

**TOWN OF GREENWICH**  
**PLANNING AND ZONING COMMISSION**  
**Town Hall Meeting Room**  
101 Field Point Road, Greenwich, CT  
**March 4, 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 Katie Blankley, Deputy Director Planning and Zoning/Assistant Town Planner*

**REGULAR MEETING 7:00 PM**

1. **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: 8)

Withdrawn

2. **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 two contiguous conservation easement areas where one equals 1,118 sq. ft and the other is 2,071 sq. ft and a 497 sq. ft. piece of land, with a disputed ownership, proposed 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) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 38)

Motion to approve final coastal subdivision with modifications

Moved by Heimbuch, seconded by Marchese

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

3. **Anil & Supurna Chinai;** application FSB #1923 for a final subdivision of a parcel into two lots; Lot 1 comprising 16,956 sq. ft. and Lot 2 comprising 12,059 sq. ft., and two open space areas; Parcel A comprising 2,800 sq. ft. and Parcel B comprising 2,371 sq. ft. for a total of 5,171 sq. ft. or 15.1% of the entire site on a 34,186 sq. ft. property located at 17 Lockwood Avenue in the R-12 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 3/5/2008) (Maximum extension available to 3/15/2008)*

Withdrawn

4. **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) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 85)*

Motion to approve final site plan with modifications

Moved by Farricker, seconded by Maitland

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

5-0

5. **Greenwich Landing LLC, 88 South Water Street;** Revision to Settlement conditions: 1) issuance of CO for Building #3; 2) approval of new materials and revised site plan improvements for public access. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Page Number: 125)*

Motion to allow applicant to submit for a building permit to construct a wooden boardwalk.

Moved by Farricker, seconded by Heimbuch

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

5-0

**PUBLIC HEARING 7:30 PM**

6. **Luca's Steakhouse, Inc.;** applications FSP #3463 and SP #3467 for a final site plan/special permit to renovate the existing banquet facility to provide for fixed seating on the first floor for restaurant only use (150 seats, 18 bar seats) and a reduced banquet facility on the second floor (104 seats), remove the existing canopy on the south and east sides of the building and construct a 249 square feet addition to create a semi-circular entrance on the east side of the building in its place, construct a 917 square feet addition on the second floor to permit the addition of two apartments and circulation from the lower lobby to the second floor, seasonal outdoor dining on an outdoor terrace (12 seats) on a 1.89 acre property located at 35, 39, 43, and 47 Church Street, 2, 3, and 4 Putnam Court and 32, 36, and 42 Sherwood Place in the CGBR/CGB/R-6 zones. *(Staff: DF) (Applicant's Presentation: 20 minutes) (Must open by 3/13/2008) (Maximum extension available to open to 5/17/2008) (If opened on 3/4/2008, then must close by 4/8/2008) (Page Number: 126)*

Left Open

Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese

7. **Elite Construction, Inc., Virgil F. Chindris;** applications FSP #3497-C and SP #3498-C for a final coastal site plan/special permit for the demolition of an existing dwelling and construction of a 6,558 square feet three-family dwelling, a new driveway and curb cut, and associated grading and drainage on a 15,290 square feet property located at 32 Cliff Avenue in the R-6 zone *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 4/18/2008) (Maximum extension available to open to 6/22/2008) (If opened on 3/4/2008, then must close by 4/8/2008) (Page Number: 169)*

Motion to approve final coastal site plan/special permit with modifications

Moved by Farricker, seconded by Heimbuch

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

8. **Olga Kogan;** applications FSP #3416 and SP #3417 for a final site plan/special permit to construct a single-family residence of 27,189 square feet to exceed 150,000 cubic feet in volume on a 7.0578 acre property located at 18 Simmons Lane in the RA-4 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must open by 3/8/2008) (Maximum extension granted) (If opened on 3/4/2008, then must close by 4/8/2008) (Page Number: 208)*

Application Opened – No Presentation

Seated: Heller, Heimbuch, Maitland, Marchese, and Alban (seated for Farricker who recused)

9. **Jay & Esta Feinsod;** application PSP #3413-C and SP #3445-C for a preliminary 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) (Seated: Heller, Farricker, Heimbuch, Maitland, and Avellino) (If closed on 3/4/2008 then must decide by 5/8/2008) (Page Number: 209)*

Motion to move to final site plan with modifications

Moved by Maitland, seconded by Heimbuch

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

Abstaining: Alban

4-1

No action on special permit

10. **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 granted to close) (If closed on 3/4/2008 then must decide by 5/8/2008) (Continued from the 11/27/2007 and 1/22/2008 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 243)*

Motion to approve final site plan/special permit with modifications

Moved by Maitland, seconded by Farricker

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

11. **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)*

Withdrawn

12. **Sohan & Mazri Johnson;** applications PSP #3457 and SP #3458 for a preliminary site plan/special permit to demolish an existing three-family dwelling of 2,496 square feet and replace it with a new three-family dwelling of 4,725 square feet on a 8,915 square feet property located at 270 Davis Avenue in the R-6 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 3/5/2008) (Maximum extension available to open to 4/19/2008) (If opened on 3/4/2008 then must close by 4/8/2008) (Page Number: 289)*

Motion to move to final site plan/special permit  
Moved by Maitland, seconded by Heimbuch  
Voting in favor: Heller, Farricker, and Heimbuch  
Voting against: Maitland, and Marchese  
3-2  
Motion failed to carry

Motion to deny preliminary site plan/special permit  
Moved by Maitland, seconded by Marchese  
Voting in favor of denial: Heller, Farricker, Maitland, and Marchese  
Voting against: Heimbuch  
4-1

Application is denied

## REGULAR MEETING CONTINUED

13. **DISCUSSION ITEMS:**

14. **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)*

Withdrawn

- 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)*

Withdrawn

- 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

15. **APPROVAL OF MINUTES:**

February 13, 2008

Motion to approve minutes of February 13, 2008

Moved by Maitland, seconded by Marchese

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

February 26, 2008

Motion to approve minutes of February 26, 2008

Moved by Farricker, seconded by Heimbuch

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

**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 3/26/2008) (Maximum extension available to 5/13/2008) (Continued from the 2/13/2008 meeting)*

**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 3/26/2008) (Maximum extension available to 5/8/2008) (Continued from the 2/13/2008 meeting)*

**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, and CGIO zone. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must close by 4/9/2008) (Maximum extension available to 5/31/2008) (Continued from the 2/13/2008 meeting)*