

**TOWN OF GREENWICH  
PLANNING AND ZONING COMMISSION  
Town Hall Meeting Room  
101 Field Point Road, Greenwich, CT  
June 3, 2008**

**ACTION AGENDA  
WITH DECISIONS**

*Regular Members Present and Seated: Donald Heller, Frank Farricker, Raymond Heimbuch, and Richard Maitland*  
*Regular Members Absent: Paul Marchese*  
*Alternate Members Present: Margarita Alban (seated for Paul Marchese), and Frederic Brooks*  
*Alternate Members 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. **Richard V. and Patricia Ann Masi, Trustees;** application PSP #3507-C for a preliminary coastal site plan to demolish an existing two-family house in the rear of the site and to build a single-family dwelling in its place and maintain an existing building in front of the site used for commercial on the first floor and residential on the second floor on a 9,969 sq. ft. property (7,980 sq. ft. above mean high water) located at 3 Armonk Street in the LBR-2 zone. *(Staff: PL) (Applicant's Presentation: 20 minutes) (Must decide by 6/22/2008) (Continued from the 4/8/08 meeting)*

Motion to move to final coastal site plan with modifications  
Moved by Maitland, seconded by Farricker  
Voting in favor: Heller, Maitland, Heimbuch, Farricker, and Alban  
5-0

2. **Philip Bartels, Trustee;** application FSB #1942 for a final subdivision of 91 Indian Head Road comprising 5.662 acres and containing a residence and out

buildings to be reduced to 4.509 acres, and 51 Dawn Harbor to increase from 1.001 acres to 2.154 acres on a 6.663 acre properties located at 51 Dawn Harbor Lane and 91 Indian Head Road in the RA-1 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 6/17/2008) (Maximum extension available to 8/16/2008) (Page Number: 77)*

Motion to find not a subdivision or re-subdivision, but is a lot line revision  
Moved by Maitland, seconded by Farricker  
Voting in favor: Heller, Farricker, Maitland, Heimbuch and Alban  
5-0

3. **623 Steamboat, LLC;** application FSP #3566-C for a final coastal site plan to demolish the existing 2-family residence and construct a new 2-family residence of 5,180 square feet on a 9,450 sq. ft. property located at 623 Steamboat Road in the R-6 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 6/12/2008) (Maximum extension available to 8/16/2008) (Continued from the 5/20/2008 meeting) (Page Number: 116)*

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

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

4. **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) (Must decide by 6/4/2008) (Maximum extension available to close with full extension to 6/12/2008) (Continued from the 3/4/2008, 4/8/2008, and 4/29/2008 meetings) (Page Number: 129)*

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

5. **Jerry and Kimberly Miller;** application FSP #3524 and SP #3525 for a final site plan/special permit to construct a new dwelling of 8,930.9 square feet in excess of 150,000 cubic feet in volume and associated site improvements on a 2.3 acre property located at 18 Parsonage Road in the RA-1 zone. *(Staff: MK) (Must close by 6/25/2008) (Maximum extension available to close to 8/7/2008) (Continued from the 4/29/2008 meeting) (Page Number: 169)*

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

6. **Office Tech, LLC;** application FSP #3528 and SP #3529 for a final site plan/special permit to modify FSP #2878 and SP #2879 approved for a 7,124 gsf three (3) story medical office building limited to four (4) medical professionals, with 26 parking spaces inclusive of 1 handicapped space, to be alternatively used for general office with the exception of 1,294 square feet of residential use comprising two apartments, requiring 30 parking spaces plus one handicapped on a 29,491 sq. ft. property located at 50 Old Field Point Road (a.k.a. 17 Spring Street) in the GB zone. *(Staff: DF) (Applicant's Presentation: 20 minutes) (Must close by 6/3/2008) (Maximum extension to close to 8/7/08) (Continued from the 4/29/08 meeting) (Seated: DH, FF, RM, RH, and PM) (Page Number: 249)*

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

7. **John and Elli Bai & Jason and Susan Imperato;** application FRSB #1936 for a re-subdivision resulting in an equal area property exchange of 1,883 sq. ft. located on properties at 148 and 150 Weaver Street in the RA-C1 zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must decide by 7/11/2008) (Maximum extension granted) (Continued from the 5/14/2008 meeting) (Page Number: 261)*

Motion to find not a subdivision or re-subdivision, but is a lot line revision  
Moved by Farricker seconded by Brooks  
Voting in favor: Heller, Maitland, Alban, Farricker and Brooks (seated for Avellino)  
5-0

8. **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)) (Page Number: 272)

Closed

9. **Richard/Mary Colombo & James/Amy Leahy**; application FRSB #1941 for a re-subdivision application to convey from the Colombo property named (Parcel "C") an area of 1,253 sq. ft. to the Leahy property, resulting in the reduction of the Colombo property named (Lot "A-R") to 23,523 sq. ft. and the expansion of the Leahy property (Lot "B-R") to 15,516 sq. ft. on property located at 1 Quintard Avenue in the R-12 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (**Must decide by 6/20/2008**) (Maximum extension available to 8/19/2008) (Page Number: 329)

Motion to approve final resubdivision with modifications

Moved by Maitland, seconded by Heimbuch

Voting in favor: Heller, Maitland, Heimbuch, Farricker and Alban (seated for Avellino)

5-0

10. **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) (**Must open by 6/12/2008**) (Maximum extension available to 8/16/2008 if opened on 6/3/2008, then must close by 7/8/2008) (Page Number: 349)

Extension granted to 6/25/08

Applicant requested continuance to 6/24/08 meeting

## REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

12. **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

13. **APPROVAL OF MINUTES:**

May 14, 2008

May 20, 2008

Motion to approve minutes

Moved by Heimbuch, seconded by Farricker

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

5-0

14. **OTHER:**

- a. Executive Session on pending litigation or personnel matters including 11 Indian Point, LLC

Motion to go into executive session 12:08 am  
Moved by Maitland, seconded by Heimbuch  
Voting in favor: Heller, Maitland, Heimbuch, Farricker and Alban

Motion to exit executive session 12:15am  
Moved by Maitland, seconded by Heimbuch  
Voting in favor: Heller, Maitland, Heimbuch, Farricker and Alban

Motion to approve revised Planting Plan for 11 Indian Point Lane  
Moved by Maitland, seconded by Heimbuch  
Voting in favor: Heller, Maitland, Heimbuch, Farricker and Alban

- b. Other items as may properly come before the Commission.

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

**STANWICH SCHOOL TO BE HEARD JUNE 17, 2008**

**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 on properties located at 257 Stanwich Road in the RA-2 Zone. *(Staff: DF, KB) (Must decide by 6/25/2008) (Maximum extension available to 7/22/2008)*

**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, and 37.2471 acre property located at 257 Stanwich Road in the RA-2 zone. *(Staff: DF, KB) (Continued from the 2/26/08 meeting)(Seated: Heller, Farricker, Heimbuch, Marchese and Avellino) (Must close by 6/5/2008) (Maximum extension granted)*

Withdrawn

Resubmission to be heard on 6/17/08

### 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)*