

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

February 13, 2007

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Ridgeview Hills, Inc.;** application FSB #1877 to request a 90-day extension of the required mylar filing date of a final subdivision approved at the December 12, 2006 meeting to create two lots; one lot consisting of 12,003 sq. ft. with an access way of 1,175 sq. ft. and the second lot consisting of 11,395 sq. ft. and a conservation easement area totaling 9.1% of the total lot area on a 25,133 sq. ft. property located at 2 Oak Street in the R-12 zone. (*Staff: CT*) (*Page Number: 8*)
2. **Norman Hascoe;** application FSP #3118-C for a final site plan to demolish a 856 sq. ft. portion of the residence and construct a 468 sq. ft. addition to the existing garage on a 2.181 acre property located at 80 Field Point Circle in the RA-2 zone. (*Staff: DF*) (*Applicant's Presentation: 0 minutes*) (**Must decide by 2/15/2007**) (*Maximum extension available to 4/21/2007*) (*Page Number: 19*)
3. **Greenwich Oceanfront Property, LLC;** application FSB #1882-C for a final coastal subdivision to create 6 lots each to be developed with a single family dwelling with 1.518 acres (15%) of open space located at the northeast corner of property and a "non-development area" along the southern portions of Lots 2, 3, and 4 and a new road on a 10.118 acre property located at 109 Byram Shore Road in the RA-1 zone. (*Staff: DF*) (*Applicant's Presentation: 25 minutes*) (**Must decide by 2/13/2007**) (*Maximum extension available to 4/14/2007*) (*Page Number: 48*)
4. **Gyesky;** application FSP #3123-C for a final coastal site plan to construct a 531 sq. ft. residential addition to a 3,241 sq. ft. two-family dwelling on a 9,585 sq. ft. property located at 97 Valley Road in the R-6 zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (**Must decide by 2/15/2007**) (*Maximum extension available to 4/21/2007*) (*Page Number: 97*)

5. **Gyesky;** application FSP #3121-C for a final coastal site plan to construct a 2-family dwelling consisting of 6,201 sq. ft. on a 11,737 sq. ft. property located at Lot B Valley Road (99 Valley Road) in the R-6 zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (**Must decide by 2/15/2007**) (*Maximum extension available to 4/21/2007*) (*Page Number: 128*)
6. **John Hadjipateras/Old Mill Trust;** application FSB #1879 for a final subdivision/lot line revision to transfer 56,691 sq. ft. from the Old Mill Trust property to the Hadjipateras property to allow for the required septic and storm detention system without removing trees and landscaping on a 23 acre property located at 50 Cherry Valley Road (Tracts A and B) in the RA-4 zone. (*Staff: JP*) (*Applicant's Presentation: 20 minutes*) (**Must decide by 2/28/2007**) (*Maximum extension available to 3/16/2007*) (*Page Number: 155*)

PUBLIC HEARING 7:30 PM

7. **John Hadjipateras;** application FSP #3108 and SP #3166 for a final site plan/special permit to construct a residential addition comprising an indoor athletic facility including a swimming pool and exercise area, that brings the total of all structures on site over 150,000 cubic feet in volume, and install a new septic and drainage system on a revised lot of 12.673 acre property located at 50 Cherry Valley Road in the RA-4 zone. (*Staff: JP*) (*Applicant's Presentation: 15 minutes*) (**Must close by 3/20/2007**) (*Maximum extension available to 5/12/2007*) (*Page Number: 179*)
8. **The Greenwich Water Club/ Beacon Point Marina;** application FSP #3098-C and SP #3131 for a final coastal site plan/special permit to permit the expansion of a deck off the existing swimming pool deck adjacent to Building #3 and construct a children's swimming pool and deck area off Building #2 and re-configure the existing parking spaces from 381 spaces to 403 parking spaces on a 5.53 acre property located at 49 River Road in the WB zone. (*Staff: CT*) (*Applicant's Presentation: 15 minutes*) (**Must close by 2/27/2007**) (*Maximum extension available to 5/3/2007*) (*Continued from the 1/23/2007 meeting*) (*Seated: Heimbuch, Farricker, Maitland, Marchese, and Avellino seated for Heller*) (*Page Number: 203*)
9. **Paul L. Burke, et al.;** application FSP #3134 and SP #3021 for a final site plan/special permit to demolish an existing 6,875 sq. ft. building and replace it 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: CT*) (*Applicant's Presentation: 20 minutes*) (**Must decide by 2/24/2007**) (*Page Number: 220*)

10. **Charles Hubbard;** application PSP #3127 and SP #3128 for a preliminary site plan/special permit and RZ #07-06 to rezone from CGB to CGB-HO to relocate and expand an existing 2 ½ story, three-unit residential structure (existing 3,400 gsf) to 4,515 gsf, and demolish a two-car detached garage (510 gsf) and convert the use to a bank with drive-up teller, including 16 parking spaces and queue space for 5 cars for the drive-up teller, and a dumpster enclosure on a 17,641 sq. ft. property located at 85 Mason Street in the CGB zone. (*Staff: JP*) (*Applicant's Presentation: 25 minutes*) (*Must close by 3/20/2007*) (*Maximum extension to 5/24/2007*) (*Page Number: 262*)

REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**

- a) **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*) (**SPECIAL PERMIT ONLY**)
- b) **Bridges School - Town of Greenwich;** application SP #3110 for a special permit for the renovation of the existing Mianus Community Center for use as an early childhood education center to accommodate 74 children, 9 full-time and 17 part-time staff, construct an addition for a new elevator, renovate the existing third floor of the building into two studio apartments for use by members of its faculty, construct a driveway and 20 on-site parking spaces, and associated site and landscape work on a 27,401 sq. ft. property located at 296 Valley Road in the R-12-HO zone. (*Staff: KB*) (*Must decide special permit by 3/29/2007*) (*Maximum extension for special permit available to 6/2/2007*) (**SPECIAL PERMIT ONLY**)

13. **APPROVAL OF MINUTES:**

January 11, 2007
January 23, 2007

14. **OTHER:**

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

15. **ITEMS POSTPONED TO THE FEBRUARY 27, 2007 MEETING**

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):

(Continued from the 1/11/2007 meeting) (Seated: Heimbuch, Farricker, Maitland, Heller, and Brooks seated for Marchese) (Must close by 4/21/2007) (Full extension granted)

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 4/23/2007) (Full extension granted) (Continued from 1/11/2007 meeting) (Seated: Heimbuch, Farricker, Maitland, Heller, and Brooks seated for Marchese) (Must open by 3/19/2007)*

66 Bruce Park, LLC; application FSB #1878 for a final subdivision to create two residential lots; Lot 1 to contain 13,017 sq. ft. and Lot 2 to contain 14,750 sq. ft. with a fee open space area containing 4,904 sq. ft. (15% of the total lot area) on a 32,671 sq. ft. property located at 66 Bruce Park Drive in the R-12 zone. *(Staff: KB) (Applicant’s Presentation: 15 minutes) (Continued from the 12/12/06 Meeting) (Seated: Heimbuch, Farricker, Maitland, Marchese, and Heller) (Must decide by 2/28/2007) (Maximum extension available to 3/9/2007)*