

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**

November 13, 2007

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. DISCUSSION ITEMS:

- a) **YMCA; FSP #2237** request for temporary certificate of occupancy for the pool only and phasing plan for the remainder of construction. (*Page Number: 9*)

- 2. Washington Avenue;** application MI #0562 for municipal improvement request to convert the northern portion of Washington Avenue from house number 19 to Route 1 to one way flowing northbound. (*Staff: K.B.*) (*Applicant's Presentation: 10 minutes*) (*Must decide MI by 2/11/2008*) (*Maximum extension available to 5/11/2008*) (*Page Number: 31*)

- 3. Edwin H. Paul and Judith M. Paul;** application PSB #1913 for preliminary subdivision for the division of a 2.4857 acre property into 3 lots where Lot 1 would comprise 25,532 sq. ft., Lot 2 would comprise 24,982 sq. ft., and where Lot 3 would comprise 31,335 sq. ft., inclusive of a 4,675 sq. ft. access way, and an open space parcel of 26,431 sq. ft. (25%) on property located at 69 Dearfield Drive in the R-12 zone. (*Staff: PL*) (*Applicant's Presentation: 15 minutes*) (**Must decide by 11/19/2007**) (*Maximum extension available to 1/19/2008*) (*Page Number: 56*)

- 4. Miller Partners, LLC;** application PSP #3350 for a preliminary site plan to demolish an existing 3,566 sq. ft. automotive sales and service building and construct a new 3,953 sq. ft. building of the same use where the non-conforming building coverage, lot coverage, side and rear yard setbacks will become more conforming with the new structure on property located at 348 West Putnam Avenue in the GB zone. (*Staff: CT*) (*Applicant's Presentation: 20 minutes*) (**Must decide by 11/15/2007**) (*Maximum extension available to 1/19/2008*) (*Page Number: 136*)

5. **Eduardo Guiza;** application PSB #1906 for preliminary subdivision of property into 3 parcels; Parcel 1 comprising 13,999 sq. ft., Parcel 2 comprising 12,634 sq. ft., and Parcel 3 comprising 13,547 sq. ft. excluding an assess area of 3,640 sq. ft. and an open space area of 7,742 sq. ft. (15%) on a 1.1837 acre property located at 20 Cognewaugh Road in the R-12 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 11/22/2007) (Maximum extension granted) (Page Number: 174)*
6. **Diamond Hill Church;** application FSB #1912 for a final subdivision/lot line revision of lot lines where the parcel owned by the Diamond Hill Methodist Episcopal Church will decrease from 43,000 sq. ft. to 35,195 sq. ft. and the parcel owned by the Board of Trustees of the Diamond Hill Church will increase from 26,506 (35,973 excluding the access way) to 36,311 sq. ft. (34,437 sq. ft. excluding the access way) on properties located at 521 and 525 East Putnam Avenue in the R-7 zone. *(Staff: MK & DF) (Applicant's Presentation: 10 minutes) (Must decide by 11/14/2007) (Maximum extension available to 1/13/2008) (Page Number: 242)*

PUBLIC HEARING 7:30 PM

7. **Board of Trustees of the Diamond Hill Church;** application PSP #3376-C, SP #3377-C, and RZ #07-10 for a preliminary coastal site plan/special permit, and to rezone from R-7 to R-C7, and to construct a new three-unit structure of 8,864 square feet to replace two single-family dwelling and increase the parking from 4 to 8 spaces on a 36,311 sq. ft. property located at 525 East Putnam Avenue in the R-7 zone. *(Staff: MK & DF) (Applicant's Presentation: 20 minutes) (Must open by 11/29/2007) (Maximum extension available to open to 2/2/2008) (Page Number: 254)*
8. **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 close by 11/15/2007) (Maximum extension granted) (Continued from the 9/25/2007 meeting) (Seated: Heller, Maitland, Alban, Avellino, and Brooks) (Page Number: 284)*
9. **410 Greenwich, LLC;** application FSP #3371-C and SP #3372-C for a final coastal site plan/special permit for a 5,233 square foot addition to create a total of 10,803 square feet to be used as a mixture of office, retail, and residential, and a reduction of parking spaces from 11 to 8 on a 11,635 sq. ft. property located at 410 Greenwich Avenue in the CGBR zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must open by 11/15/2007) (Maximum extension available to open to 1/19/2008) (Page Number: 326)*

10. **Carolyn Properties;** application PSP #3332 and SP #3333 for a preliminary site plan/special permit to convert the existing professional office condominium building currently comprised of office space into two residential condominium units; and to modify the existing condominium unit to add a dining room space of 186 sq. ft. on a 6,820 sq. ft. property located at 63 Church Street in the HO LBR-2 zone. *(Staff: DF) (Applicant's Presentation: 15 minutes) (Must close by 11/15/2007) (Maximum extension available to close to 1/24/2008) (Continued from the 10/16/2007 meeting) (Seated: Heller, Heimbuch, Marchese, Brooks, and Alban)*

11. **17 Spring Street Associates, LLC;** application FSP #3351 and SP #3352 for a final site plan/special permit to modify FSP #2878 and SP #2879 approved for a 7,124 gsf three (3) story medical office building limited to four (4) medical professionals, with 26 parking spaces inclusive of 1 handicapped space to be alternatively used for general office and to waive the additional parking requirements on a 29,491 sq. ft. property located at 17 Spring Street in the GB zone. *(Staff: CT) (Applicant's Presentation: 20 minutes) (Must close by 11/20/2007) (Maximum extension available to close to 1/24/2008) (Continued from the 10/16/2007 meeting) (Seated: Heller, Heimbuch, Maitland, Marchese, and Brooks) (Page Number: 361)*

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**
 - a) First Presbyterian Church; One Putnam Avenue for alteration of the rear emergency stairs and landscaping. *(Page Number: 419)*
 - b) Request for land clearing at the Round Hill Club associated with a pending application for staff housing. *(Page Number 432)*
 - c) Fiscal Year 2008-2009 Budget; discussion.
 - d) 2008 Meeting Schedule *(Page Number 436)*
 - e) 292 Davis Avenue; changes from approved plan in stipulated settlement agreement. *(Page Number 437)*
 - f) 32 Cliff Avenue, Elite Construction, Inc.; revised plans - possible settlement on pending litigation. *(Page Number: 445)*

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

October 30, 2007

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

CONTINUED ITEMS TO THE NOVEMBER 27, 2007 MEETING

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: 10 minutes) (Must decide by 12/15/2007) (Maximum extension granted) (Continued from the 9/25/2007 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Avellino) (Page Number:)*

613 Steamboat, LLC; application FSP #3331-C for a final coastal site plan to demolish the existing dwelling and reconstruct a new residence, driveway, swimming 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 12/15/2007) (Maximum extension granted) (Seated: Heller, Maitland, Avellino, and Alban) (Mr. Brooks recused himself.) (Only 4 members seated.)*

POSTPONED ITEMS

Arnold Frumin; application PSP #3356 for a preliminary site plan to construct a 6,970 square feet medical office building on a 14,004 sq. ft. property (Lot #2) that lies adjacent to a 14,488 sq. ft. parcel (57 Old Post Road No. 2) (Lot #1) comprising a 7,000 sq. ft. office building where pooled parking is proposed between the properties located at Lots 1 and 2, 57 Old Post Road #2 in the GB zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must decide by 11/15/2007) (Maximum extension available to 1/19/2008) (Page Number:)*

POSTPONED BY APPLICANT

Town of Greenwich Housing Authority; application PSP #3397-C, SP #3398-C, MI #0561, and RZ #07-11, for a preliminary coastal site plan/special permit, municipal improvement, and re-zoning of a 1.9 acre portion of the 6 acres that comprise McKinney Terrace, from R-6 to R-PHD-E (Residential – Planned Housing Design – Elderly), and to construct a 3-story addition to the former Byram School building comprising 21 one-bedroom elderly units, and two existing elderly efficiency units will be eliminated, and construct a new, three-story, 4-level freestanding elderly housing building comprising 35 one-bedroom elderly units, where upon completion of the project, McKinney Terrace II will have a total of 105 elderly affordable apartments on a 6.00059 acre property located at 71 Vinci Drive in the R-6 and R-PHD-E zone. *(Staff: DF) (Applicant's Presentation: 30 minutes) (Must open by 12/20/2007) (Maximum extension available to open to 2/23/2008) (Page Number:)*

POSTPONED BY APPLICANT TO THE DECEMBER 11, 2007 MEETING