

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

**TOWN OF GREENWICH  
PLANNING AND ZONING COMMISSION  
Town Hall Meeting Room  
101 Field Point Road, Greenwich, CT  
April 14, 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 Members Absent: Ellen Avellino*  
*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. **Mianus Dockmaster Building Replacement;** application MI #0569 and FSP PSP #3854 for a municipal improvement and ~~final~~ **preliminary** site plan to demolish the existing Mianus Dockmaster and Cos Cob Marina buildings and replace them with a new Dockmaster building on a 2.149 acre property located at Strickland Road in the R-6 zone. (Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 5/28/2009) (Maximum extension available to 8/1/2009) (Page Number: 7)

Motion to move to final site plan with modifications

Moved by Maitland, seconded by Heimbuch

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

Recused: Farricker

5-0

Motion to approve municipal improvement

Moved by Maitland, seconded by Heimbuch

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

Recused: Farricker

5-0

2. **Lake Avenue/Merritt Parkway CTDOT Property Transfer;** application MI #0571 for a municipal improvement request to convey property from CTDOT to the Town of Greenwich to maintain a buffer between the Merritt Parkway and the residential community, per State of Connecticut requirements this parcel must be used for Open Space purposes only on a 4.35 acre property located at Lake Avenue in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 4/21/2009) (Maximum extension available to 7/20/2009) (Page Number: 24)*

Motion to approve municipal improvement  
Moved by Heimbuch, seconded by Farricker  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

3. **I-95 Horseneck CTDOT Property Lease;** application MI #0570 for a municipal improvement to enter into a lease agreement with CTDOT to use a 0.86 acre parcel located between the I-95 southbound entrance ramp and the railroad at the Horseneck/Field Point Road junction for storage space for highway materials on a 0.86 acre property located on Field Point Road in the R-12 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 4/21/2009) (Maximum extension available to 7/20/2009) (Page Number: 34)*

Motion to approve municipal improvement  
Moved by Farricker, seconded by Heimbuch  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

### **PUBLIC HEARING 7:30 PM**

4. **Robert Dietrich Family Limited Partnership;** applications PSP #3819 and SP #3820 for a ~~final~~ **preliminary** site plan and special permit to construct a new 10,388 sq. ft. building containing two floors of retail and a third floor for two two-bedroom apartments and an actualization of an equal area exchange of 437 square feet that was approved by the RTM in June 1987 on a 3,693 sq. ft. property located at 415-417 Greenwich Avenue in the CGBR zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 4/24/2009) (Maximum extension available to open to 6/28/2009) (Page Number: 40)*

Moved 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

5. **701 Putnam-Post Road Partnership, LLC & McIntyre Putnam-Post Road Partnership, LLC (Greenwich Digital Media Center);** applications PSP #3823 and SP #3824 for a preliminary site plan and special permit to demolish the existing building of 3,200 sq. ft. used for automotive service and repair, and construct a new building of 9,445 square feet for office use and retention of 10 parking spaces and the addition of 45 spaces on the property and through a lease agreement on adjacent property owned by CL&P on a 30,552 sq. ft. property located at 701 West Putnam Avenue in the R-6 zone. *(Staff: CT) (Applicant's Presentation: 20 minutes) (Must open by 4/24/2009) (Maximum extension available to 6/28/2009) (Page Number: 97)*

Application Opened and Continued

*Seated: Heller, Heimbuch, Maitland, Marchese, and Brooks seated for Farricker, (Farricker recused)*

6. **Sheldon and Hong Chong Pang;** applications FSP #3848 and SP #3849 for a final site plan and special permit to demolish the existing house of 5,226 square feet and tennis court and construct a new residence of 14,681 square feet over 150,000 cubic feet in volume and a pool, tennis court, and drive on a 3.243 acre property located at 17 Brookridge Drive *(filed as 18 Stanwich Road)* in the RA-1 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must open by 5/28/2009) (Maximum extension available to 8/1/2009) (Page Number: 143)*

Application Left Open

7. **Pascarella Mason Street LLC;** applications FSP #3826 and SP #3863 for a final site plan and special permit to convert 1,149 sq. ft. of storage area in the building penthouse to a fitness center for use by tenants only on a 29,545 sq. ft. property located at 165 Mason Street in the CGB zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must open by 4/24/2009) (Maximum extension available to 6/28/2009) (Page Number: 177)*

Application Left Open

8. **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 close by 4/28/2009) (Maximum extension available to 7/2/2009) (Continued from the 3/24/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, Marchese) (Page Number: 221)*

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

## REGULAR MEETING CONTINUED

9. **22 Elm Place Co. LLC dba Greenwich Avenue Apple Store;** application FSP #3846 for a final site plan to occupy the entire ground floor and first floor, no change proposed on the third floor on a 7447 sq. ft. property located at 356 Greenwich Avenue in the CGBR zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 5/28/2009) (Maximum extension available to 8/1/2009) (Page Number: 281)*

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

10. **Conatus Capital;** 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: 5 minutes)*

Application Postponed – Maximum Extension Granted to June 28, 2009

11. **DISCUSSION ITEMS:**

None

12. **DECISION ITEMS:**

- a. **Harvest Time Assembly of God, Inc.;** application SP #3776 for a **SPECIAL PERMIT ONLY** 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 4/30/2009) (Maximum extension granted) (Closed at the 1/20/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Brooks for Maitland and Alban for Marchese)*

No Action

- b. **644 West Putnam Associates LLC**; applications 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)*

Motion to move to final site plan with modifications

Moved by Maitland, seconded by Brooks

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

No action on special permit

- c. **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 5/8/2009) (Maximum extension granted) (Continued from the 2/18/09 meeting) (Seated: Heller, Farricker, Heimbuch, Alban for Marchese and Brooks for Maitland)*

No Action

- d. **Greenwich Council Boy Scouts of America**; application SP #3803 for a **SPECIAL PERMIT ONLY** 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) (Must decide by 6/18/2009) (Maximum extension granted) (Continued from the 3/10/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

No Action

- e. **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) (Must decide by 4/28/2009) (Maximum extension available to decide to 7/2/2009) (Continued from the 2/18/2009, 3/10/2009 and 3/24/2009 meetings) (Seated: Heller, Farricker, Heimbuch, Alban for Marchese, and Brooks for Maitland)*

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

No action on special permit

- f. **One Glenville Street;** application SP #3845 for a **SPECIAL PERMIT ONLY** to demolish the existing building and existing 3-car garage, construct a new building on the same footprint, re-construct existing 2<sup>nd</sup> 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) (Must decide by 7/2/2009) (Maximum extension granted) (Continued from the 3/24/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

No Action

13. **APPROVAL OF MINUTES:**

March 24, 2009

Motion to approve minutes of March 24, 2009  
Moved by Heimbuch, seconded by Farricker  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
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