

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

**April 10, 2007**  
**FINAL AGENDA**

## REGULAR MEETING 7:00 PM

1. **Pedestrian Access at Church Street;** application FSP #3212-C and MI #0559 for a final coastal site plan and municipal improvement to construct a pedestrian public access and enhanced waterfront pedestrian access way on a 4,041 sq. ft. area located on Church Street Extension at South Water Street in the WB zone. *(Staff: DF) (Applicant's Presentation: 5 minutes) (Must decide MI by 6/13/2007) (Must decide site plan by 5/31/2007) (Maximum extension available for site plan to 8/4/2007) (Page Number: 9)*
2. **South Water Street;** application FSP #3213-C and MI #0560 for a final coastal site plan and municipal improvement to develop a public Waterfront Park and pedestrian access way at the Town's DPW Pump Station site on a 18,032 sq. ft. property located at 142 South Water Street in the WB zone. *(Staff: DF) (Applicant's Presentation: 5 minutes) (Must decide MI by 6/28/2007) (Must decide site plan by 6/14/2007) (Maximum extension available for site plan to 8/18/2007) (Page Number: 24)*
3. **John S. Griswold Jr et al. and Griswold Family Partnership, L.P.;** application FSB #1889-C for a final coastal subdivision/lot line revision to reconfigure the lot lines between Lot A (5.779 acres) and Lot B aka 531 Indian Field Road (4.558 acres), resulting in Lot A becoming a 2.837 acre parcel and Lot B becoming a 7.5 acres parcel on a 10.337 acre property located at 0 and 531 Indian Field Road in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 5 minutes) (Must decide by 5/1/2007) (Maximum extension available to 6/30/2007) (Page Number: 38)*
4. **Greg Slater, (Kibi Kibi Body, Sally Imbo);** application FSP #3197 for a final site plan to change the use from a printing shop to a personal body wellness program center on a 8.58 acre property located at 1239 East Putnam Avenue in the LB zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 5/31/2007) (Maximum extension available to 8/4/2007) (Page Number: 58)*

5. **Gyesky and Gyesky;** application FSB #1890-C for a final subdivision/lot line revision to FSB #1698 where 97 Valley Road will increase from 9,585 sq. ft. to 9,790 sq. ft. and 99 Valley Road will decrease from 11,737 sq. ft. to 11,552 sq. ft. on properties located at 97 and 99 Valley Road in the R-6 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 5/29/2007) (Maximum extension available to 7/28/2007) (Page Number: 68)*
6. **Gyesky;** application FSP #3211-C for revision to FSP #3121-C a coastal final site plan on a 11,532 sq. ft. (formally 11,737 sq. ft.) lot to construct a 6,341.83 sq. ft. two-family dwelling on property located at 99 Valley Road in the R-6 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 6/14/2007) (Maximum extension available to 8/18/2007) (Page Number: 83)*
7. **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 9,790 sq. ft. (formally 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: Heller, Farricker, Heimbuch, Maitland, and Alban) (Page Number: 101)*
8. **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) (Page Number: 146)*
9. **Whitner and Paulette Marshall;** application FSP #3218-C for a revision to the drainage plan approved under 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) (Must decide by 6/14/2007) (Maximum extension available to 8/18/2007) (Page Number: 182)*

### **PUBLIC HEARING 7:30 PM**

10. **Harvest Time Assembly of God;** application FSP #3170 and SP #3171 for a final site plan/special permit to install a temporary (up to 5 years) 60' x 80' air dome over the existing parking lot, that brings the total of all structures on site over 150,000 cubic feet in volume on a 10.557 acre property located at 1338 King Street in the RA-4 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must open by 4/19/2007) (If opened 4/10/2007 then must close by 5/15/2007) (Maximum extension available to open by 6/23/2007) (Page Number: 194)*

11. **JP Cos Cob, LLC;** application FSP #3180-C and SP #3181 for a final coastal site plan/special permit approval to modify site plan #1089-C to locate two trash compactors on the northwest side of the Food Mart building and for an expansion of use of the atrium in the Food Mart for retail sales of merchandise on a 1.4028 acre property located at 122-150 East Putnam Avenue in the LBR-2 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must open by 5/3/2007) (If opened 4/10/2007 then must close by 5/15/2007) (Maximum extension available to open by 7/7/2007) (Page Number: 222)*
12. **Bridges School – Town of Greenwich;** application FSP #3200 and SP #3110 for a final site plan/special permit for the renovation of the existing Mianus Community Center for use as an early childhood education center (Bridges School) 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) (Applicant's Presentation: 15 minutes) (Must close final site plan/special permit by 5/3/2007) (No extension available) (Page Number: 247)*
13. **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 4,249 gsf, and demolish a two-car detached garage (510 gsf) and convert the use to a bank with drive-up teller, including 19 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: CT) (Applicant's Presentation: 25 minutes) (Must close by 5/24/2007) (Maximum extension granted) (Continued from the 2/13/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Alban) (Page Number:356)*
14. **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) (Must close by 6/7/2007) (No extension available) (Continued from the 2/27/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 383)*

## REGULAR MEETING CONTINUED

15. **DISCUSSION ITEMS:**

16. **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)**

17. **APPROVAL OF MINUTES:**

March 27, 2007

18. **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)*

**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 close by 7/5/2007) (Full extension granted to close) (Continued from 3/27/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Brooks)*