

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

May 8, 2007

TENTATIVE AGENDA

REGULAR MEETING 4:00 PM

1. **Christer Folke Robert and Eva-Stina Eliasson Pehrson;** application FSB #1885 to request a 90-day extension of a final subdivision approved at the 02/27/07 meeting to create Parcel A of 15,232 sq. ft. and Parcel B of 16,195 sq. ft., and Parcel P an open space area of 5,550 sq. ft. (15%) on property located at 1 Cat Rock Road in the R-12 zone. (*Staff: DF*) (*Page Number:*)
2. **Cos Cob Estates, LLC;** application FSB #1892 for a final subdivision/lot line revision to change Lot No. 1R from 13,300 sq. ft. to 21,628 sq. ft. and Lot No. 2R from 30,333 sq. ft. to 22,005 sq. ft. (18,827 sq. ft. exclusive of accessway) on a 1.0017 acre property located at 30 Cognewaugh Road in the R-12 zone. (*Staff: KB*) (*Applicant's Presentation: 5 minutes*) (*Must decide by 6/17/2007*) (*Maximum extension available to 8/16/2007*) (*Page Number:*)
3. **St. Mary's Roman Catholic Church;** application FSP-TELE #3219 for a final site plan/telecommunication to install three panel antennas behind louvers replaced with RF transparent material of the same color and texture within the bell tower, and related equipment cabinets within the building on a 1.4 acre property located at 178 Greenwich Avenue in the CGBR zone. (*Staff: KB*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 6/14/2007*) (*Maximum extension available to 8/18/2007*) (*Page Number:*)
4. **Steven Bierman, Jerrilyn Fleisher, and Robert Davies;** application FSB #1893 for a final subdivision/lot line revision to change 434 North Street from 2.543 acres to 2.228 acres and 17 Ivanhoe Lane from 1.195 acres to 1.509 acres on property located at 434 North Street and 17 Ivanhoe Lane in the RA-1 zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 6/18/2007*) (*Maximum extension available to 8/17/2007*) (*Page Number:*)

5. **Greenwich Council Boy Scouts of America;** application FSP #3222 for a final site plan to demolish and reconstruct the Ranger Cottage, new associated septic system, construct a covered pavilion, and convert the old bath house into a nature lodge on a 356 acre property located at 363 Riversville Road in the RA-4 zone. *(Staff: JP) (Applicant's Presentation: 10 minutes) (Must decide by 6/28/2007) (Maximum extension available to 9/1/2007) (Page Number:)*

DINNER BREAK 6:00 PM TO 7:00 PM

REGULAR MEETING 7:00 PM

6. **Connecticut Jet Power, LLC;** application FSP #3233-C for a final coastal site plan for comment to The Connecticut Siting Council pursuant to Section 16-50L(e) to install two additional peaking combustion turbines and other site improvements on a .94 acre CL&P property located at Sound Shore Drive in the WB zone. *(Staff:) (Applicant's Presentation: 0 minutes) (Page Number:)*
7. **88 South Water Street;** modification to phasing conditions in the court-approved settlement. Change requested is to allow CO issuance for Buildings 2 and 3 before all site work is completed.

PUBLIC HEARING 7:30 PM

8. **Luca's Steakhouse, Inc.;** application FSP #3215 and SP #3217 for a final site plan/special permit for an addition of 1,291 sq. ft., relocation of entrance from the southeast corner of the building to the center of the easterly side of the existing restaurant, create a larger lobby and circular stair to the second floor, a conversion of space currently used for banquets to a 1,040 sq. ft. apartment (a portion is the new addition) and no increase in parking or seats on a 1.89 acre property located at 35 Church Street in the CGBR, CGB R-6 zone. *(Staff: JP) (Applicant's Presentation: 10 minutes) (Must open by 6/14/2007) (If opened at the 5/8/2007 meeting then must close by 6/12/2007) (Maximum extension to open available to 8/18/2007) (Page Number:)*
9. **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 & 4/10/2007 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Alban) (Page Number:)*

10. **J Higgins Holdings, LLC;** application PSP #3231-C and SP #3232-C for a preliminary coastal site plan/special permit to demolish one structure used as a residence office and one structure used by a caterer that together total 2,156 sq. ft. and are non-conforming to all setbacks, and construct one new structure of 2,015 sq. ft. for commercial, with a non-conforming front yard on a 5,310 sq. ft. property located at 108 River Road in the LB zone. *(Staff: DF) (Must open by 6/28/2007) (If opened at the 5/8/2007 meeting then must close by 6/12/2007) (Maximum extension to open available to 9/1/2007) (Applicant's Presentation: 20 minutes)*

11. **Valley Stone Partners, LLC c/o Christian LaVigna;** application FSP #3176 and SP #3177 for a final site plan/special permit, and RZ #07-07 to rezone from LBR-1 to LBR-1-HO and to renovate the interior of a 2,016 sq. ft. building, and convert to office and/or retail space and maintain 3 parking spaces 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 7/7/2007) (If opened at 5/8/2007 meeting then must close by 6/12/2007) (Maximum extension granted) (Page Number:)*

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**

13. **DECISION ITEMS:**

14. **APPROVAL OF MINUTES:**

April 24, 2007

15. **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)*

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))*

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 three-family dwelling, a new driveway and curb cut, and associated grading and drainage on a 15,296 square foot property located at 32 Cliff Avenue in the R-6 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must close by 5/29/2007) (Maximum extension available to close 8/2/2007) (Continued from the 4/24/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*