

START: 7:00 p.m.
END: 11:15 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

June 17, 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

PUBLIC HEARING 7:00 PM

1. **The Stanwich School, Inc.;** application PSB #1938 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 4.4996 acre conservation easement area, located at 257 Stanwich Road in the RA-2 Zone. (Staff: DF, KB) (Applicant's Presentation: 10 minutes) (Must decide by 6/25/2008) (Maximum extension available to 7/22/2008)

Motion to move to final subdivision with modifications

Moved by Farricker, seconded by Marchese

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

5-0

2. **The Stanwich School, Inc.;** applications PSP #3622 and SP #3623 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 170,633 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 on properties that together comprise 37.2471 acres located at 257 Stanwich Road in the RA-2 zone. *(Staff: DF, KB) (Applicant's Presentation: 50 minutes) (Must open by 8/21/2008) (Maximum extension available to 10/25/2008)*

Motion to move to final site plan with modifications

Moved by Farricker, seconded by Marchese

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

No action on the special permit

REGULAR MEETING

3. **DISCUSSION ITEMS:**

4. **DECISION ITEMS:**

- a) **83-84 South Water Street Associates, LLC;** application PSP #3531-C and SP #3532-C for a preliminary coastal site plan/special permit and RZ #08-12 to rezone from WB to WB-HO and to preserve the eastern portion of the building, and demolish the westerly portion to construct a modern elevated structure for office use, total of 40,548.2 sq. ft., (45,013.1 square feet existing) total of 77 parking spaces with 4 handicapped, and to create a formal 16-space parking area on a 7,826 sq. ft lot to support this use, located across from 88 South Water Street on a 40,169 sq. ft. property located at 84 South Water Street in the WB zone. *(Staff: KB) (Must close by 6/3/2008) (Maximum extension available to 8/7/2008) (Continued from the 4/29/08 meeting)*

No Action

- b) **Greenwich Country Day School**; application SP #3542 for **SPECIAL PERMIT ONLY** to demolish and reconstruct the Upper School and Administrative Building, demolish ancillary buildings, construct a new School Theater, modify existing outdoor athletic facilities, and modify internal roadway, parking, and landscaping, and related site improvements and for a Municipal Improvement, to create a new dedicated right turn lane for northbound traffic at the terminus of Old Church Road at Fairfield Road within the Town's public right-of-way and the construction of a new left turn only lane with the Town's public right-of-way for westbound traffic on Fairfield Road and the School's east driveway on a 31.2954 acre property located at 401 Old Church Road in the RA-1 zone. *(Staff: KB) (Must decide by 7/24/2008) (Maximum extension available to open to 8/2/2008) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

No Action

- c) **401 Columbus Avenue Co., LLC and JSM Partners, LLC**; application SP #3549 for a **SPECIAL PERMIT ONLY** to demolish a mixed use building of restaurant and office of approximately 19,500 square feet and construct a new building for 2 floors office use of 30,876 square feet and 113 parking spaces and 5 handicapped spaces on a 63,995 sq. ft. property located at 581 West Putnam Avenue in the GBO zone. *(Staff: CT) (Must open by 7/24/2008) Maximum extension available to open to 8/2/2008) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

No Action

5. **APPROVAL OF MINUTES:**

June 3, 2008

Motion to approve minutes

Moved by Heimbuch, seconded by Farricker

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

5-0

6. **OTHER:**

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

ITEMS CONTINUED FROM PREVIOUS MEETINGS

Israel and Caryl Englander; application FSP #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) (Must close by 7/3/2008) (Maximum extension granted to 7/3/2008) (Continued from the 3/25/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

Richard R.S. Smith (Lot 1) and Richard R.S. Smith, Trustee (Lot 2); application FSB #1934 for a subdivision/re-subdivision to revise the lot lines by conveying 0.199 acres from Lot #1 that is currently 3.071 acres (2.863 acres excluding the access way) to Lot #2 that is currently 2.842 acres (2.369 excluding the access way) on a 6.958 acre property and a 1.044 acre property of open space whose lot lines will not be touched on a properties located at 99 Round Hill Road in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 6/24/2008) (Maximum extension available to 7/4/2008)*

Richard R.S. Smith; application FSP #3539 and SP #2540 for a final site plan/special permit to remove an existing garage and replace it with a new garage and additional living space for a structure that is currently 152,668 cubic feet in volume and 10,051.6 square feet and is proposed as 172,855 cubic feet in volume and 11,691.4 square feet on a 3.071 acre property (2.863 acres excluding the access way) located at 99 Round Hill Road in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must close by 6/24/2008) (Maximum extension available to 8/22/2008)*

Louise T. D'Elia et al Trust; application PSP #3486 and SP #3520 for a preliminary 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) (Must close by 7/5/2008) (Maximum extension to 7/5/2008) (Continued from the 4/29/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

22 Elm Place Company, LLC; application FSP #3544 and SP #3545 for a final site plan/special permit for a reduction in floor area through renovation from 16,300 square feet to 16,052 square feet, and a change of use for the majority of the building from theater to retail (300 sq. ft. of existing retail to remain) on a 7,447 sq. ft. property located at 356 Greenwich Avenue in the CGBR zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must close by 6/25/2008) (Maximum extension available to open to 8/22/2008) (Continued from the 5/14/2008 meeting) (Seated: Heller, Farricker, Maitland, Alban, and Brooks)*

Ellie & Seth, LLC; application FSP #3567 and SP #3568 for a final site plan/special permit for the demolish, renovation, and construction of buildings on a property that will increase the square feet on the residence from 17,789 sq. ft. to 19,679 sq. ft. and that are in excess of 150,000 cubic feet in volume on a 14.4961 acre property located at 14 Meadow Lane in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes)*