

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

March 27, 2007

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Western Greenwich Civic Center;** application FSP #3202 and MI #0558 for a final site plan and Municipal Improvement for a lease between the Town of Greenwich Children's Day School for use of 4,370 square feet of interior space and 1,974 square feet outside play area for a children's program located at 449 Pemberwick Road in the R-7 zone. *(Staff: DF) (Applicant's Presentation: 5 minutes) (Must decide site plan by 5/31/2007) (Must decide MI by 5/16/2007) (Maximum extension available to 8/19/2007) (Page Number: 7)*
2. **Friends of Greenwich Point;** application FSP-C #3194 and MI #0557 for a final site plan and municipal improvement to construct a nature-theme play area in the lawn area west of the southern (main) concession area on a 147 acre property located at Tod's Driftway in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide site plan by 5/17/2007) (Must decide MI by 6/11/2007) (Maximum extension available to 7/21/2007) (Page Number: 23)*
3. **The Peachy House LLC c/o Richard Oellrich;** application FSB #1884 for a final subdivision of property used as a commercial landscaping business to create Parcel A of 8,447 sq. ft. and Parcel B, a rear lot, of 7,825 sq. ft. plus 1,753 sq. ft. of access way for a total of 9,578 sq. ft., with a conservation easement containing 1,359 sq. ft. (7.5%) on a 18,025 sq. ft. property located at 65 Sound Beach Avenue Extension in the R-7 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Postponed per request by Applicant from the 2/27/2007 meeting) (Must decide by 3/28/2007) (Maximum extension available to 5/24/2007) (Page Number: 45)*

PUBLIC HEARING 7:30 PM

4. **Brunswick School, Inc. c/o Tom Philip**; application FSP #3162 and SP #3163 for a final site plan/special permit to construct a press box on the east side of the Field House and add a second mezzanine level weight room in the Field House on a 103.69 acre property located at 1252 King Street in the RA-4 zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (*Must open by 4/19/2007*) (*If opened at the 3/27/2007 meeting then must close by 5/1/2007*) (*Maximum extension available to open by 6/23/2007*) (*Page Number: 70*)
5. **Kenneth Savio**; application FSP #3167 and SP #3168 for a final site plan/special permit to construct an addition of 3,322 square feet to an existing dwelling of 9,727 square feet on a property also improved with a guest house, a tennis court, and a pool for a total proposed floor area of 16,154 square feet and over 150,000 cubic feet in volume on a 3.749 acre property located at 460 North Street in the RA-1 zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (*Must open by 4/19/2007*) (*If opened at the 3/27/2007 meeting then must close by 5/1/2007*) (*Maximum extension available to open by 6/23/2007*) (*Page Number: 103*)
6. **Israel & Caryl Englander**; application PSP #3150-C and SP #3151 for a preliminary site plan/special permit to demolish a residence and construct a new residence, driveway, septic system and pool to exceed 150,000 cubic feet in volume on a 3.04 acre property located at 48 Pear Lane in the RA-2 zone. (*Staff: KB*) (*Applicant's Presentation: 30 minutes*) (**Must open by 3/29/2007**) (*Maximum extension available to open by 6/2/2007*) (*Page Number: 135*)
7. **Valley High Farms IV (#555) and III (553), LLC**; application FSP #3147 and SP #3148 for a final site plan/special permit to consolidate and redevelop Lots A-1 (555 Riversville Road) and A-2 (553 Riversville Road) and construct a new single-family dwelling, pool, pool house, a detached studio building, and a tennis court and maintain an existing staff quarters building, generator shed, and former stables for a total proposed floor area of 18,877 square feet and over 150,000 cubic feet in volume on a 16.6153 acre property located at 553 and 555 Riversville Road in the RA-4 zone. (*Staff: KB*) (*Applicant's Presentation: 20 minutes*) (**Must open by 3/28/2007**) (*Maximum extension available to open by 5/21/2007*) (*Page Number: 175*)

REGULAR MEETING CONTINUED

8. **DISCUSSION ITEMS:**
 - a) April 24th – Special Meeting of Commission to take public input on Planning and Zoning application process.

9. **DECISION ITEMS:**

- a) **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 6/2/2007) (SPECIAL PERMIT ONLY)

10. **APPROVAL OF MINUTES:**

March 13, 2007

11. **OTHER:**

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

CONTINUED ITEMS FOR FUTURE MEETINGS

Jack F. Bennett; application FSB #1887 for a final subdivision to create two lots where Lot A1 will comprise 4.25 acres and Lot A2 will comprise 4.05 acres with a 1.47 acre dedicated open space on a 9.77 acre property located at 141 Taconic Road in the RA-4 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 6/15/2007) (Continued from the 3/13/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

Valley Stone Partners, LLC c/o Christian LaVigna; application FSP #3176 and SP #3177 for a final site plan/special permit and RZ #07-07 to rezone from LBR-1 to LBR-1-HO and to renovate the interior of a 2,016 sq. ft. building, and convert to office and/or retail space and maintain 3 parking spaces on a 5,268 sq. ft. property located at 301 Valley Road in the LBR-1 zone. *(Staff: DF)*
(Applicant's Presentation: 20 minutes) (Must open by 5/3/2007) (Maximum extension available to open by 7/7/2007)

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 4/21/2007) (No extension available) (Continued from the 2/13/2007 and 3/13/2007 meetings) (Seated: Heimbuch, Farricker, Maitland, Heller, and Alban)*

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 5/24/2007) (Maximum extension to close by 5/16/2007) (Continued from the 2/13/2007 meeting) (Seated: Heimbuch, Farricker, Maitland, Heller, and Alban)*

382 Greenwich Partners, LLC; application PSP #3139 and SP #3140 for a preliminary site plan/special permit to demolish the existing buildings and construct a new building that continues the existing non-conformity of a basement level "story" under Section 6-141 of the BZR, with a total floor area contained within three stories above the basement of 27,004 square feet that includes 4,800 square feet of office space, 14,555 square feet of retail space, and 7,649 square feet of residential space spread among four dwelling units, and the proposed building will extend beyond the rear building line and the entrance/exit drive onto Greenwich Avenue will be eliminated, and 24 parking spaces including one handicap space on a 16,019 sq. ft. property located at 382 Greenwich Avenue in the CGBR zone. *(Staff: DF) (Applicant's Presentation: 20 minutes) (Continued from the 2/27/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Must close by 6/7/2007) (No extension available)*

Pasquale Cecio, III; application FSP #3178-C for a final coastal site plan to demolish and reconstruct a single-family dwelling on the same footprint and the septic system will be removed and the property connected to the sewer on a 1.09 acre property located at 17 Candlelight Place in the R-20 zone. *(Staff: DF) (Applicant's Presentation: 15 minutes) (Must decide by 5/3/2007) (Maximum extension available to 7/7/2007) (Continued from the 3/13/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*