

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room

101 Field Point Road, Greenwich, CT

March 24, 2009

REVISED

ACTION AGENDA WITH DECISIONS

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

Alternate Members Present: Margarita Alban, and Frederic Brooks

Alternate Member Absent: Ellen Avellino

Staff Members Present: Diane W. Fox, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Senior Planner

REGULAR MEETING 7:00 PM

1. **Conatus Capital – Greenwich Plaza Inc.;** application FSP #3825-C for a final coastal site plan to install a new generator on a 4.179 acre property located at 2 Greenwich Plaza in the CGB zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 4/24/2009*) (*Maximum extension available to 6/28/2009*) (*Page Number: 7*)

Application Postponed by Applicant

2. **Shemin Nurseries, Inc.;** application PSB #1964 for a preliminary subdivision to create 5 lots where 3 are rear lots and 2 are fronting lots off a proposed road and 3 open space parcels that together total 18.3% of dedicated open space and 11.1% of conservation easement area on a 44.1029 acre property located at 1081 King Street in the RA-2 zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (**Must decide by 3/31/2009**) (*Maximum extension available to 5/30/2009*) (*Page Number: 35*)

Motion to move to final subdivision with modifications

Moved by Maitland, seconded by Marchese

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

3. **OPR #2, LLC;** application PSP #3812 for a preliminary site plan to relocate the existing parking in compliance with the 1985 site plan approval for this property, and the relocation of a garbage dumpster, reconfiguration of the walkway on site on a 14,462 sq. ft. property located at 57 Old Post Road #2 in the GB zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 4/9/2009) (Maximum extension available to 6/13/2009) (Page Number: 122)*

Application Left Open – Extension Granted to April 28, 2009

PUBLIC HEARING 7:30 PM

4. **North American Energy System;** applications PSP #3810 and SP #3811 for a preliminary site plan and special permit for a proposed new medical office building, and relocation of a handicapped space on a 14,000 sq. ft. property located at Lot 5-2 Old Post Road #2 in the GB zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must open by 4/9/2009) (Maximum extension available to 6/13/2009) (Page Number: 141)*

Application Left Open – ~~Extension Granted to April 28, 2009~~

5. **Rutherford R. Romaine;** applications PSP #3804-C and SP #3805-C for a preliminary coastal site plan and special permit to construct 20,583 sq. ft. comprising a single-family residence, detached staff quarters and garage, and site improvements including a pool, formal gardens, and storm water collection/retention system in excess of 150,000 cubic feet in volume on a 4.1 acre property located at 137 Meadow Road in the RA-1 zone. *(Staff: KB) (Applicant's Presentation 20 minutes) (Must open by 4/9/2009) (Maximum extension available to 6/13/2009) (Page Number: 164)*

Application Withdrawn

6. **TINAA, LLC;** applications FSP #3797-C and SP #3798-C for a final coastal site plan and special permit to construct a new single-family residence of 12,170.8 sq. ft. in excess of 150,000 cubic feet in volume, pool, and associated site improvements including a new driveway, regrading of the steeper portions of the property near Thrushwood Lake for access paths and rebuild retaining walls along a tidal pond, requiring DEP approval on a 2.2 acre property located at 131 Meadow Road in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 3/25/2009) (Maximum extension available to 5/25/2009) (Page Number: 226)*

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 Marchese
5-0

7. **Westchester Fairfield Hebrew Academy;** applications FSP #3821 and SP #3822 for a final site plan and special permit to construct a 402 sq. ft. addition to the existing first floor of Building #13 on a 16.52 acre property located at 270 Lake Avenue in the RA-2 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must open by 4/24/2009) (Maximum extension available to 6/28/2009) (Page Number: 302)*

Application Left Open

8. **GHP East Putnam, LLC;** applications FSP #3806 and SP #3841 for a final site plan and special permit to change the use of 800 square feet from office to a hair salon on a 15,201 sq. ft. property located at 95 East Putnam Avenue in the CGBR zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 4/9/2009) (Maximum extension available to 6/13/2009) (Page Number: 358)*

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

9. **One Glenville Street;** applications PSP #3789 and SP #3845 for a preliminary site plan and special permit 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 open by 5/16/2009) (Maximum extension available to 5/16/2009) (Page Number: 376)*

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;** applications 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 and 3/10/2009 meetings) (Seated: Heller, Farricker, Heimbuch, Alban, and Brooks) (Page Number: 421)*

Application Closed

REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

None

12. **DECISION ITEMS:**

- a. **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, Brooks for Maitland and Alban for Marchese)*

Motion to move to final site plan with modifications

Moved by Farricker, seconded by Brooks

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

5-0

No action on special permit

Applicant granted special permit application extension through April 30, 2009

- b. **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

- c. **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 6/28/09) (Continued from the 1/20/2009 & 2/18/2009 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland and Alban for Marchese)*

Motion to approve final site plan and special permit with modifications
Moved by Heimbuch, seconded by Brooks
Voting in favor: Heller, Heimbuch, Alban, and Brooks
Voting against: Farricker
4-1

- d. **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

13. **APPROVAL OF MINUTES:**

March 10, 2009

Motion to approve minutes of March 10, 2009

Moved by Heimbuch, seconded by Brooks

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

5-0

14. **OTHER:**

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