

**TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION**

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

February 26, 2008

**ACTION AGENDA
WITH DECISIONS**

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

Regular Member Absent: Richard Maitland

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 Katie Blankley, Deputy Director Planning and Zoning/Assistant Town Planner

PUBLIC HEARING 7:30 PM

1. **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 4.8318 acre conservation area and a 2.4549 acre conservation easement area for a total proposed open space set aside area of 7.3 +/- 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) (Page Number: 5)*

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2. **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 170,663 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 263 proposed shared standard parking spaces, inclusive of 7 handicapped spaces, and 60 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)

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REGULAR MEETING

3. DISCUSSION ITEMS:

- a) 88 South Water Street; request for sign-off by Town Planner on the Boardwalk. (Page Number: 206)

Motion to change the stipulation to allow the docks not to be built at this time and allow issuance of a CO of Building #1 as long as all of the public access boardwalk areas are constructed.

Motion to change materials for public access boardwalk from wood to pavers for the public plaza are okay because of the maintenance issues associated with the wood provided the pavers are of a different design than that of the plaza to ensure that 10' strip of public access is defined along the water edges. Further DEP approval is needed on change of materials, on the condition that this is allowed by the DEP (at their expense).

The area of the public access walkway/boardwalk shall be shown on a new plan. The applicant represented that the public access land will be owned by Greenwich Landing, LLC, who will not be the owner of the upland condominiums. There is an issue of legal 3rd party ownership of the public access area not being in the same ownership of the rest of the property.

Moved by Farricker, seconded by Marchese
Voting in favor: Heller, Farricker, and Marchese
Voting against: Heimbuch
Abstained: Avellino
Motion failed to carry

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After further discussion it was decided that this would be put on the March 4, 2008 meeting. Want legal issues to be reviewed by the Law Department and additional drawings be submitted showing merger of wood to pavers.

- b) Greyrock of Greenwich LLC, 340-344 Valley Road; applications FSP #2788 and SP #2789 for change of conservation zone. (*Page Number: 215*)

Motion to approve change of conservation zone.

Moved by Heimbuch, seconded by Avellino

Voting in favor: Heller, Heimbuch, Marchese, and Avellino

Voting opposed: Farricker

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4. **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

5. **APPROVAL OF MINUTES:**

None

6. **OTHER:**

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