

START: 7:00 p.m.  
END: 12:15 a.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

# TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

## Town Hall Meeting Room

101 Field Point Road, Greenwich, CT

**January 8, 2008**

### **ACTION AGENDA WITH DECISIONS**

*Regular Members Present and Seated: Donald Heller, Frank Farricker, Raymond Heimbuch, Richard Maitland, and Paul Marchese*

*Alternate Members Present: Ellen Avellino, Margarita Alban, and Frederic Brooks*

*Staff Members Present: Diane W. Fox, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Senior Planner*

### **REGULAR MEETING 7:00 PM**

1. **Daniel Arnould and Eunha Kim;** application FRSB #1910 for a request for a 90-day extension to file the mylar for the final resubdivision, approved with modifications at the 10/16/07 meeting, 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: 5 minutes) (Must decide by 1/14/2008) (Page Number: 9)*

Motion to grant a 90-day extension

Moved by Maitland, seconded by Heimbuch

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese

5-0

2. **Chester Miller & 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 1/9/2008) (Maximum extension available to 2/29/2008) (Page Number: 22)*

Motion to approve final coastal two-lot subdivision  
Moved by Heimbuch, seconded by Maitland  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

3. **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: )*

Postponed to the January 22, 2008 meeting  
Extension Granted to January 23, 2008

4. **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 497 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) (Page Number: 29)*

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Extension Granted by Applicant to March 12, 2008

5. **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) (Page Number: )*

Withdrawn

6. **Edwin Paul;** application PSB #1913 for a preliminary subdivision to divide a 2.4857 acre property into 3 lots; Lot 1 comprising 25,532 sq. ft., Lot 2 comprising 24,982 sq. ft., Lot 3 comprising 31,335 sq. ft., and an open space area of 26,431 sq. ft. on a 108,227 sq. ft. 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: )*

Withdrawn

7. **DISCUSSION ITEMS:**

- a) Edgewood Drive; enforcement of on-site unloading of vehicles and employee parking as required in site plan approvals for car dealerships. *(Page Number: 69)*

Staff to write a letter to the First Selectmen requesting enforcement by the Police Department on unloading of commercial vehicles in residential zones by auto dealers, especially Edgewood Drive.

- b) Greenwich Academy; FSP #2909 and SP #2912 response to a letter from Greenwich Academy regarding their desire to reserve the right to hire more faculty and make their own determination as to parking needs. *(Page Number: 72)*

Applicant to submit to Town Planner the annual report filed by School to the State of Connecticut for updates on enrollment, member of staff and faculty along with the parking plan layout, which will be reviewed by the Town Planner to make the determination if it needs to go before the Commission.

**PUBLIC HEARING 8:00 PM**

8. **Seven Bridges Foundation, Inc.;** applications 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 close to 3/6/2008) (Continued from the 11/27/2007 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: )*

Postponed by Applicant to the January 22, 2008 meeting

9. **Carolyn Properties;** applications 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) (Maximum extension to close available to 2/11/2008) (Continued from the 10/16/2007 and 11/27/07 meetings) (Seated: Heller, Heimbuch, Marchese, Brooks, and Alban) (Page Number: 79)*

Motion to move to final site plan/special permit with modifications  
Moved by Heimbuch, seconded by Farricker  
Voting in favor: Heller, Farricker, Heimbuch, Marchese, and Brooks  
5-0

10. **Round Hill Club, Inc.;** application PSP #3419 and SP #3420 for a preliminary site plan/special permit to construct a two-story building with 17 staff bedrooms to provide additional staff housing, totaling 8,171 sq. ft., and the addition of 12 new parking spaces and 11 new overflow spaces on a 210 acre property located at 33 Round Hill Club Road in the RA-2 zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must open by 2/6/2008) (Maximum extension available to open to 3/3/2008) (Page Number: 112)*

Motion to move to final site plan/special permit with modifications  
Moved by Farricker, seconded by Maitland  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

11. **Burning Tree Country Club, Inc.;** applications FSP #3414 and SP #3415 for a final site plan/special permit to construct a new singles and a new doubles tennis court near the existing pool adjacent to the platform tennis courts that will require the removal of a parking area resulting in the net loss of 26 parking spaces on a 158.4 acre property located at 120 Perkins Road in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must open by 1/9/2008) (Maximum extension available to open to 3/8/2008) (Page Number: 152)*

Motion to approve final site plan/special permit with modifications  
Moved by Maitland, seconded by Marchese  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

12. **The Stanwich School, Inc.;** application PSB #1925 for a preliminary subdivision to consolidate a 25 +/- acre property of The Stanwich School, Inc. (Lot A-2, Map 8042 GLR) at 257 Stanwich Road, and an 11.5 acre property of the Greenwich Reform Synagogue, Inc. (Lot B, Map 6787 GLR) also located at 257 Stanwich Road to create a single 37 +/- acre property, and to establish an open space set-aside pursuant to conditions of Final Subdivision #1777 on The Stanwich School, Inc.'s property, comprised of a 3.86 acre conservation area and a 2.044 acre conservation easement area for a total proposed open space set aside area of 5.9 +/- acres, located at 257 Stanwich Road in the RA-2 Zone. *(Staff: DF, KB) (Applicant's Presentation: 10 minutes) (Must decide by 2/5/2008) (Maximum extension available to 4/8/2008) (Page Number: 169)*

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13. **The Stanwich School, Inc.;** applications PSP #3359 and SP #3360 for a preliminary site plan/special permit for the cooperative redevelopment by The Stanwich School, Inc., and Greenwich Reform Synagogue, Inc., of a consolidated 37+/- acre parcel to serve as a mixed-use campus for a K-12 school of The Stanwich School with a proposed enrollment cap of 750 students in buildings that together comprise 171,993 square feet (upper school, wastewater treatment plant, lower school, utility and storage rooms, and an existing caretaker's cottage and detached garage), and a new detached synagogue building for the Greenwich Reform Synagogue totaling 14,276 square feet, comprising a 220-seat sanctuary and an adjacent social hall with a seating capacity of 216 persons, classrooms and administrative offices, with 266 proposed shared standard parking spaces, 7 handicapped spaces, and 50 non-striped parking spaces for overflow parking, and associated site improvements including two synthetic turf playing fields, drainage improvements, and driveway improvements on an easement located on property of The St. Agnes Roman Catholic Church Corp. at 247 Stanwich Road, a 37.2471 acre property located at 257 Stanwich Road in the RA-2 zone. *(Staff: DF, KB) (Applicant's Presentation: 50 minutes) (Must open by 1/9/2008) (Maximum extension available to open to 1/19/2008)*

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**REGULAR MEETING CONTINUED**

14. **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) (Extension granted to decide by 3/22/2008) (Seated: Heller, Heimbuch, Maitland, Marchese, and Brooks)*

No Action

- 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: 419)*

Motion to approve final site plan/special permit with modifications  
Moved by Maitland, seconded by Brooks  
Voting in favor: Heller, Maitland, Alban, Avellino, and Brooks  
5-0

15. **APPROVAL OF MINUTES:**

December 11, 2007

Motion to approve minutes  
Moved by Farricker, seconded by Maitland  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

16. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None  
b. Other items as may properly come before the Commission. - None

## ITEMS TO BE HEARD AT FUTURE MEETING

**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)*

**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 2/16/2007) (Maximum extension available to 2/16/2008)*

**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 2/8/2008) (Maximum extension granted)*

**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 1/22/2008) (Maximum extension available to 2/27/2008)*

**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 close by 3/20/2008) (Maximum extension granted)*