

**TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT**

**July 21, 2009
ACTION AGENDA
WITH DECISIONS**

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

Alternate Member Present: Margarita Alban

Alternate Members Absent: Ellen Avellino, 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. Start of execution of POCD Action Items by the Planning and Zoning Commission and Department July 2009 – June 2010; Special priority for PROTECTING PROPERTIES FROM FLOODING AND PRESERVING WATER QUALITY IMPERVIOUS SURFACES REGULATIONS.
2. **Holly Hill Lane, adjacent to 644 West Putnam Avenue;** discussion of recertification of application MI #572 and FSP #3949 for a municipal improvement and final site plan for the sale of a 4,083 sq. ft. portion of Town-owned right-of-way along Holly Hill Lane to 644 West Putnam Avenue Associates, LLC shown as Parcel “Y” on property survey of D’Andrea dated 5/26/2009. (*Staff: DF*) (*Page Number: 7*)

Motion that Commission approved MI #572 at the May 26, 2009 meeting

Moved by Maitland, seconded by Heimbuch

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

Voting against: Marchese

4-1

3. **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) (Page Number: 15)*

Left Open – Extension granted on final site plan to October 3, 2009

4. **Tom S. Ward, Trustee;** application FSP #3928-C for a final coastal site plan to demolish the existing dwelling and construct a new dwelling and pool on a 1.541 acre property located at 11 Island Lane in the RA-1 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 8/13/2009) (Maximum extension available to 10/17/2009) (Page Number: 40)*

Application Left Open – Extension granted to October 17, 2009
Seated: Farricker, Heimbuch, Marchese and Alban

5. **One River Road, LLC;** application FSP #3943-C for a final coastal site plan to lease a 5,405 sq. ft. portion of adjacent property owned by the Connecticut Department of Transportation for construction of a 6-car parking area and driveway on a 10,000 sq. ft. property located in the WB zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 9/10/2009) (Maximum extension available to 11/14/2009) (Page Number: 85)*

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

PUBLIC HEARING 7:30 PM

6. **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) (Page Number: 105)*

Application Left Open – Extension granted to October 29, 2009

7. **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 19,431 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 6/23/2009 meeting) (Seated: Farricker, Heimbuch, Maitland, Marchese, and Alban (for Heller) (Page Number: 160)*

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

Moved by Heimbuch, seconded by Maitland

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

8. **Philip and Harriet Pinkert;** application FRSB #1971 for a final re-subdivision to transfer 700.20 square feet from 168 Valley Road to Parcel A, which was created through a six lot subdivision approved in 1987 (Application #1018, GLR Map #6389) and for a two-lot re-subdivision of Parcel A to create Parcel A-2 of 13,153.25 sq. ft. (12,002.18 sq. ft. excluding the access way) and Parcel A-1 of 12,002.22 sq. ft. and an open space Parcel of 4,444 sq. ft.(15%) on a 29,599.79 sq. ft. property located at 168 - 172 Valley Road in the R-12 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 8/21/2009) (Maximum extension available to 10/20/2009) (Page Number: 184)*

Final re-subdivision application converted to a preliminary

Motion to move to final re-subdivision with modifications

Moved by Maitland, seconded by Farricker

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

9. **Mark T. and Roseanne F. Sanford;** application PRSB #1970 for a preliminary re-subdivision to divide a 21,172 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: 10 minutes) (Must decide by 8/9/2009) (Maximum extension available to 10/8/2009) (Page Number: 212)*

Motion to move to final re-subdivision with modifications
Moved by Maitland, seconded by Farricker
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

10. **36 Mayo, LLC;** applications FSP #3938 and SP #3939 for a final site plan and special permit to construct a new residence and pool house totaling 13,332 square feet, in excess of 150,000 cubic feet in volume, and pool, tennis court, and associated site improvements on a 3.0786 acre property located at 36 Mayo Avenue in the RA-1 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 8/27/2009) (Maximum extension available to 10/31/2009) (Page Number: 251)*

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

11. **Patrick D. Coleman;** application FSP #3917-C for a final coastal site plan to demolish the existing dwelling and construct a new 4,290 sq. ft. house and 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 7/28/2009) (Maximum extension available to 10/1/2009) (Continued from the 6/23/2009 meeting) (Seated: Farricker, Heimbuch, Maitland, Marchese, and Alban (for Heller) (Page Number: 284)*

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

12. **525 PA, LLC and Patrick J. Conlon;** application FSP #3946 for a final site plan for a jobbing establishment on the first floor and retaining residential use on the second floor with 9 parking spaces on a 9,457 sq. ft. property located at 525 East Putnam Avenue in the LB zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 9/24/2009*) (*Maximum extension available to 10/1/2009*)(*Page Number: 328*)

Motion to approve final site plan with modifications

Moved by Maitland, seconded by Farricker

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

13. Formal request by Olga Kogan to have the Planning and Zoning Commission of the Town of Greenwich rescind and vacate the site plan and special permit approvals that were granted on March 10, 2009 concerning her property at 18 Simmons Lane, Greenwich, CT as follows: applications FSP #3742 and SP #3743 for a final site plan/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-4 zone.

Motion to accept request of Olga Kogan to rescind and vacate the site plan and special permit approvals

Moved by Farricker, seconded by Maitland

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

14. **DISCUSSION ITEMS:**

- a) Greenwich Hyatt, 1800 East Putnam Avenue; request for an extension of time regarding 6-month seasonal tent approval.

Motion to approve extension for a 3 week period.

Moved by Maitland, seconded by Farricker

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

- b) 261 East Putnam Avenue LLC, Cos Cob LBR zone; Greenwich Performing Arts Studio. Need for site plan and question of use group.
(*Page Number:*)

Farricker recused discussion

Applicant to submit a site plan to the Planning and Zoning Commission.

15. **DECISION ITEMS:**

None

16. **APPROVAL OF MINUTES:**

July 7, 2009

Motion to approve minutes of July 7, 2009

Moved by Heimbuch, seconded by Farricker

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

5-0

17. **OTHER:**

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