

START: 7:00 p.m.  
END: 10:40 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

**March 25, 2008**

## **ACTION AGENDA WITH DECISIONS**

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

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

*Alternate Member Absent: Ellen Avellino*

*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. **Chester Miller & Nicole Standish;** request for an additional 90 days for filing the approved subdivision map on the Land Records for application FSB #1921-C 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 approved with modifications at the 01/08/08 Planning and Zoning Meeting. (*Staff: KB*)  
(Page Number: 7)

Motion to approve request for an additional 90 days to file the subdivision map on the Greenwich Land Records.

Moved by Heimbuch, seconded by Farricker

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

5-0

2. **New Country Audi, New Country Volkswagen;** request for a three year extension of site plan approvals on FSP/SP #2559 at 211 West Putnam Avenue (Audi) and FSP/SP #2274.3 at 200 West Putnam Avenue (Volkswagen). (*Page Number: 15*)

Motion to extend FSP/SP #2559 (Audi at 211 West Putnam Avenue) for one year with stipulation that all car carriers and cars be loaded and unloaded on-site and not on the street.

Moved by Maitland, seconded by Heimbuch

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

Motion to extend FSP/SP #2274.3 (Volkswagen at 200 West Putnam Avenue) for one year with stipulation that all car carriers and cars be loaded and unloaded on-site and not on the street.

Moved by Maitland, seconded by Farricker

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

3. **Estate of Wanda Novak;** application FSB #1932 for a final two-lot subdivision of a 12,491 sq. ft. property into two parcels of 6,245.5 sq. ft. each, where Parcel B will contain the existing residence and garage, and a conservation easement area of 1,875 sq. ft. located over both lots (15%) on a 12,491 sq. ft. property located at 5 Hollow Wood Lane in the R-6 zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (**Must decide by 3/25/2008**) (*Maximum extension available to 5/24/2008*) (*Page Number: 28*)

Motion to approve final subdivision

Moved by Farricker, no second

Voting in favor: None  
0-5

Motion to deny final subdivision

Moved by Maitland, seconded by Farricker

Voting in favor of denial: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0 - Application is denied

4. **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) (Page Number: 75)

Motion to find not a subdivision or resubdivision but is a lot line revision for 2 lots.

Moved by Maitland, seconded by Heimbuch

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

5. **1380 East Putnam Avenue, LLC**; application FSP #3505 for a final site plan to permit a change of permitted use group from Use Group 1 (retail) to Use Group 4 (school) for interior space in a commercial building of 4,747 square feet on a 12,227 sq. ft. property located at 1380 East Putnam Avenue at Ferris Drive, Old Greenwich in the LB zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 4/18/2008) (Maximum extension available to 6/26/2008) (Page Number: 85)

Motion to approve final site plan with modifications

Moved by Heimbuch, seconded by Maitland

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

6. **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) (Seated: Heller, Farricker, Heimbuch, Maitland, and Alban for Marchese) (Page Number: 104)

Motion to approve final two-lot subdivision with modifications

Moved by Heimbuch, seconded by Farricker

Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Alban (for Marchese)  
5-0

7. **J.S. Land Co., LLC**; application FSB #1927 for a final two-lot subdivision of 21.457 acre property where Lot 1 will comprise 12.6532 acres (12.2671 acres excluding the accessway) and Lot 2 will comprise 5.675 acres and an open space area of 3.2345 acres (15%) on a 21.5627 acre property located at 47 John Street in the RA-4 zone. *(Staff: DF) (Applicant's Presentation: 15 minutes) (Must decide by 3/26/08) (Maximum extension available to 4/18/08) (Page Number: 121)*

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

8. **88 South Water Street**; modification of SP #2347 of conditions of settlement agreement for issuance of CO, and materials, and design of boardwalk and public access area. *(Page Number: 196)*

Motion to approve with modifications a revision to settlement agreement and the prior approved plan for redesign of public access boardwalk and new materials for public access areas.  
Moved by Farricker, seconded by Marchese  
Voting in favor: Heller, Farricker, Maitland, and Marchese  
Voting against: Heimbuch  
4-1

### **PUBLIC HEARING 7:30 PM**

9. **Louise T. D'Elia et al Trust**; application FSP #3486 and SP #3520 for a final site plan/special permit to construct an affordable housing development project comprising eight 2-bedroom apartments, within a proposed four story building constructed above a 12 space parking garage located below grade pursuant to Connecticut General Statutes Section 8-30g as an Affordable Housing Development Project and Sections 6-13 through 6-17, and 6-101 of the Town of Greenwich Building Zone Regulations on a 6,250 sq. ft. property located at Tax Lot No. 31 Edgewood Avenue in the R-6 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must open by 5/8/2008) (Maximum extension available to open to 7/12/2008) (If opened on 3/25/2008, then must close by 4/29/2008) (Page Number: 212)*

Application converted to a Preliminary Site Plan  
Postponed by Applicant

10. **Mahendra and Usha Garg;** application FRSB #1933 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: minutes*) (*Must open by 4/29/2008*) (*Maximum extension available to 0/0/2008*) (*Page Number: 241*)

Motion to approve final re-subdivision with modifications

Moved by Maitland, seconded by Farricker

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

11. **1076 East Putnam Avenue, Riverside;** application FSP #3516-C and SP #3517-C for a final coastal site plan/special permit to re-construct a building destroyed by fire to be slightly smaller than existing (2,499 square feet) and maintain the mixed use (office and retail) and parking on site on a 24,826 sq. ft. property located at 1076 East Putnam Avenue in the LBR-2 zone (*Staff: CT*) (*Applicant's Presentation: 15 minutes*) (*Must open by 5/8/2008*) (*Maximum extension available to open to 7/12/2008*) (*If opened on 3/25/2008, then must close by 4/29/2008*) (*Page Number: 262*)

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

Moved by Heimbuch, seconded by Marchese

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

Voting against: Farricker

4-1

12. **Israel and Caryl Englander;** application FSP-C #3495-C and SP #3496-C for a final coastal site plan/special permit to redevelop the property by constructing a 11,287 square feet dwelling in excess of 150,000 cubic feet in volume and associated site improvements on a 3.04 acre property located at 48 Pear Lane in the RA-2 zone. (*Staff: KB*) (*Applicant's Presentation: 30 minutes*) (***Must open by 4/18/2008***) (*Maximum extension available to open to 6/22/2008*) (*If opened on 3/25/2008, then must close by 4/29/2008*) (*Page Number: 296*)

Left Open

13. **Pickwick Properties LLC**; application FSP #3490 and SP #3491 for a final site plan/special permit to construct a 619 sq. ft. single-story building for a new restaurant to contain a restaurant with 24 indoor seats, a 72-seat seasonal out-door dining plan, a 1,468 sq. ft. addition to the east side of the 4<sup>th</sup> floor of Building Two, and converting 3,015 sq. ft. of non-conforming general office located within the parking garage to 2,423 sq. ft. of storage area and 595 sq. ft. of bathrooms on a 3.091 acre property located at 1, 2, 3, and 3A Pickwick Plaza in the CGBR/CGIO zone. *(Staff: DF) (Applicant's Presentation: 15 minutes) (Must open by 4/18/2008) (Maximum extension available to open to 6/22/2008) (If opened on 3/25/2008, then must close by 4/29/2008) (Page Number: 343)*

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## REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

- a) **Zeeve**; possible change to approved subdivision #1446 to correct violations. *(Page Number: 421)*

Discussion postponed by Applicant

15. **DECISION ITEMS:**

- a) **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

16. **APPROVAL OF MINUTES:**

March 4, 2008

No Action

17. **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**

**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 close by 4/8/2008) (Maximum extension available to close to 6/12/2008) (Continued from the 3/4/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

**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 close by 4/8/2008) (Maximum extension available to close to 4/12/2008) (Continued from the 3/4/2008 meeting) (Seated: Heller, Heimbuch, Maitland, Marchese and Alban (for Farricker who is recused))*