

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

**September 9, 2008
ACTION AGENDA
WITH DECISIONS**

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

Regular Member Absent: Paul Marchese

Alternate Members Present: Ellen Avellino (seated for Mr. Marchese, unless otherwise noted), Margarita Alban, and Fredrick Brooks

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. **Town of Greenwich;** application FSP #3671-C for a final coastal site plan to reconstruct a sea wall located at the east end of Tomac Lane located at 0 Tomac Lane in the R-12 zone. (*Staff: KB*) (*Applicant's Presentation: 5 minutes*) (*Must decide by 11/13/2008*) (*Maximum extension available to 1/17/2009*) (*Page Number: 8*)

Motion to approve final coastal site plan with modifications

Moved by Farricker, seconded by Heimbuch

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

5-0

2. **Robert C. and Catherine T. Johnson;** application FSP #3639-C for a final coastal site plan to demolish the existing residence and construct a new home of 5,609.4 sq. ft. on a 47,306 sq. ft. property located at 16 Indian Point Lane in the RA-1 zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (***Must decide by 9/18/2008***) (*Maximum extension available to 11/22/2008*) (*Page Number: 28*)

Motion to approve final coastal site plan with modifications

Moved by Maitland, seconded by Farricker

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

5-0

3. **Peter & Patrick Buccieri;** application FSB #1949 for a final subdivision to confirm lot lines shown on GLR Map #1047 and #1003 filed on 9/15/1925 and

1/19/1956 where Lot 1 comprises 13,421 sq. ft. and Lot 2 comprises 11,443 sq. ft. on a 24,864 sq. ft. property located at 24 Harold Street in the R-6 zone. (Staff: CT) (Applicant's Presentation: 10 minutes) (**Must decide by 9/12/2008**) (Maximum extension available to 11/11/2008)

Application Postponed by Applicant

4. **Putnam Water and Filter Plant;** application PSP #3642 for a preliminary site plan for improvements and additions to the Aquarion Water Company Treatment Plant including the construction of a new clearwell for increased capacity, and construction of a new chemical storage facility on a 5.75 acre property located at 10 Dekraft Road in the RA-2 zone. (Staff: PL) (Applicant's Presentation: 30 minutes) (**Must decide by 9/18/2008**) (Maximum extension available to 11/22/2008) (Page Number: 62)

Application Withdrawn

PUBLIC HEARING 7:30 PM

5. **Alice Carmichael & Lawrence Quinn, Trustees;** application FRSB #1944 for a final 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, on a 2.8666 acre property located at 7 Dovern Drive in the RA-2 zone. (Staff: CT) (Applicant's Presentation: 5 minutes) (**Must decide by 9/24/2008**) (Maximum extension granted to 9/24/2008) (Page Number: 123)

Motion to find not a subdivision or re-subdivision

Moved by Farricker, seconded by Heimbuch

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

5-0

6. Request by The Byram Neighborhood Association to adopt the **Byram Comprehensive Plan** dated March 2007, as on file in the Office of Planning and Zoning. (Page Number: 151)

Motion to adopt Byram Comprehensive Plan with Revised Plan Amendment of Design #15 for Church Street Public Access.

Moved by Farricker, seconded by Heimbuch

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

5-0

7. **Dwight E. Danielson Et. Al.;** application FRSB #1948 for a final re-subdivision to create Lot "5-R" containing 16,752 sq. ft. and Lot "4-R" containing 16,369 sq. ft. and Open Space Parcel "NB" containing 5,850 sq. ft., which represents 15.01%

of the original parcel area on a 38,971 sq. ft. property located at 220 Overlook Drive in the R-12 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 9/11/2008) (Maximum extension available to 10/25/2008) (Page Number: 152)*

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

8. **Rose Carol Spezzano;** application PSP #3640 and SP #3641 for a preliminary site plan/special permit to convert a non-conforming accessory commercial building of 1,116 square feet to a residential dwelling with an expanded second-floor area of 167 square feet on a 9,776 sq. ft. property located at 15 Neil Lane in the R-6 zone. *(Staff: MK) (Applicant's Presentation: 15 minutes) (Must open by 9/18/2008) (Maximum extension available to open to 11/22/2008) (Page Number: 171)*

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

No action on special permit

9. **Lee Weinstein;** application FSP #3577 and SP #3578 for a final site plan/special permit to construct a 32,130.42 sq. ft. residence in excess of 150,000 cubic feet in volume on a 12.662 acre property located at 1 Cowdray Park Drive in the RA-4 zone. *(Staff: MK, KB) (Applicant's Presentation: 20 minutes) (Must close by 9/20/2008) (Maximum extension granted) (Continued from the 7/29/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 185)*

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

10. **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 close by 10/11/2008) (Maximum extension granted) (Continued from the 7/15/2008 and 7/29/08 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 244)

Motion to rezone from LBR-1 to LBR-1-HO
Moved by Maitland, seconded by Heimbuch
Voting in favor: Heller, Farricker, Maitland, Heimbuch, and Brooks
5-0

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

11. **Holly Hill LLC**; application FSP #3651 and SP #3652 for a final site plan/special permit to renovate an existing hotel of 48,513 square feet and 106 rooms resulting in a floor area of 57,779 square feet and 86 rooms; the restaurant/banquet space will increase by 2 square feet to 9,325 square feet, however the dining and bar portion of the restaurant/banquet space will decrease from 4,831 square feet to 3,724 square feet with a reduction in capacity from 343 persons to 278 persons; a new 78 person outdoor dining area is proposed; relocation of the existing telecommunication equipment; the elimination of one of the three existing curb cuts and an increase in parking spaces from 102 to 105 spaces (5 handicapped) on a 2.2254 acre property located at 1114 East Putnam Avenue in the LB zone. (Staff: KB) (Applicant's Presentation: 20 minutes) (**Must open by 9/18/2008**) (Maximum extension available to 11/22/2008) (Page Number: 252)

Application converted to a preliminary site plan
Motion to move to final site plan with modifications
Moved by Farricker, seconded by Avellino
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Avellino
5-0

No action on special permit

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**

- a) **David and Amanda Russekoff**, 37 Burying Hill Road; request for removal of stop-work-order. (Page Number: 293)

Stop-work order to be lifted and monitored by Town Planner.

13. **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) **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 10/24/2008) (Maximum extension available to 10/25/2008)*

No Action

- c) **67 Holly Hill Lane Associates, LLC;** application SP #3656 for a **SPECIAL PERMIT ONLY** 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) (Must open by 10/2/2008) (Maximum extension available to 12/6/2008)*

No Action

- d) **The Whitby School, Inc.;** application SP #3603 for a **SPECIAL PERMIT ONLY** 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) (Must decide by 11/22/2008) (Maximum extension available to 11/22/2008)*

No Action

14. **APPROVAL OF MINUTES:**

July 15, 2008

Motion to approve minutes of July 15, 2008

Moved by Heller, seconded by Brooks

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

5-0

July 29, 2008

Motion to approve minutes of July 29, 2008

Moved by Heller, seconded by Brooks

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

5-0

15. **OTHER:**

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