

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

October 16, 2007

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **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:*)
2. **35 Shore Road Associates, LLC;** application FSB #1901-C for a final coastal two-lot subdivision of a 27,966 sq. ft. parcel to create Lot 1 of 13,040 sq. ft. and Lot 2 of 13,430 sq. ft. with open space areas of 911 sq. ft., and 585 sq. ft., and conservation easement areas of 860 sq. ft., 912 sq. ft., and 1,214 sq. ft. on a 27,966 sq. ft. property located at 35 Shore Road in the R-12 zone. (*Staff: MK*) (*Applicant's Presentation: 10 minutes*) (*Continued from the 9/11/2007 and 9/25/2007 meetings*) (*Seated: Heller, Maitland, Marchese, Brooks, and Alban*) (**Must decide by 10/16/2007**) (*Maximum extension available to 10/26/2007*) (*Page Number:*)
3. **Randall and Bourne;** application FSP #3318-C for a final coastal site plan to demolish the existing dwelling and construct a new 3,942 sq. ft. residence on a 17,531 sq. ft. property located at 10 West Way in the R-20 zone. (*Staff: MK*) (*Continued from the 9/11/2007 and 9/25/2007 meetings*) (*Seated: Heller, Maitland, Marchese, Brooks, and Avellino*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 10/31/2007*) (*Maximum extension available to 12/8/2007*) (*Page Number:*)
4. **Local Historic Districts Designation – Taconic Road**

PUBLIC HEARING 7:30 PM

5. **Daniel Arnould and Eunha Kim**; application FRSB #1910 for a final resubdivision to create a third lot out of a previous two-lot subdivision where new lots will be Lot 1 = 12,743 sq. ft., Lot 2 = 31,639 sq. ft. (containing existing house), and Lot 3 = 12,362 sq. ft. with an existing conservation easement area of 13,084 sq. ft., and the installation of a road to serve all three lots on a 87,214 sq. ft. property located at 26 Sachem Road in the RA-12 zone. (Staff: KB) (Applicant's Presentation: 10 minutes) (**Must open by 10/17/2007**) (Maximum extension available to open to 12/17/2007) (Page Number:)
6. **GFC, LLC and GFC Havemeyer, LLC**; application AM #07-006 to amend Section 6-5(a)(22), Floor Area, Gross of the Town of Greenwich Building Zone Regulations as follows: (Staff: DF) (Applicant's Presentation: 10 minutes) (**Must open by 11/15/2007**) (Maximum extension available to open 1/19/2008) (Page Number:)
[TEXT IN BRACKETS TO BE DELETED] **TEXT IN BOLD TO BE ADDED**

Section 6-5. DEFINITIONS

- (a) (22) Floor Area, Gross for buildings in non-residential zones shall include all the floor space contained within the exterior walls of the buildings with no deduction for any interior walls. Floor area, gross, shall not include areas below grade when devoted to the following uses: (A) Mechanical spaces, (B) Parking, (C) Storage (when related to the principal use of the building) but shall include all other below grade areas. An area below grade shall mean that portion of a building partially underground having ½ or more than ½ of its clear height below the grade plane. **For residential buildings, or portions of a mixed-use building(s) dedicated to residential use, located within the Central Greenwich Impact Overlay Zone (CGIO), "Floor Area, Gross" for areas below grade dedicated to residential uses shall be determined in accordance with Section 6-5. (22.1) (B). (6/11/86) (4/30/2002) (___/___/2007)**
7. **Planning and Zoning Staff Amendment**; application AM #07-007 to add new Section 6-5(a)(38.6) and Section 6-5(a)(38.7) of the Town of Greenwich Building Zone Regulations as follows: [TEXT IN BRACKETS TO BE DELETED] **TEXT IN BOLD TO BE ADDED**

6-5 (38.6) Pharmacy: A retail use (Use Groups 1 & 8) located within the commercial zones where prescription drugs are sold and are constantly supervised by a licensed pharmacist. An accessory use to a Pharmacy is permitted where it is an activity or use of space that is clearly secondary to the pharmacy pursuant to the following:

1. **Shall be less than 150 square feet, including customer waiting area, that is physically separated from the remainder of the retail space;**
2. **Shall be a use characterized by having limited facilities and personnel, which functions without an appointment system to provide on-the-spot medical aid to persons who present non-life-threatening problems, but who need or want the convenience of immediate medical attention for common family illnesses such as strep throat, ear, eye, sinus, bladder, and bronchial infections;**
3. **Shall be staffed only by a nurse practitioner or physician's assistant in accord with CT General Statutes and who can diagnose, treat, and write prescriptions. No physician shall be on staff otherwise such a facility will be considered medical office use under the Building Zone Regulations;**
4. **Shall not be characterized by providing patients with long-term follow-up medical care.**
(___/___/2007)

AMEND SECTION 6-5 (38.6) AS FOLLOWS:

[(6-5 (38.6)] **(6-5 (38.7)** Porch shall mean a deck or patio with a roof. It may or may not be enclosed. (4/19/2006) (___/___/2007)

8. **Planning and Zoning Staff Amendment;** application AM #07-008 to add new Section 6-158(b) (Customer or Patron Parking Required spaces) of the Town of Greenwich Building Zone Regulations as follows: [TEXT IN BRACKETS TO BE DELETED] **TEXT IN BOLD TO BE ADDED**

Section 6-158 (b)

Drive In/Up Establishment – One (1) per employee plus five (5) reservoir spaces per operating window or stall.

9. **Eagle Hill Foundation, Inc.;** application FSP #3383 and SP #3384 for a final site plan/special permit to construct two additional 1,550 sq. ft. faculty single family residential units on a 15.527 acre property located at 45 Glenville Road in the RA-2 zone. (*Staff: CT*) (*Applicant's Presentation: 15 minutes*) (*Must open by 11/29/2007*) (*Maximum extension available to 00/00/2007*) (*Page Number:*)
10. **The Mill Acquisition Company, LLC;** application FSP #3321 and SP #3322 for a final site plan/special permit to modify the LB-HO zone approval pursuant to Section 6-109.2 (5)(a) to permit 1,295 sq. ft. of office use on the ground floor of Building 13 on a 2.964 acre property located at 348 Pemberwick Road in the LB-HO zone. (*Staff: PL*) (*Applicant's Presentation: 15 minutes*) (***Must close by 10/30/2007***) (*Continued from the 9/25/2007 meeting*) (*Seated: Heller, Maitland, Alban, Avellino, and Brooks*) (*Maximum extension available to open 12/15/2007*) (*Page Number:*)

11. **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 10/30/2007) (Continued from the 9/25/2007 meeting) (Seated: Heller, Maitland, Alban, Avellino, and Brooks) (Maximum extension available to close by 11/15/2007) (Page Number:)*
12. **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 open by 11/15/2007) (Maximum extension available to open to 1/19/2008) (Page Number:)*
13. **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 open by 11/15/2007) (Maximum extension available to open to 1/19/2008) (Page Number:)*

REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**
15. **DECISION ITEMS:**
16. **APPROVAL OF MINUTES:**

September 25, 2007

17. **OTHER:**

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

CONTINUED ITEMS TO THE OCTOBER 31, 2007 MEETING

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) (Mr. Brooks recused himself.) (Only 4 members seated.) (Continued from the 9/25/2007 meeting) (Seated: Heller, Maitland, Alban, and Avellino)*