

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

**TOWN OF GREENWICH  
PLANNING AND ZONING COMMISSION  
Town Hall Meeting Room  
101 Field Point Road, Greenwich, CT  
June 24, 2008  
ACTION AGENDA  
WITH DECISIONS - REVISED**

*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: Katie Blankley, Deputy Director Planning and Zoning/Assistant Town Planner, and Patrick LaRow, Senior Planner*

**REGULAR MEETING 7:00 PM**

1. **Town of Greenwich;** application FSP #3617-C for a final coastal site plan for improvements to the area including planting beds, concrete paved walkway plaza and boardwalk to provide public access to the Byram River from South Water Street located at 0 Church Street in the WB zone. (*Staff: DF*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 8/7/2008*) (*Maximum extension available to 10/11/2008*) (*Page Number: 10*)

Motion to approve final coastal site plan with modifications

Moved by Farricker, seconded by Heimbuch

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

2. **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 6/24/08**) (*Maximum extension available to 7/4/2008*) (*Continued from the 5/14/2008 meeting*) (*Seated Heller, Farricker, Maitland, Alban, and Brooks*) (*Page Number: 62*)

Motion to find not a subdivision or re-subdivision

Moved by Maitland, seconded by Farricker

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

## PUBLIC HEARING 7:30 PM

- 3 **Field Club of Greenwich, Inc.;** application PSP #3585 and SP #3586 for a preliminary site plan/special permit for the installation of a seasonal tennis bubble with a heater/inflator and generator on a 11.1 acre property located at 276 Lake Avenue in the RA-2 zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (**Must open by 7/3/2008**) (Maximum extension available to 9/6/2008) (Page Number: 78)

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4. **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 6/24/08**) (Maximum extension available to close to 8/22/2008) (If closed on 6/24/2008 then must decide by 8/28/2008) (Continued from the 5/14/2008 meeting) (Seated: Heller, Farricker, Maitland, Alban and Brooks) (Page Number: 106)

Motion to approve final site plan/special permit with modifications

Moved by Maitland, seconded by Brooks

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

5. **Louise T. D'Elia et al Trust;** application PSP #3486 and SP #3520 for a preliminary site plan/special permit, PSP #3486 and SP #3520, 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 granted) (Continued from the 4/29/2008 meeting) (If closed on 6/24/2008 then must decide by 8/28/2008) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 157)

Withdrawn

6. **David Vitka;** application FSP #3611 and SP #3612 for a final site plan/special permit, for the use of the lot for parking and storage of vehicles on a 0.2005 acre property located at 336 West Putnam Avenue in the GB zone. (Staff: PL ) (Applicant's Presentation: 20 minutes) (Must open by 7/24/2008) (Maximum extension available to open to 9/6/2008) (If opened on 6/24/2008 then must close by 9/21/2008) (Page Number: 161)

Left Open

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

7. **Alice Carmichael & Lawrence Quinn, Trustees;** application FRSB #1944 for a re-subdivision to permit the creation of a right-of-way, shown as Parcel X of 0.1231 acres, for use as an equestrian trail which would effectively reduce the size of Lot No. 33 to 2.7435 acres, per Section 6-261 of the Town of Greenwich Subdivision Regulations on a 2.8666 acre property located at 7 Doverton Drive in the RA-2 zone. (Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 7/26/2008) (Maximum extension available to 9/24/2008) (Page Number: 168)

Postponed by Applicant to July 29, 2008

Extension granted to September 24, 2008

8. **Robert J. McCreary;** application FRSB #1945 for a final re-subdivision to merge Lot 3 on Map No. 7836 and 16 Thunder Mountain Road to create one lot of 4.883 acres (4.661 acres excluding portion of lot deficient in lot width on properties located at 16 & 20 Thunder Mountain Road in the RA-2 zone. (Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 7/27/2008) (Maximum extension available to 9/25/2008) (Page Number: 195)

Motion to deny final re-subdivision

Moved by Maitland, seconded by Heimbuch

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

5-0

Application is denied

9. **Valley Stone Partners, LLC;** application FSP #3597 and SP #3598 and RZ #08-15 for a final site plan/special permit application, and to rezone from LBR-1 to LBR-1-HO (rezoning map on file in the Town Clerk's Office) to renovate the interior of a 2,016 sq. ft. building, and convert to office and/or retail space and maintain 3 parking spaces on a 5,268 sq. ft. property located at 301 Valley Road in the LBR-1 zone. (Staff: PL, DF) (Applicant's Presentation: 20 minutes) (Must open by 9/6/2008) (Maximum extension available to open to 9/6/2008) (If opened on 6/24/2008 then must close by 9/21/2008)

Postponed to July 15, 2008

10. **Israel and Caryl Englander**; application FSP #3495-C and SP #3496 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 close by 7/3/2008, full extension granted**) (Continued from the 3/25/2008 and 4/29/2008 meetings) (If closed on 6/24/2008 then must decide by 8/28/2008) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 206)

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

11. **Ellie & Seth, LLC**; application FSP #3567 and SP #3568 for a final site plan/special permit, to demolish, renovate, and construct buildings on a property that will increase the square feet on the property from 17,789 sq. ft. to 19,679 sq. ft. where the total cubic volume is 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) (**Must open by 6/25/2008**) (Maximum extension available to open to 8/16/2008) (If opened on 6/24/2008, then must close by 7/29/2008) (Page Number: 261)

Left Open  
Seated: Heller, Farricker, Heimbuch, Maitland, and Brooks (for Marchese who recused)

12. **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 leave open to 7/18/2008) (If closed on 6/24/2008 then must decide by 8/28/2008) (Continued from the 5/14/2008 meeting) (Seated: Heller, Farricker, Maitland, Alban, and Brooks) (Page Number: 347)

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

13. **Robert Weinstein;** application FSP #3600 and SP #3601 for a final coastal site plan/special permit to increase the cubic volume of an existing dwelling from 257,547 to 265,292 cubic feet in volume but decrease the floor area from 18,997 square feet to 18,943 square feet and a minor re-configuration of driveway, addition of retaining walls, and install a storm water detention system on a 3.313-acre property located at 207 Byram Shore Road in the RA-1 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 7/18/2008) (Maximum extension available to open to 9/21/2008) (If opened on 6/24/2008 then must close by 9/21/2008) (Page Number: 383)*

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

## REGULAR MEETING CONTINUED

14. **DISCUSSION ITEMS:**

15. **DECISION ITEMS:**

- a) **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

- b) **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

- c) **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 decide by 8/28/2008**)

Motion to deny rezoning

Moved by Maitland, seconded by Brooks

Voting in favor of denial: Heller, ~~Farricker~~, **Brooks**, Maitland, and ~~Marchese~~ **Alban**

Voting against denial: Heimbuch

4-1

Rezoning is denied

Motion to deny preliminary site plan/special permit

Moved by Maitland, seconded by Brooks

Voting in favor of denial: Heller, ~~Farricker~~, **Brooks**, Maitland, and ~~Marchese~~ **Alban**

Heimbuch abstained

4-0-1

Application is denied

16. **APPROVAL OF MINUTES:**

None

17. **OTHER:**

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