

START: 7:00 p.m.
END: 9:50 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
October 20, 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. Update and progress report on POCD Implementation.

As a follow-up to the update presented at the September 21, 2009 Planning and Zoning Meeting, staff is in the process of making adjustments to the methodology used to develop proposed percent limits for each zone. The project is on schedule. It is still anticipated that the Planning and Zoning Commission will hold public hearings in January 2010.

PUBLIC HEARING 7:30 PM

2. **Chase Branch Bank;** applications PSP #3997-C and SP #3998-C for a preliminary coastal site plan and special permit to address the use of the open grid paver system to eliminate the need of a lot coverage variance and the impact this would have on preliminary site plan #3675 to demolish an existing restaurant of 2,762 square feet and maintain a Dunkin Donuts/Baskin Robbins of 2,012 square feet and construct a new bank of 2,645 square feet with drive-thru facilities and 35 parking spaces (inclusive of 2 handicap spaces) and associated site improvements on a 35,115 square foot property located at 371 East Putnam Avenue in the LB zone. (Staff: KB) (Applicant's Presentation: 25 minutes) (Must open by 11/19/2009) (Maximum extension available to 1/23/2010)

Motion to deny preliminary coastal site plan and special permit

Moved by Maitland, seconded by Marchese

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

5-0

Application is denied

3. **Town of Greenwich, and The Housing Authority of the Town of Greenwich (The McKinney Terrace II Expansion);** applications PSP #3988-C and SP #3989-C, MI #0576, and RZ #09-19 for a preliminary coastal site plan and special permit, municipal improvement, and re-zoning to construct a three (3)-story, 17,950 +/- square foot addition to the north end of the historic Byram School building in order to provide 21 new, one-bedroom elderly apartments, resulting in the elimination of two (2) existing efficiency units for a net gain of 19 senior units in this building and to construct "Building E", a three (3) story detached elderly housing building with a total of 35 one-bedroom units on four building levels for a total of 105 elderly dwelling units, where 51 exist today, comprising 49 studio efficiencies (51 existing) and 56 one-bedroom units (zero existing); and to amend the Town of Greenwich Building Zone Regulation Map of 173,705 square feet of property from R-6 to R-PHD-E to accommodate the location and increased density in affordable elderly housing units, on a 3.97 acre property located at 71 Vinci Drive at Western Junior Highway in the R-6 and R-PHD-E zones. (*Staff: DF*) (*Applicant's Presentation: 30 minutes*) (*Must open coastal site plan/special permit and re-zoning by 11/5/2009 and municipal improvement by 11/29/2009*) (*Maximum extension available to open site plan/special permit and re-zoning to 1/9/2010 and maximum extension for municipal improvement to 2/27/2010*)

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

The Commission finds that the applications for municipal improvement and site plan are incomplete and deficient in that the certified owner of the property - Town of Greenwich, has not given approval or authorized the HATG to use town-owned land for construction of additional elderly housing by the Housing Authority on this property. The Board of Selectmen acting in behalf of the Town of Greenwich must hear and approve the MI request from the HATG prior to coming to the Planning and Zoning Commission for MI approval. Therefore a motion was moved by Maitland and seconded by Brooks to defer action (per Section 100 of the Town Charter) upon the MI and to continue the hearing on the Housing Authority's MI request to a future meeting so as to afford the applicant the opportunity to submit a completed application, which must include authorization from the certified owner of the property from the Board of Selectmen acting for Town of Greenwich pursuant to Section 6-14 of the Building Zone Regulations.

Moved by Maitland, seconded by Brooks
Voting in favor of continuance of the municipal improvement: Heller, Heimbuch, Maitland, Marchese, and Brooks (*for Farricker*)
5-0

The preliminary site plan, special permit, and re-zoning were not opened.

REGULAR MEETING CONTINUED

4. DISCUSSION ITEMS:

- a) **1155 East Putnam Avenue - All the Best Wine and Spirits Liquor;** applicant requests review of the advisory opinion of the Architectural Review Committee that the selected siding is inappropriate aesthetically to this building.

Commission recommended the applicant try to resolve the issue with the ARC, alternatively an application will have to be submitted to Planning and Zoning.

- b) **Diamond Hill Church;** addition for enclosure for handicap church access, administrative or Commission review?

Applicant to submit administrative application to the Planning and Zoning Staff for review.

- c) **Hyatt;** addition of four (4) tents for events on 10/22, 10/24, 10/30, and 10/31, site plan modification?

Applicant to submit administrative application to the Planning and Zoning Staff for review.

5. DECISION ITEMS:

None

6. APPROVAL OF MINUTES:

October 6, 2009

Motion to approve minutes of October 6, 2009

Moved by Heimbuch, seconded by Marchese

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

7. 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**

North Mianus School Parking Expansion; applications FSP #3991 and MI #0577 for a final site plan and municipal improvement to expand and re-construct the parking and driveways accessed from Old Orchard Road including the addition of 42 spaces and 2 handicapped spaces, new curbing, drainage, lighting and landscaping 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 11/29/2009 and municipal improvement by 1/16/2009) (Maximum extension available for site plan by 1/23/2010 and municipal improvement by 1/6/2010) (Continued from the 10/6/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

Peoples United Bank; application FSP #3958-C for a final coastal site plan to demolish an existing restaurant and construct a new one story 470 square foot bank building for drive-up tellers on a 21,471 sq. ft. property located at 85 East Putnam Avenue in the LB zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 11/12/2009) (Maximum extension available to 12/26/2009) (Continued from the 10/6/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

Virginia Todd and William Gies Stoddard; application FSB #1976 for a final subdivision to divide the property into two lots where Parcel One will comprise 12,100 sq. ft., and Parcel Two will comprise 14,840 sq. ft. including a 2,740 sq. ft. access way, and an open space parcel of 3,490 sq. ft. (11.5% of the property) on a 30,430 sq. ft. property located at 54 Shore Road in the R-12 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 12/23/2009) (Maximum extension available to 12/23/2009)*

Richard and Andrea Saperstein; applications FSP #3973 and SP #3974 for a final site plan and special permit, to construct a 216 sq. ft. storage shed on a property improved with 17,641 sq. ft. exceeding 150,000 cubic feet in volume on a 3 acre property located at 50 Calhoun Drive in the RA-1 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 11/10/2009) (Maximum extension available to 12/26/2009)*

Lorraine Salvin, Trustee; applications FSP #3985 and SP #3986 for a final site plan and special permit to construct 11,740.24 sq. ft. including a new single family residence, pool, pool pavilion, and tennis court in excess of 150,000 cubic feet in volume, with a new driveway, motor court and septic system on a 3 acre property located at 15 Meadowcroft Lane in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 11/10/2009) (Maximum extension available to 1/9/2010)*

Spoldi Realty, LLC; applications FSP #3983 and SP #3984 for a final site plan and special permit to demolish and construct a new two-story mixed use building, comprising first floor retail and second floor residential on a 10,847 sq. ft. property located at 264 Sound Beach Avenue in the LBR-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must close by 11/10/2009) (Maximum extension available to close to 1/14/2010) (Continued from the 10/6/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*