

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

January 11, 2007
Thursday

FINAL AGENDA

REGULAR MEETING 6:00 PM

1. **George Lowther IV;** application FSP #2444-C for a 3 year extension of a site plan approval granted at the May 4, 2004 meeting for a final coastal site plan to demolish an existing home and construct a new 11,466 sq. ft. residence, a 600 sq. ft. pool house a new pool and new septic system on a 4.33 acre property located at 34 Indian Point lane in the RA-1 zone. *(Staff: JP) (Applicant's Presentation: 5 minutes) (Must decide by 05/05/07) (Page Number: 7)*
2. **Town of Greenwich;** application FSP #3074 and MI #0553 for a final site plan and municipal improvement for renovations and additions to the Glenville School building as well as the construction of additional parking and changes to walks, landscaping, utilities and drainage on a 19.64 acre property located at 33 Riversville Road in the RA-1, R-7 zone. *(Staff: DF) (Continued from the 11/28/06 meeting) (Must decide by 1/13/2007) (Applicant's Presentation: 15 minutes) (Page Number: 14)*
3. **Jeffrey Jackson and Susan Kaupie;** application FSP #3057-C for a final coastal site plan to construct a new residence with associated drainage, sanitary sewer, landscaping, grading and a new driveway on a 31,132 sq. ft. property (a.k.a. Parcel A) (shown on plans of Jeffrey Jackson et al., and Whitner Marshall et al.) located at 33 Club Road in the R-20 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Continued from the 12/12/06 meeting) (Must decide by 1/12/2007) (Maximum extension available to 2/24/2007) (Page Number: 44)*

4. **Whitner and Paulette Marshall;** application FSP #3063-C for a final coastal site plan to construct a new residence with associated drainage, sanitary sewer, landscaping, grading and a new driveway on a 31,132 sq. ft. property (a.k.a. Parcel B) (shown on plans of Jeffrey Jackson et al., and Whitner Marshall et al.) located at 35 Club Road in the R-20 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Continued from the 12/12/06 meeting) (Must decide by 1/12/2007) (Maximum extension available to 2/24/07) (Page Number: 49)*
5. **Town of Greenwich;** application FSP #2654-C and MI #540 for the one-year review and evaluation presented by Conservation and Parks and Recreation of the final coastal site plan and municipal improvement to construct a $\frac{3}{4}$ acre fenced area for canine recreation adjoining the waste water treatment plant at Grass Island with improvements including benches, trash barrels, signs, and cleanup station for dog waste on property located Grass Island in the R-20 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Page Number: 60)*

PUBLIC HEARING 7:30 PM

6. **William N. Gardiner, Jr.;** application FSP #3075 and SP #3076 for a final site plan/special permit to construct a single-family residence comprising 16,175 sq. ft. to exceed 150,000 cubic feet in volume on a 4.8373 acre property located at 253 Round Hill Road in the RA-2 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Continued from the 12/12/06 Meeting) (Must close by 1/16/2007) (Maximum extension to close 3/22/2007) (Page Number 69)*
7. **James O'Brien & Nancy McPike;** application FSP #3037 and SP #3052 for a final site plan/special permit to construct three (3) residential units, one (1) of which will be an affordable housing unit on a 15,172 sq. ft. property located at 273 Valley Road in the R-12 zone. *(Staff: DF) (Must close by 1/16/2007) (Maximum extension available to 1/20/2007) (Applicant's Presentation: 15 minutes) (Page Number: 82)*
8. **Patrick Gentemann;** application FSP #3046-C and SP #3120 for a final coastal site plan/special permit to demolish an existing primary residence and a portion of the associated driveway and construct a new residence and driveway on a 5.55 acre property located at 41 Meadow Wood Drive in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must close by 2/13/2007) (Maximum extension to 3/10/2007) (Page Number: 116)*

9. **644 West Putnam Associates, LLC**; application AM #06-0003 to amend Section 6-100(g) of the Town of Greenwich Building Zone Regulations as follows:
(Bolded words to be added): ADD NEW SECTION 6-110(g)(2)(G): (*Page Number: 162*)

For a Lot or contiguous Lots in single ownership as of October 1, 2006 that have a combined Zoning Lot Area of at least 50,000 square feet and are located in the GB, GBO and/or LB Zones, the following special incentives also shall be applicable:

- 1. A Floor Area Bonus: An increase in Floor Area Ratio up to 2.0 if eighty (80%) percent of the Gross Floor Area is limited to residential use.**
- 2. A waiver of above grade parking levels of a Building or Structure being included in Floor Area.**
- 3. A Density Bonus as follows:**
 - i. The maximum allowable dwelling units and the density bonus shall be determined by dividing the Zoning Lot Area by 700 square feet to determine the maximum allowable number of dwelling units (excluding fractions);**
 - ii. 20% of the dwelling units constructed must be constructed and offered as moderate-income dwelling units; and**
 - iii. The moderate-income dwelling units shall have not less than one-bedroom.**
- 4. An increase in the number of stories allowed and the height of the building, but not to exceed six (6) stories and sixty (60) feet as measured in accordance to the requirements of the particular zone.**
- 5. Minimum front, side and rear set-back requirements of twenty-five (25) feet in each instance unless a lesser set-back is otherwise allowed in other sections of these regulations.**

Housing Developments under this section shall not be located within 1,500 feet of each other.

10. **644 West Putnam Associates, LLC**; application PSP #3086 and SP #3087 preliminary site plan/special permit to construct a single building of 96 residential units, (76 market rate and 20 “affordable”) in 4 above ground levels, two lower levels for parking and a fitness area including a pool, and 198 parking spaces on a 70,434 sq. ft. property located at 644 West Putnam Avenue in the GBO, LB zone. (*Staff: DF & KB*) (*Applicant’s Presentation: 45 minutes*) (*Must close by 2/13/2007*) (*Maximum extension to 4/19/2007*) (*Page Number: 175*)

REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**

- a) **Paul L. Burke, et al;** application SP #3021 for a special permit to demolish the existing 6,875 sq. ft. building and replace with a 14,237 sq. ft. building on a 10,450 sq. ft. property located at 257-265 Greenwich Avenue in the CGBR zone. *(Staff: KB) (Seated: Heimbuch, Maitland, Marchese, Heller, Avellino) (Alternates present: Avellino, Alban and Brooks) (SPECIAL PERMIT ONLY) (Must decide by 2/24/2007) (Maximum Extension to decide 2/24/2007)*

- b) **Kim Robin Sands;** application SP #3078 for a special permit to construct a 4,769 sq. ft. addition to include an indoor sports court, for a total of 14,857 sq. ft. to exceed 150,000 cubic feet in volume on a 5.468 acre property located at 35 Farwell Lane in the RA-4 zone. *(Staff: KB) (Must decide by 2/15/2007) (Maximum extension to decide 4/21/2007) (Page Number 430) (SPECIAL PERMIT ONLY)*

13. **APPROVAL OF MINUTES:**

December 12, 2006

14. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
- b. Other items as may properly come before the Commission.