

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 24, 2007

TENTATIVE AGENDA

REGULAR MEETING 4:00 PM

1. **Jack Bennett;** application FSB #1887 for a final subdivision/lot line revision of a 9.77 acre lot into two lots; Lot A-1 with 4.25 acres containing the existing home, garage and pool and Lot A-2 with 4.05 acres containing the existing tennis court (variance pending) with 1.47 acres 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*) (*No extension available*) (*Continued from the 3/13/2007 meeting*) (*Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese*) (*Page Number:*)
2. Special Meeting of The Planning and Zoning Commission to provide an open forum on the subject of procedure and protocol of application-thought-decision process, and public hearings and meeting.

PUBLIC HEARING 7:30 PM

3. **Elite Construction, Inc.;** application FSP #3207-C and SP #3208-C, for a final coastal site plan/special permit to demolish an existing dwelling and construct a multi-family dwelling, a new driveway and curb cut, and associated grading and drainage on a 15,290 square foot property located at 32 Cliff Avenue in the R-6 zone. (*Staff: KB*) (*Applicant's Presentation: 20 minutes*) (*Must open by 5/31/2007*) (*If opened on 4/24/2007 then must close by 5/29/2007*) (*Maximum extension available to open 8/4/2007*) (*Page Number:*)
4. **JP Cos Cob, LLC.;** application FSP #3180-C and SP #3181, for a final coastal site plan/special permit, 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 use 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: 20 minutes) (Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 5/3/07) (If opened on 4/24/07 then must close by 5/29/07) (Maximum extension available to open 7/7/07) (Page Number:)
5. **Andrey and Elena Volgin;** application FSP #3209 and SP #3210, for a final site plan/special permit to construct a 10,994 square foot dwelling in excess of 150,000 cubic feet in volume with associated grading and drainage on a 6.06 acre property located at 20 Interlaken Road in the RA-2 zone. (Staff: JP) (Applicant's Presentation: 20 minutes) (Must open by 5/31/2007) (If opened on 4/24/2007 then must close by 5/29/2007) (Maximum extension available to open 8/4/2007) (Page Number:)
 6. **382 Greenwich Avenue, LLC,;** Application PSP #3139 and SP #3140, for a preliminary site plan/special permit, to demolish the existing buildings and construct a new building, with a total floor area 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 floor area with six dwelling units including two affordable, and the proposed building will extend beyond the rear building line, and 24 parking spaces including one handicap space on a 16,019 square foot property located at 382 Greenwich Avenue in the CGBR zone. (Staff: DF) (Applicant's Presentation: 10 minutes) (Must close by 6/7/2007) (Maximum extension granted to close) (Continued from the 02/27/2007 and 04/10/2007 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese (Avellino seated for Marchese at 4/10/2007 meeting) (Page Number:)
 7. **Charles Hubbard;** application PSP #3127 and SP #3128, and RZ #07-06, for a preliminary site plan/special permit, and to rezone from CGB to CGB-HO (rezoning map on file in the Town Clerk's Office), 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: 10 minutes) (Must close by 5/24/07) (Maximum extension granted to close) (Continued from the 02/13/07 and 04/10/07 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Alban) (Page Number:)
 8. **Valley Stone Partners, LLC,;** application FSP #3176 and SP #3177, and RZ #07-07 for a final site plan/special permit, and to rezone from LBR-1 to LBR-1-HO (rezoning map on file in the Town Clerk's Office) to renovate the interior of a

2,016 square foot building, and convert to office and/or retail space and maintain 3 parking spaces per 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 5/3/07**) (If opened on 4/24/2007 then must close by 5/29/2007) (Maximum extension available to open 7/7/2007) (Page Number:)

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

10. **DECISION ITEMS:**

11. **APPROVAL OF MINUTES:**

April 10, 2007

12. **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

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)