

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

December 11, 2007
FINAL AGENDA

REGULAR MEETING 4:00 PM

1. **Balducci's Market (Former Hay Day Market);** application FSP #2397-C for a extension and revision of previously granted site plan approval dated October 7, 2003 and extended to December 13, 2007 to permit modifications and expansion of existing retail food store on a 39,959 sq. ft. property located at 1050 East Putnam Avenue in the LBR-2 zone. *(Page Number: 8)*
2. **Greenwich Baptist Church;** application FSP #3410 for a final site plan to demolish two existing dwellings and construct two modular units in their place on a 4.763 acre property located at 10 Indian Rock Lane in the R-12 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 1/3/2008) (Maximum extension available to 3/8/2008) (Page Number: 23)*
3. **35 Shore Road Associates, LLC;** application FSB #1922-C for a final coastal subdivision to create two lots where Lots 1 and 2 will comprise 12,000 square feet and a 3,178 square foot conservation easement area and a 487 square foot piece of land to be conveyed to the Town of Greenwich on a 24,497 square foot property located at 35 Shore Road in the R-12 zone. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must decide by 1/12/2008) (Maximum extension available to 3/12/2008)*

POSTPONED BY APPLICANT

4. **Chester Miller and Nicole Standish;** application FSB #1921-C for a final coastal two-lot subdivision of a 46,370 square foot parcel to create Lot A of 19,587 square feet and Lot B of 19,825 square feet (15,875 excluding the access way) and an open space area of 6,960 square feet (15%) on a 46,370 square foot property located at 17 Nawthorne Road in the R-12 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 12/31/2007) (Maximum extension available to 2/29/2008) (Page Number: 45)*

5. **James C. Houck** ; application FSP #3409-C for a final coastal site plan to demolish and construct a new single family dwelling of 2,573 square feet on a 10,337 square foot property located at 7 West Crossway in the R-20 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (**Must decide by 12/20/2007**) (Maximum extension available to 2/23/2008) (Page Number: 75)
6. **Peter von Braun**; application FSP #3423-C for a final coastal site plan to demolish and re-construct a two-family dwelling proposed at 5,180 square feet on a 9,450 square foot property located at 623 Steamboat Road in the R-6 zone. (Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 1/17/2008) (Maximum extension available to 3/22/2008) (Page Number: 112)
7. **DISCUSSION ITEMS:**
 - a) Conversion of Food Mart in Cos Cob to a CVS – Clarification from the Commission as to whether this should be handled through the Commission or administratively.
 - b) 292 Davis Avenue – review of an as-built survey for CO, and clarification as to whether a revised formal site plan submission is required. (Page Number: 147)

DINNER BREAK 6:00 PM TO 7:00 PM

REGULAR MEETING 7:00 PM

8. **Edwin H. Paul and Judith M. Paul**; application PSB #1913 for a preliminary subdivision to divide a 2.4857 acre property into 3 lots where Lot 1 would comprise 25,532 square feet, Lot 2 would comprise 24,982 square feet, and where Lot 3 would comprise 31,335 square feet, inclusive of a 4,675 square foot access way, and an open space parcel of 26,431 square feet (25%) on property located at 69 Dearfield Drive in the R-12 zone. (Staff: PL) (Applicant's Presentation: 15 minutes) (Must decide by 1/18/2008) (Maximum extension granted) (Page Number: 161)
9. **Mahendra and Usha Garg**; application FSB #1919 for a final subdivision to create two lots where Lots 1 and 2 will comprise 7,550 square feet with an open space area of 2,071 square feet (12.06%) on a 17,171 square foot property located at One Swan Terrace and Mallard Drive in the R-7 zone. (Staff: KB) (Applicant's Presentation: 15 minutes) (**Must decide by 12/18/2007**) (Maximum extension available to 2/16/2008) (Page Number: 241)

10. **Peter M. & Patrick P. Buccieri;** application FSB #1915 for a final three-lot subdivision of a 24,864 square feet property where Lot 1 will comprise 9,304 square feet (7,594 square feet excluding the access way), Lot 2 will comprise 7,550 square feet, and Lot 3 will comprise 8,000 square feet, and conservation easement areas across the rear of the three lots (Lot 1 easement of 638 sq. ft., Lot 2 of 1,090 sq. ft., and Lot 3 of 1,081 sq. ft.) for a total of 2,809.6 square feet or 11.3%, on property located at 24 Harold Street in the R-6 zone. (Staff: CT) (Applicant's Presentation: 15 minutes) (**Must decide by 12/12/2007**) (Maximum extension available to 2/8/2008) (Page Number: 275)
11. **Peter B. McGee and Mary M. Graf, Trustee;** application FSB #1920 for a final subdivision to create 5 lots including Lot 1 of 2.9449 acres, Lot 2 of 2.0074 acres, Lot 3 of 2.071 acres, Lot 4 of 2.8402 acres (2.1987 acres excluding access way), and Lot 5 of 2.5207 acres (2.2764 acres excluding access way) and an open space area of 2.2356 acres (16.41%) on a 14.2589 acre property located at 487 North Street in the RA-2 zone. (Staff: PL) (Applicant's Presentation: 30 minutes) (**Must decide by 12/29/2007**) (Maximum extension available to 2/27/2008) (Page Number: 302)

PUBLIC HEARING 7:30 PM

12. **Jay & Esta Feinsod;** application FSP #3413-C and SP #3445-C for a final coastal site plan/special permit to demolish and reconstruct an existing accessory structure for use as storage and utility purposes, also proposing a small propane refilling station alongside a new structure on a 9,252 square feet property located at 268 Sound Beach Avenue in the LBR-2 zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (**Must open by 1/3/2008**) ((Maximum extension to open available to 3/8/2008) (Page Number: 424)
13. **QSS LLC/Mark Mariani, Inc.;** application FSP #3427 and SP#3428 for a final site plan/special permit to construct 16,933 square feet comprising a new residence and accessory structures to exceed 150,000 cubic feet in volume on a 12.53 acre property located at 68 Round Hill Road in the RA-2 zone. (Staff: CT) (Applicant's Presentation: 15 minutes) (**Must open by 1/17/2008**) (Maximum extension to open available to 3/22/2008) (Page Number: 442)
14. **410 Greenwich, LLC;** application FSP #3371 and SP #3372, for a final site plan/special permit, to construct 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 square feet property located at 410 Greenwich Avenue in the CGBR zone. (Staff: PL) (Applicant's Presentation: 15 minutes) (**Must close by 12/18/2007**) (Maximum extension to close to 2/21/2008) (Continued from the 11/13/2007 meeting) (Seated: Heller, Heimbruch, Maitland, Marchese, and Brooks) (Page Number: 480)

15. **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 square foot 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 12/15/2007) (Maximum extension allowed = 5 days) (Page Number: 561)*

REGULAR MEETING CONTINUED

16. **DECISION ITEMS:**

- a) **Board of Trustees of the Diamond Hill Church (SPECIAL PERMIT AND RE-ZONING ONLY);** application SP #3377-C, and RZ #07-10 for a 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) (Must decide by 1/17/2008) (Seated: Heller, Heimbuch, Maitland, Marchese, and Brooks)*
- b) **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 decide by 1/17/2008) (Maximum extension granted) (Heard at the 9/25/2007 and 11/13/2007 meetings) (Seated: Heller, Maitland, Alban, Avellino, and Brooks) (Page Number: 608)*

17. **APPROVAL OF MINUTES:**

November 27, 2007

18. **OTHER:**

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

ITEMS TO BE HEARD AT FUTURE MEETING

Arnold Frumin; application PSP #3356 for a preliminary site plan to construct a 6,970 sq. ft. 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 1/19/2008) (Maximum extension granted)*

Tahiti Realty Partners; application FSP #3412 for a final site plan to eliminate the existing service bays and remodel them for use as a convenience store on a 1.067 acre property located at 623 West Putnam Avenue in the LB zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 3/8/2008) (Maximum extension granted)*

Robert Weinstein; application FSP #3378-C and SP #3379-C for a final coastal site plan/special permit to construct a single-family residence of 19,287 sq. ft. to exceed 150,000 cubic feet in volume on a 3.31 acre property located at 207 Byram Shore Road in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must close by 2/1/2008) (Maximum extension available to 3/6/2008)*

Seven Bridges Foundation, Inc.; application FSP #3381 and SP #3382 for a final site plan/special permit to construct a single-family residence of 12,390 sq. ft. to exceed 150,000 cubic feet in volume on a 6.72 acre property located at 71 North Porchuck Road in the RA-4 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must close by 2/1/2008) (Maximum extension available to 3/6/2008)*

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 1/9/2008) (Continued from the 10/16/2007 meeting) (Seated: Heller, Heimbuch, Marchese, Brooks, and Alban)*