

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

June 12, 2007

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **83 Mason Street;** appeal of ARC decision & correction of unauthorized work; installation of vinyl siding without ARC approval (*Staff: CT*) (*Page Number: 19*)
2. **Carol Grey Romaine and Rutherford R. Romaine;** application FSB-LLR #1894-C for a final coastal resubdivision/lot line revision of map #7465 to amend the lot lines between Parcel A (131 Meadow Road) of 3.43 acres and Parcel B (139 Meadow Road) of 3.069 acres such that Parcel A is 2.3 acres and Parcel B is 4.3 acres (4.2 ± minus access way) on property located at 131 and 139 Meadow Road in the RA-1 zone. (*Staff: KB*) (**Must decide by 6/23/2007**) (*Applicant's Presentation 10 minutes*) (*Maximum extension available to 8/22/2007*) (*Page Number:*)
3. **Arnold Frumin;** application PSP #3161 for a preliminary site plan to construct a 6,970 square foot medical office on a 14,009 square foot property (Lot #2) that lies adjacent to a 14,481 square foot property (Lot #1) comprising a 7,000 square foot office building where pooled parking is proposed between the properties on property located at Lot 57 Old Post Road #2 in the GB zone. (*Staff: DF*) (**Must decide by 6/23/2007**) (*Applicant's Presentation: 20 minutes*) (*Maximum extension granted*) (*Page Number:*)

PUBLIC HEARING 7:30 PM

4. **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 6/12/2007**) (*Maximum extension available to close 8/2/2007*) (*Continued from the*

4/24/2007 and 5/22/07 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Alban seated for Heller at 5/22/07)

5. **Luca's Steakhouse, Inc.;** application FSP #3215 and SP #3217 for a final site plan/special permit for an addition of 1,291 square feet 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 square feet 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 close by 6/12/2007) (Maximum extension to close available to 8/16/2007) (Continued from the 5/8/07 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)(Page Number :)*
6. **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 square feet and are non-conforming to all setbacks, and construct one new structure of 2,015 square feet for commercial, with a non-conforming front yard on a 5,310 square feet property located at 108 River Road in the LB zone. *(Staff: DF) (Must close by 6/12/2007) (Maximum extension to close available to 8/16/2007) (Continued from the 5/8/07 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number:)*
7. **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: 10 minutes) (Must open by 7/7/07) (If opened on 6/12/07 then must close by 6/26/07) (Maximum extension granted to open) (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 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 7/7/07) (If opened on 6/12/2007 then must close by 6/26/2007) (Maximum extension granted to open) (Page Number:)*

REGULAR MEETING CONTINUED

DISCUSSION ITEMS:

DECISION ITEMS:

Charles Hubbard; application SP #3128 for a special permit and RZ #07-0 6 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*) (*Must decide by 7/28/2007*) **SPECIAL PERMIT AND RE-ZONING ONLY**

382 Greenwich Avenue, LLC; SP #3140, for a 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 decide by 7/26/2007*) (*Maximum extension granted to decide 8/11/07*) (*Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese*) (*Alban seated for Heller at 5/22/2007 meeting*) **SPECIAL PERMIT ONLY**

APPROVAL OF MINUTES:

May 22, 2007

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 6/26/2007**) (*Full extension granted to close*) (*Continued from 3/27/2007 meeting*) (*Seated: Heller, Farricker, Heimbuch, Maitland, and Brooks*)