

START: 7:00 p.m.
END: 10:30 p.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

**TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
February 13, 2008
ACTION AGENDA
WITH DECISIONS**

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

Regular Member Absent: Paul Marchese

Alternate Members Present: Ellen Avellino, Margarita Alban (seated for Marchese), and Frederic Brooks

Staff Members Present: Diane W. Fox, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Katie Blankley, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **NPK Building Corp./Norma J. Stanton**; application FSB #1928 for a final subdivision/lot line revision for an equal area exchange of 952.26 square feet of land between two lots created through FSB #1719 where Lot 1 (416 Davis) comprises 43,560.26 sq. ft. and Lot 2 (410 Davis) comprises 43,571.54 sq. ft. on a 87,132 sq. ft. property located at 410 and 416 Davis Avenue in the RA-1 zone. (Staff: KB) (Applicant's Presentation: 10 minutes) (**Must decide by 2/26/2008**) (Maximum extension available to 4/26/2008) (Page Number: 10)

Motion to find not a subdivision or re-subdivision, is a lot line revision
Moved by Maitland, seconded by Heimbuch
Voting in favor: Farricker, Heimbuch, Maitland, Alban, and Brooks
5-0

2. **Ronald E. and Janet B. Kaminski** ; application FSB #1929 for a final 2 or 3 lot subdivision of Lot 1, Lot 4, and Lot 5 as shown on GLR Map #1418 on a 9,027 sq. ft. property located at Hawthorne Street North in the R-7 zone. (Staff: CT) (Applicant's Presentation: 15 minutes) (**Must decide by 3/14/2008**) (Maximum extension available to 5/13/2008) (Page Number: 28)

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3. **Carol Grey Romaine;** application FSP #3453-C for a final coastal site plan to demolish all on-site structures and construct a 10,855 square foot residence, pool and associated improvements on a 2.3 acre property located at 131 Meadow Road in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must decide by 2/14/2008) (Maximum extension available to 4/19/2008) (Page Number: 50)*

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

4. **Peter McGee & Mary Graf, Trustee;** application FSB #1920 for a final subdivision to divide a 14.30 acre parcel into 5 lots; Lot 1 = 2.9449 acres, Lot 2 = 2.0074 acres; Lot 3 = 2.0701 acres; Lot 4 = 2.4802 acres; Lot 5 = 2.5207 acres; and an open space area of 2.2356 acres 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 2/13/2008) (Maximum extension granted) (Page Number: 87)*

Withdrawn

5. **Lynne M. Wheat;** application FSB #1930 for a final two-lot subdivision to divide a 8.205 acre property into two lots where Lot 1 will comprise 3.9719 acres and Lot 2 will comprise 3.0 acres with an Open Space Area containing 1.2335 acres or (15%) 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 3/9/2008) (Maximum extension available to 5/8/2008) (Page Number: 105)*

Left Open

6. **Greenwich Landing LLC, 88 South Water Street;** Revision to Settlement conditions: 1) issuance of CO for Building #3; 2) approval of on-site improvements for public access and drainage. *(Staff: DF) (Applicant's Presentation: 10 minutes)*

Postponed by Applicant to March 4, 2008

PUBLIC HEARING 8:00 PM

7. **Mahendra and Usha Garg;** application FRSB #1931 for a final re-subdivision to create two lots where Lots 1 and 2 will each comprise 7,550 square feet with an open space area of 2,071 square feet (12.06%) on a 17,171 sq. ft. property located at One Swan Terrace and Mallard Drive in the R-7 zone. (Staff: KB) (Applicant's Presentation: 15 minutes) (Must open by 3/24/2007) (Maximum extension available to 5/23/2008) (Page Number: 179)

Motion to approve final re-subdivision
Moved by Heimbuch, seconded by Maitland
Voting in favor: Heimbuch, Maitland, and Alban
Voting against: Heller, and Farricker
3-2
Motion failed to carry
Application denied

8. **Board of Trustees of the Diamond Hill Church;** application FSP #3487-C, SP #3377-C, and RZ #07-10 for a final coastal site plan/special permit, and rezoning to rezone from R-7 to R-C7, and to construct a new three-unit structure of 8,864 sq. ft. 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) (Must decide by 3/22/2008) (Maximum extension granted) (Page Number: 201)

Motion to approve re-zoning from R-7 to RC-7
Moved by Maitland, seconded by Heimbuch
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Alban
5-0

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

9. **SCI Connecticut Funeral Services, Inc.;** application FSP #3488 and SP #3489 for a final site plan/special permit for an addition of a new second floor office space and the removal of the existing garage on a 11,885 sq. ft. property located at 31 Arch Street in the CGB,CGIO zone. (Staff: MK) (Applicant's Presentation: 15 minutes) (Must open by 3/27/2008) (Maximum extension available to 5/31/2008) (Page Number: 253)

Left Open

10. **143 Sound Beach Avenue Associates, LP;** application FSP #3482-C and SP #3483-C for a final coastal site plan/special permit for a change in one non-conforming use of 6,972 sq. ft. of a 12,201+/- square foot building, from general office space to medical office for use by up to four doctors on the first floor, resulting in the entire building being used for medical office with a total of seven doctors on site at any one time, on a site with 47 parking spaces on a 1.1109 acre property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 3/27/2008) (Maximum extension available to 5/31/2008) (Page Number: 303)*

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

11. **Backcountry Langhorne LLC;** application FSP #3471 and SP #3472 for a final site plan/special permit to construct a new single-family dwelling of 10,723 sq. ft. in excess of 150,000 cubic feet in volume and associated improvements on a 4.0018 acre property located at 38 Langhorne Lane in the RA-4 zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must open by 3/13/2008) (Maximum extension available to 5/17/2008) (Page Number: 339)*

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

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**

a) 33 Club Road; possible settlement agreement

No Discussion

13. **DECISION ITEMS:**

- a) **Burning Tree Country Club, Inc.;** application SP #3415 (**SPECIAL PERMIT ONLY**) for a 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) (Must decide by 3/8/2008) (Maximum extension granted) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

No Action

- b) **Carolyn Properties;** application SP #3333 (**SPECIAL PERMIT ONLY**) for a 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) (Must decide by 3/13/2008) (Maximum extension to decide available to 3/29/2008) (Seated: Heller, Heimbuch, Marchese, Brooks, and Alban)*

No Action

- c) **Round Hill Club, Inc.;** application SP #3420 (**SPECIAL PERMIT ONLY**) for a 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) (Must decide by 5/12/2008) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

No Action

14. **APPROVAL OF MINUTES:**

January 22, 2008

Motion to approve minutes

Moved by Maitland, seconded by Heimbuch

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

5-0

15. **OTHER:**

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

**ITEMS THAT HAVE BEEN PREVIOUSLY HEARD BY THE COMMISSION
AND WILL BE HEARD AT FUTURE MEETING**

Peter von Braun; application FSP #3423-C for a final coastal site plan to demolish and re-construct a two-family dwelling of 5,180 square feet on a 9,450 square feet property located at 623 Steamboat Road in the R-6 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 3/5/2008) (Maximum extension available to 3/22/2008) (Continued from the 12/11/2007 and 1/22/2008 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Avellino (for Marchese) (Page Number: 46)*

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) (Continued from the 11/27/07 meeting)*

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) (Continued from the 12/11/07 meeting)*

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 3/12/2008) (Maximum extension granted) (Continued from the 1/8/08 meeting)*

Robert Weinstein; applications FSP #3378-C and SP #3379-C for a final coastal site plan/special permit to re-locate a pool away from the flood zone, construct a new pool house (182 sq. ft. is enclosed), construct a 572 square foot addition to existing dwelling of 19,091 square feet, minor re-configuration of driveway, addition of retaining walls, and install a stormwater detention system on a 3.28 acre property located at 207 Byram Shore Road in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must close by 3/6/2008) (Maximum extension granted) (Continued from the 11/27/07 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

20 Langhorne Lane, LLC; applications FSP #3429 and SP #3430 for a final site plan/special permit to construct a single-family residence of 13,198 square feet to exceed 150,000 cubic feet in volume on a 5.016 acre property located at 20 Langhorne Lane in the RA-4 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must close by 3/4/2008) (Maximum extension to close 3/17/2008) (Continued from the 1/22/07 meeting) (Page Number: 241)*

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 square feet 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 3/4/2008) (Maximum extension available to close to 3/6/2008) (If closed on 1/22/2008 then must decide by 3/27/2008) (Continued from the 11/27/2007 and 1/22/2008 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 364)*

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 3/5/2008) (Maximum extension available to 4/5/2008)*

The Stanwich School, Inc.; applications PSP #3499 and SP #3500 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 4/18/2008) (Maximum extension available to 6/22/2008)*