

START: 7:00 p.m.  
END: 9:20 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

July 7, 2009

## 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 Katie Blankley, Deputy Director Planning and Zoning/Assistant Town Planner*

### REGULAR MEETING 7:00 PM

1. **North Mianus School Parking Expansion;** applications FSP #3909 and MI #0573 for a final site plan and municipal improvement for the reconstruction and expansion of a 39 space parking lot to 104 spaces, addition of a bus queuing lane, relocation of playing field, construction of sidewalks consistent with ADA requirements and associated drainage on a 9.53 acre property located at 309 Palmer Hill Road in the R-12 zone. (*Staff: DF*) (*Applicant's Presentation: 10 minutes*) (*Must decide site plan by 7/30/2009 and MI by 9/15/2009*) (*Maximum extension available to 10/3/2009 for the site plan and no extension available for the municipal improvement*)(*Continued from the 6/9/2009 meeting*) (*Seated: Heller, Farricker, Heimbuch, Maitland and Alban (for Marchese)*)

Applications Postponed to July 21, 2009

2. **New Lebanon School;** applications FSP #3941 and MI #0574 for a final site plan and municipal improvement to construct 9 permanent parking spaces to replace nine temporary parking spaces that were constructed to provide parking during construction of the Byram Shubert Library on property located at 25 Mead Avenue in the R-6 zone. (*Staff: KB*) (*Must decide site plan by 9/10/2009 and MI by 10/5/2009*) (*Maximum extension available for the site plan to 11/14/2009 and municipal improvement to 1/3/2010*) (*Page Number: 7*)

Motion to approve final site plan with modifications, and municipal improvement

Moved by Heimbuch, seconded by Maitland

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

5-0

3. **KPJ Greenwich, LLC – Yoga Studio;** application FSP #3905-C for a final coastal site plan to designate the yoga studio use as a “school” instead of private social club as approved under FSP #3800, to correctly reflect the contemplated operation of the facility on a 12,871 sq. ft. property located at 59 Davenport Avenue in the GB zone. *(Staff: CT) (Applicant’s Presentation: 10 minutes) (Must decide by 7/16/2009) (Maximum extension available to 9/19/2009) (Continued from the 6/9/2009 meeting) (Seated: Heller, Farricker, Maitland, Heimbuch, Alban (for Marchese) (Page Number: 29)*

Motion to approve final coastal site plan  
Moved by Maitland, seconded by Heimbuch  
Voting in favor: Heller, Heimbuch, and Maitland  
Voting against: Farricker, and Alban  
3-2  
Motion failed to carry, application denied

4. **GLD Glenville, LLC and T-Mobile;** application FSP-TELE #3925 for a final telecommunication site plan to construct a wireless telecommunications facility comprising two faux chimneys to extend 10’ above the peak of the roof to conceal 6 panel antennas on a 29,581 sq. ft. property located at 235 Glenville Road in the LBR-2 zone. *(Staff: KB) (Applicant’s Presentation: 10 minutes) (Must decide by 8/13/2009) (Maximum extension available to 10/17/2009) (Page Number: 115)*

Motion to approve final telecommunication site plan  
Moved by Heimbuch, seconded by Farricker  
Voting in favor: Heimbuch  
Voting against: Heller, Farricker, Maitland, and Marchese  
1-4

Motion to deny final telecommunication site plan  
Moved by Farricker, seconded by Maitland  
Voting in favor of denial: Heller, Farricker, Maitland, and Marchese  
Voting against denial: Heimbuch  
4-1  
Application is denied

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

5. **D. Scott Corma;** applications FSP #3933 and SP #3934 for a final site plan and special permit to construct a 11,232 sq. ft. dwelling in excess of 150,000 cubic feet in volume on a 2.796 acre property located at 29 Doubling Road in the RA-1 zone. *(Staff: MK) (Applicant’s Presentation: 10 minutes) (Must open by 8/27/2009) (Maximum extension available to 10/31/2009) (Page Number: 164)*

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 Marchese  
5-0

6. **Miller Motorcars, LLC;** applications FSP #3931 and SP #3932 for a final site plan and special permit to demolish the existing non-conforming automotive sales and service commercial building and construct a new automotive sales and service commercial building in its place on a 13,294 sq. ft. property located at 348 West Putnam Avenue in the GB zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 8/27/2009) (Maximum extension available to 10/31/2009) (Page Number: 204)*

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

7. **Mark T. and Roseanne F. Sanford;** application PRSB #1970 for a preliminary re-subdivision to divide a 12,172 square foot property located mostly in the R-7 and partially in the R-12 zone into Parcel One of 7,501 square feet located solely in the R-7 zone and Parcel B of 10,495 sq. ft. located partially in the R-12 zone and mostly in the R-7 zone and a 15% open space parcel on a 21,172 sq. ft. parcel located at 93 Mallard Drive in the R-12 zone. *(Staff: MK) (Applicant's Presentation: minutes) (Must open by 8/27/2009) (Maximum extension available to 10/21/2009)*

Application Postponed to July 21, 2009

8. **315 Milbank Properties, LLC;** applications PSP #3922 and SP #3923 for a preliminary site plan and special permit for a change of use from a new car dealership and service center to retail and/or office building and a reduction in floor area from 18,396 to 12,629 square feet and an increase in parking from 20 to 40 spaces with 2 handicap spaces on a 44,706 sq. ft. property located at 315 Milbank Avenue in the CGB zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must open by 7/30/2009) (Maximum extension available to 10/3/2009)*

Applications Postponed to July 21, 2009

## REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**
- a) **One Cobb Island Drive** – Grade and drainage changes to Administrative Coastal Site Plan #2796 and subsequent request for a CO. *(Page Number: 255)*

Site plan application must be submitted to the Commission.

- b) **1114 East Putnam Avenue** – Application for a COW (Cell on Wheels) submitted to the Connecticut Siting Council for a temporary telecommunication tower 70’ high on a 10’ x 20’ trailer to replace an existing facility during construction of the Howard Johnson Hotel at 1114 East Putnam Avenue. (*Page Number: 270*)

No comment on temporary structure, which is under the jurisdiction of the CT Siting Council. Changes to the permanent equipment are subject to Planning and Zoning review and the height should not exceed that of the original approval.

- c) **Nordic Custom Builders**; 525 East Putnam Avenue, Cos Cob. A use variance (Appeal No. 9562) granted on May 21, 2008 to permit a jobbing establishment at a mixed use building in the LB zone by the Board of Appeals may not be in compliance with BZR Section 6-20 (a). (*Page Number: 290*)

Site plan application must be submitted to the Commission.

10. **DECISION ITEMS:**

- a. **Robert Dietrich Family Limited Partnership**; applications SP #3820 for a **SPECIAL PERMIT ONLY** 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*) (*Must decide by 7/23/2009*) (*Maximum extension granted*) (*Heard at the 4/14/2009 meeting*) (*Seated: Heller, Farricker, Heimbuch, Marchese and Maitland*)

No Action

- b. **LuDor Corporation & Chase Branch Bank, Lessee**; applications SP #3814-C for a **SPECIAL PERMIT ONLY** 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 8/2/2009*) (*Maximum extension granted*) (*Heard at the 4/14/2009 meeting*) (*Seated: Heller, Farricker, Heimbuch, Alban for Marchese, and Brooks for Maitland*)

No Action

- c. **Pascarella Mason Street LLC**; applications SP #3863 for a **SPECIAL PERMIT ONLY** 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 decide by 7/16/2009**) (*Maximum extension available to 7/23/2009*) (*Heard at the 4/14/2009 meeting*) (*Seated: Donald Heller, Raymond Heimbuch, Richard Maitland, Paul Marchese and Frank Farricker*)

Application Withdrawn

11. **APPROVAL OF MINUTES:**

June 23, 2009

Motion to approve minutes of June 23, 2009  
Moved by Farricker, seconded by Heimbuch  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

12. **OTHER:**

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

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON  
SUBSEQUENT MEETINGS**

**GRC Realty Corporation and Dryland Steamboat Road, LLC**; applications FSP #3872-C and SP #3873-C for a final coastal site plan and special permit to install new windows, new green rooftop garden, consolidate mechanical equipment, create a single central entrance lobby, upgrade the public access walkway to connect with the Delamar Hotel, new curb cut and vehicular drop-off area in place of the pedestrian plaza area, and amend the parking to include handicapped spaces on a 4.2 acre property located at 600 Steamboat Road in the WB zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*)(*Continued from the 5/26/2009 meeting*)(*Seated: Don Heller, Frank Farricker, Raymond Heimbuch, Richard Maitland, Paul Marchese*) (*Must close by 9/3/2009*) (*Maximum extension granted*)

**Patrick D. Coleman**; application FSP #3917-C for a final coastal site plan to demolish an existing dwelling and construct a new 4,290 sq. ft. house with

associated drainage and detention for stormwater on a 13,650 sq. ft. property located at 27 Grimes Road in the R-12 zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must decide by 7/30/2009) (Maximum extension available to 10/3/2009) (Continued from the 6/23/09 meeting) (Seated: Frank Farricker, Raymond Heimbuch, Richard Maitland, Paul Marchese, and Margarita Alban (for Heller))*

**Rutherford R. Romaine;** applications FSP #3907-C and SP #3908-C for a final coastal site plan and special permit to construct a new single family residence, indoor swimming pool, outdoor swimming pool, new drive and associated drainage improvements totaling 17,976 square feet in excess of 150,000 cubic feet in volume on a 4 acre property located at 137 Meadow Road in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must close by 7/28/2009) (Maximum extension available to 10/1/2009) (Continued from the 6/23/09 meeting) (Seated: Frank Farricker, Raymond Heimbuch, Richard Maitland, Paul Marchese, Margarita Alban (for Heller))*