

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

**September 25, 2007**

## FINAL AGENDA

### REGULAR MEETING 4:00 PM

1. **Marjorie and Richard Rosencrans;** application FSB #1897-C request for a 90-day extension to extend the required mylar filing date from 10/17/07 to 01/17/08 for a final coastal subdivision on property located at 12 Long View Avenue in the R-12 zone. (*Staff: KB*) (*Must decide by 10/17/2007*) (*Page Number: 8*)
2. **Patrick Coleman;** application FSP #3261-C for a final coastal site plan to demolish an existing dwelling and construct a new 4,239.8 sq. ft. residence on a 13,650 sq. ft. property located at 27 Grimes Road in the R-12 zone. (*Staff: PL*) (*Applicant's Presentation: 0 minutes*) (**Must decide by 9/29/2007**) (*Maximum extension granted*)

### WITHDRAWN

3. **Lynne Wheat;** application FSB #1909 for a final two lot subdivision Lot 1 comprising 4.482 acres, and Lot 2 comprising 3.723 acres, with a 1.641 acre Conservation Easement on a 8.205 acre property located at 17 Meadowcroft Lane in the RA-2 zone. (*Staff: PL*) (*Applicant's Presentation: 15 minutes*) (**Must decide by 10/6/2007**) (*Maximum extension available to 12/5/2007*) (*Page Number: 18*)
4. **Randall and Bourne;** application FSP #3318-C for a final coastal site plan to demolish the existing dwelling and construct a new 3,942 sq. ft. residence on a 17,531 sq. ft. property located at 10 West Way in the R-20 zone. (*Staff: MK*) (*Continued from the 9/11/2007 meeting*) (*Seated: Heller, Maitland, Marchese, Brooks, Avellino*) (*Applicant's Presentation: 10 minutes*) (**Must decide by 10/4/2007**) (*Maximum extension available to 12/8/2007*) (*Page Number: 69*)

**DINNER BREAK 6:00 PM TO 7:00 PM**

**REGULAR MEETING 7:00 PM**

5. **613 Steamboat, LLC**; application FSP #3331-C for a final coastal site plan to demolish the existing dwelling and reconstruct a new residence, driveway, sqimming pool and associated structures on a 9,550 sq. ft. property located at 613 Steamboat Road in the R-6 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 10/11/2007) (Maximum extension available to 12/15/2007) (Page Number: 100)*

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

6. **SLG 500 West Putnam Owner, LLC**; application FSP #3335 and SP #3336 for a final site plan/special permit to enclose the open area of 1,167 sq. ft. on the first floor of the existing office building to create an interior lobby that will provide for a security station to monitor access to all tenant spaces on a 4.1459 acre property located at 500 West Putnam Avenue in the GBO zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 10/11/2007) (Maximum extension available to open 12/15/2007) (If opened on 9/25/2007 then must close by 11/15/2007) (Page Number: 145)*
7. **Linda R. Macaulay**; application FSP #3353 and SP #3298 for a final site plan/special permit to construct an addition and a new pool house to total 17,199 sq. ft. that is in excess of 150,000 cubic feet in volume on a 6.079 acre property located at 7 Hill Road in the RA-1 zone. *(Staff: MK) (Must open by 11/15/2007) (Maximum extension available to open 1/19/2007) (If opened on 9/25/2007 then must close by 11/15/2007) (Page Number: 170)*
8. **Spencer Lampert**; application FSP #3337 and SP #3338 for a final site plan/special permit to remove the existing structures and construct a new 19,513 sq. ft. single-family dwelling with attached garage, driveway, a detached garage, swimming pool, pool house, and a tennis court in excess of 150,000 cubic feet in volume on a 8.768 acre property located at 137 Doubling Road in the RA-1 zone. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must open by 10/11/2007) (Maximum extension available to open 12/15/2007) (If opened on 9/25/2007 then must close by 11/15/2007)*

### **POSTPONED BY APPLICANT TO 10/30/07 Extension Granted to 10/31/07**

9. **Convent of the Sacred Heart Greenwich, Incorporated**; application FSP #3346 and SP #3347 for a final site plan/special permit to demolish an existing structure and reconstruct a 6,308 sq. ft. dwelling, includes grading, drainage and underground utilities on a 109.197 acre property located at 1177 King Street in the RA-4 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 11/15/2007) (Maximum extension available to open 1/19/2007) (If opened on 9/25/2007 then must close by 11/15/2007) (Page Number: 226)*

10. **Bruce Cohen, Trustee;** application FSP #3283 and SP #3284 for a final site plan/special permit to demolish an existing structure and construct a new-single-family dwelling of 9,818 square feet in excess of 150,000 cubic feet in volume on a 2.528 acre property located at 18 Cedarwood Drive in the RA-2 zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 9/26/2007) (Maximum extension available to open to 10/20/2007) (If opened on 9/25/2007 then must close by 11/15/2007) (Page Number: 289)*
11. **Paul Burke, et al (Ralph Lauren);** application FSP #3339 and SP #3340 for a final site plan/special permit to demolish an existing 6,875 sq. ft. commercial building and replace it with a 14,237 sq. ft. building for commercial and residential uses 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 open by 11/15/2007) (Maximum extension available to open 1/19/2007) (If opened on 9/25/2007 then must close by 11/15/2007) (Page Number: 328)*
12. **The Mill Acquisition Company, LLC;** application FSP #3321 and SP #3322 for a final site plan/special permit to modify the LB-HO zone approval pursuant to Section 6-109.2 (5)(a) to permit 1,295 sq. ft. of office use on the ground floor of Building 13 on a 2.964 acre property located at 348 Pemberwick Road in the LB-HO zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must open by 10/11/2007) (Maximum extension available to open 12/15/2007) (If opened on 9/25/2007 then must close 11/15/2007) (Page Number: 355)*
13. **Daniel Arnould and Eunha Kim;** application FRSB #1910 for a final resubdivision to create a third lot out of a previous two-lot subdivision where new lots will be Lot 1 = 12,743 sq. ft., Lot 2 = 31,639 sq. ft. (containing existing house), and Lot 3 = 12,362 sq. ft. with an existing conservation easement area of 13,084 sq. ft., and the installation of a road to serve all three lots on a 87,214 sq. ft. property located at 26 Sachem Road in the RA-12 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 10/13/2007) (Maximum extension available to open to 12/17/2007) (If opened on 9/25/2007 then must close by 11/15/2007)*

**POSTPONED BY APPLICANT TO 10/16/07 Extension Granted to 10/17/07**

14. **382 Greenwich Partners, LLC**; application FSP #3323 and SP #3324 for a final 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 sq. ft. that includes 4,800 sq. ft. of office space, 14,555 sq. ft. of retail space, and 7,649 sq. ft. 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 handicapped space on a 16,019 sq. ft. property located at 382 Greenwich Avenue in the CGBR zone. (*Staff: DF*) (*Applicant’s Presentation: 10 minutes*) (**Must open by 10/11/2007**) (*Maximum extension available to open 12/15/2007*) (*If opened on 9/25/2007 then must close by 11/15/2007*) (*Page Number: 372*)

### **REGULAR MEETING CONTINUED**

15. **DISCUSSION ITEMS:**

- a) Autera; application FSB #973 modification of condition of subdivision approval. (*Page Number: 419*)
- b) 190 North Street; request for finding by the Commission if a special permit application is required. (*Page Number: 427*)
- c) Armory; modification of the Decision Letter. (*Page Number: 430*)

16. **DECISION ITEMS:**

17. **APPROVAL OF MINUTES:**

September 11, 2007

18. **OTHER:**

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

### **CONTINUED ITEMS TO THE OCTOBER 16, 2007 MEETING**

**35 Shore Road Associates, LLC**; application FSB #1901-C for a final coastal two-lot subdivision of a 27,966 sq. ft. parcel to create Lot 1 of 13,345 sq. ft. and Lot 2 of 14,621 sq. ft. with a conservation easement area of 3,988 sq. ft. (14.24%) on a 27,966 sq. ft. property located at 35 Shore Road in the R-12 zone. (*Staff: JP*) (*Applicant’s Presentation: 10 minutes*) (**Must decide by 10/16/2007**) (*Maximum extension available to 10/26/2007*)