*Maximum extension available to 4/25/2009*) (*Page Number: 229*)

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

13. **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 3/11/2009***) (*Maximum extension available to 3/23/2009*) (*Page Number: 262*)

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

14. **DECISION ITEMS CONTINUED:**

- c. **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, with drive-up windows (ATM only for the bank), 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) (Must decide by 4/24/2009) (Maximum extension available to 5/9/2009) (Continued from the 11/25/2008 & 2/18/2009 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland and Brooks for Marchese)*

No Action

- d. **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 outdoor dining area on a 3.091 acre property located at 1, 2, 3, and 3A Pickwick Plaza in the CGBR/CGIO zone. *(Staff: DF) (Must decide by 4/24/2009) (Maximum extension available to 6/8/09) (Continued from the 1/20/2009 & 2/18/2009 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland and Alban for Marchese)*

No Action

- e. **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) (Must decide by 3/26/2009) (Maximum extension available to 5/30/2009) (Closed at the 1/20/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland and Alban for Marchese)*

No Action

- f. **Round Hill Community Church and Community House;** application SP #3770 for a **SPECIAL PERMIT ONLY** 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, and reconfiguring of parking spaces on a 12.033 acre property located at 395 Round Hill Road in the RA-4 zone. *(Staff: CT) (Must decide by 4/24/2009) (Maximum extension available to 6/8/09) (Seated: Heller, Farricker, Heimbuch, Alban (for Marchese) and Brook for Maitland)*

No Action

15. **APPROVAL OF MINUTES:**

February 18, 2009

Motion to approve Minutes of February 18, 2009

Moved by Farricker, seconded by Marchese

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