

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

July 15, 2008

**REVISED
ACTION AGENDA
WITH DECISIONS**

*Regular Members Present and Seated: Donald Heller, Frank Farricker,
Raymond Heimbuch, Paul Marchese and Richard Maitland
Alternate Members Present: Margarita Alban and Fredrick 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. **67 Holly Hill Lane Associates, LLC**; application FSP #3629 for a final site plan to construct additional parking spaces along both sides of the existing entrance driveway on a 40,244 sq. ft. property located at 67 Holly Hill Lane in the GBO zone. (*Staff: MK*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 8/21/2008*) (*Maximum extension available to 10/25/2008*) (*Page Number: 10*)

Converted to Preliminary Site Plan

Motion to move to final site plan with modifications

Moved by Maitland, seconded by Heimbuch

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

5-0

No action on special permit submitted on July 14, 2008

Full extension granted on special permit

2. **The Beame, LLC**; application FSB #1943 for a final subdivision to subdivide the property into three 3 parcels where Lot 1 will comprise 2 acres, Lot 2 will comprise 2.11 acres (2 acres excluding access way) and Lot 3 will comprise 2.22 acres (2.00 acres excluding access way) and a 0.31 acre open space conservation area in fee (4.6% of total) and a 2.00 acre conservation easement (30% of total land area) on a 6.64 acre property located at 600 North Street in the RA-2 zone. *(Staff: CT) (Applicant's Presentation: 20 minutes) (Must decide by 8/16/2008) (Maximum extension granted) (Page Number: 30)*

Postponed by Applicant to July 29, 2008

3. **Limpe Residence**; application FSP #3627-C for a final coastal site plan to demolish the existing detached garage, and construct additions to the existing dwelling, a pool with terrace and walls, boat storage shed, tennis court, and retaining walls and a new septic system on a 1.34 acre property located at 5 Indian Chase Drive in the RA-1 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 8/21/2008) (Maximum extension available to 10/25/2008)*

Postponed by Applicant to July 29, 2008

4. **Vincent and Theresa Ambrose**; application FSB #1947 for a final subdivision to divide a property into two parcels where one lot will comprise 5,453 sq. ft. and the other will comprise 8,810 sq. ft. (7,505 sq. ft. excluding the accessway) on a 14,263 sq. ft. property located at 33 Moshier Street in the R-6 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 8/25/2008) (Maximum extension available to 10/24/2008) (Page Number: 66)*

Left open to July 29, 2008

PUBLIC HEARING 7:30 PM

5. **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 granted) (If opened on 7/15/2008 then must close by 9/21/2008) (Page Number: 93)*

Left Open

6. **The Whitby School, Inc.;** application PSP #3602 and SP #3603 for a preliminary site plan/special permit to construct class room additions to Renaissance Hall, an addition to the existing gymnasium building, install (2) solar photovoltaic rooftop systems, a solar wall on south side of gymnasium building, parking improvements (including the addition of 27 spaces), and improve the existing driveways and landscaping on a 24.7768 acre property located at 969 Lake Avenue in the RA-4 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must open by 7/18/2008) (Maximum extension available to open to 9/21/2008) (If opened on 7/15/2008 then must close by 9/21/2008) (Page Number: 123)*

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 special permit

7. **Stephan & Lyn Solomon;** application FSP #3613 and SP #3614 for a final site plan/special permit to replace a 300 sq. ft. garage with a 1,662 sq. ft. garage on a property where the combination of all structures on site exceeds 150,000 cubic feet in volume on a 5.473 acre property located at 49 Round Hill Road in the RA-2 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must open by 8/7/2008) (Maximum extension available to open to 10/11/2008) (If opened on 7/15/2008 then must close by 9/21/2008) (Page Number: 274)*

Motion to ~~move to~~ **approve** final site plan **and special permit** with modifications

Moved by Maitland, seconded by Heimbuch

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

5-0

~~No action on special permit~~

8. **Danny Yiu Pak Chan & Ching Ting Kwok;** application PSP #3604 and SP #3605 for a preliminary site plan/special permit and re-zoning, RZ #08-14, to rezone from CGB to CGB-HO (rezoning map on file in the Town Clerk's Office) and to increase the floor area from 1,025 sq. ft. to 2,523 and convert the single-family dwelling to a two-family dwelling on a 3,914 sq. ft. property located at 41 Sherwood Place in the CGB zone. *(Staff: DF) (Applicant's Presentation: 15 minutes) (Must open by 7/18/2008) (Maximum extension available to 9/21/2008) (If opened on 7/15/2008 then must close by 9/21/2008) (Page Number: 320)*

Left open to July 29, 2008

REGULAR MEETING CONTINUED

9. Settlement of an outstanding appeal of Hannigan vs. Planning and Zoning Commission regarding application FSP #3057-C for a final coastal site plan to construct a new residence with associated drainage, sanitary sewer, landscaping, grading and a new driveway on a 31,132 sq. ft. property (a.k.a. Parcel A) (shown on plans of Jeffrey Jackson et al., and Whitner Marshall et al.) located at 33 Club Road in the R-20 zone.

Motion to approve settlement

Moved by Heimbuch, seconded by Farricker

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

10. **DISCUSSION ITEMS:**

- a) Greenwich Hyatt, 1800 East Putnam Avenue; request for an extension of time regarding 6-month seasonal tent approval. (*Page Number: 353*)

Motion to approve for seven (7) months

The Commission will not entertain this request in the future.

Moved by Farricker, seconded by Heimbuch

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

11. **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 9/27/2008*) (*Maximum extension granted*) (*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 decide by 7/24/2008**) *Maximum extension available to open to 8/2/2008* (*Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese*)

Withdrawn by Applicant

- c) **The Stanwich School, Inc.**; application SP #3623 for a **SPECIAL PERMIT ONLY** 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*) (**Must decide by 8.21.2008**) (*Maximum extension available to 10/25/2008*)

No Action

12. **APPROVAL OF MINUTES:**

June 17, 2008

June 24, 2008

Motion to approve minutes

Moved by Heimbuch, seconded by Marchese

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

5-0

13. **OTHER:**

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

ITEMS HEARD AND CONTINUED FROM PREVIOUS MEETINGS

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 close by 7/29/2008) *(Maximum extension available to close to 10/2/2008)*

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 close by 7/29/2008)**

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 close by 7/29/2008)**