

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

September 23, 2008
ACTION AGENDA
WITH DECISIONS

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

Alternate Members Present: Ellen Avellino, and Margarita Alban

Alternate Member Absent: 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. **Cos Cob Park – Former Power Plant Site;** application PSP #3725-C and MI #0568 for a preliminary coastal site plan and municipal improvement request for redevelopment of the Cos Cob Power Plant site to provide a multi-use waterfront park and recreation facility for installation of multi-use athletic field, passive recreation meadow, shoreline walkway, children's playscape and picnic area on property located at 22 Sound Shore Drive in the R-6 zone. *(Staff: DF)*
(Applicant's Presentation: 10 minutes) (Must decide by 12/22/2008) (Maximum extension available to 0/0/2008) (Page Number: 8)

Motion to approve municipal improvement
Moved by Maitland, seconded by Heimbuch
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

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

2. **Nello Frattaroli**; application FSB #1952 for a final two-lot subdivision to create Lot No. 1 containing 9,525 sq. ft. and Lot No. 2 containing 9,814 sq. ft. (8,285 sq. ft. excluding the access way) and a 3,412 sq. ft. open space area on property located at 58 Orchard Street in the R-7 zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (**Must decide by 10/3/2008**) (*Maximum extension available to 12/2/2008*) (*Page Number: 55*)

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

3. **Mountain Glen Capital LLC**; application FSB #1950 for a final subdivision to confirm the existence of Parcel II of 2.025 acres and to merge Parcel III of 1.078 acres and Parcel I of 1.859 acres on property located at 20 Deer Park Meadow Road in the RA-1 zone. (*Staff: CT*) (*Applicant's Presentation: 5 minutes*) (**Must decide by 9/23/2008**) (*Maximum extension available to 11/14/2008*) (*Page Number: 80*)

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

4. **David Vitka**; application FSP #3611 for a final site plan, 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: 10 minutes*) (**Must decide by 10/2/2008**) (*Maximum extension granted*)

Application Withdrawn

PUBLIC HEARING 7:30 PM

5. **Greenwich Country Day School, Inc.**; application FSP #3683 and SP #3542 for a final site plan and special permit 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, relocate an existing driveway curb cut on Old Church Road, construct additional parking facilities, landscaping, and related site improvements on a 31.2954 acre property located at 401 Old Church Road in the RA-1 zone. (*Staff: KB*) (*Applicant's Presentation: 15 minutes*) (**Must decide by 9/27/2008**) (*Maximum extension granted*) (*Page Number: 102*)

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

6. **John P. Ryan;** application RZ #08-16 to re-zone a property from R-12 to R-6 (rezoning map on file in the Town Clerk's Office) on a 12,300 square foot property located at 61 Weaver Street in the R-12 zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (*Must open by 11/15/2008*) (*Maximum extension available to 1/9/2009*) (*Page Number: 236*)

Motion to approve re-zoning
Moved by Heimbuch, seconded by Farricker
Voting in favor: Farricker
Voting against: Heller, Heimbuch, Maitland, and Marchese
1-4

Motion to deny re-zoning
Moved by Maitland, seconded by Heimbuch
Voting in favor of denial: Heller, Heimbuch, Maitland, and Marchese
Voting against: Farricker
4-1
Application is denied

7. **William J. Bresnan;** application FSP #3686-C and SP #3687-C for a final coastal site plan/special permit to merge Lot 1 and Lot 2 as shown on GLR Map No. 2786 to create a 2.012 acre parcel and improve the parcel with a new residence totaling 10,418 sq. ft. in excess of 150,000 cubic feet in volume, and associated improvements such as reconfiguring driveways and motor courts, landscaping, wall construction, grading and drainage improvements on Lot 1 of 34,638 sq. ft. and Lot 2 of 52,600 sq. ft. properties located at 215 and 219 Byram Shore Road in the RA-1 zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (*Must open by 11/15/2008*) (*Maximum extension available to 1/9/2009*) (*Page Number: 242*)

Application Postponed by Applicant

8. **Harvey A. and Michelle J. Edwards;** application FRSB #1951 for a final re-subdivision to transfer 903 square feet from Lot #1R of 13,005 square feet to Lot 3R of 12,356 square feet on a 25,361 square feet property located at 3 Gregory Road in the R-12 zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (***Must decide by 9/23/2008***) (*Maximum extension available to 11/21/2008*) (*Page Number: 292*)

Motion to find not a subdivision or re-subdivision
Moved by Maitland, seconded by Heimbuch
Voting in favor: Heller, Heimbuch, Maitland, and Marchese
Voting against: Farricker
4-1
Application is approved as a revision of lot lines.

9. **Stone Ridge Development of Greenwich Corp.;** application FSP #3658 and SP #3659 for a final site plan and special permit to construct a detached pool house, detached garage with guest quarters, tennis courts and associated site improvements for a total of 13,284 square feet in excess of 150,000 cubic feet in volume on a 5 acre property located at 717 Riversville Road in the RA-4 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must open by 10/2/2008) (Maximum extension available to 12/6/2008)*

Application Postponed to October 7, 2008
Extension Granted

10. **David and Amanda Russekoff;** application FSP #3673 and SP #3674 for a final site plan and special permit to construct a new single family residence of 12,071.57 sq. ft. with an existing cottage of 617.59 sq. ft. and barn of 1,499 sq. ft. in excess of 150,000 cubic feet in volume on a 9.03 acre property located at 37 Burying Hill Road in the RA-4 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must open by 11/15/2008) (Maximum extension available to 1/9/2009) (Page Number: 342)*

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11. **Edward and Robin Milstein;** application FSP #3663 and SP #3665 for a final site plan and special permit to construct a 1,531 square feet addition for a total of 11,312 proposed square feet on site in excess of 150,000 cubic feet in volume on a 5.99 acre property located at 908 Lake Avenue in the RA-4 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 11/15/2008) (Maximum extension available to 1/9/2009) (Page Number: 388)*

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REGULAR MEETING CONTINUED

12. DISCUSSION ITEMS:

- a) Revised SP #805.1 A&P Fresh – West Putnam Avenue – revisions to approved site plan for CO issuance. *(Page Number: 437)*

Applicant will address issues and staff will handle CO issuance.

- b) Comments from the Planning and Zoning Commission for 08-09 Community Development Block Grant Application. *(Page Number: 459)*

Motion to support CDBG

Moved by Farricker, seconded by Heimbuch

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

- c) Modification of FSP #3371 and SP #3372 for 410 Greenwich Avenue to install temporary trailer.

Motion to approve modification for 6 months use only subject to staff review of plans, Fire Marshal, and building codes.
Moved by Farricker, seconded by Heimbuch
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

13. **DECISION ITEMS:**

- a) **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

- b) **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 12/6/2008) (Maximum extension granted)*

No Action

- c) **Rose Carol Spezzano;** application SP #3641 for a **SPECIAL PERMIT ONLY** 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) (Must decide by 11/13/2008) (Maximum extension available to 1/17/2009)

No Action

- d) **Holly Hill LLC**; application SP #3652 for a **SPECIAL PERMIT ONLY** 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) (Must decide by 11/13/2008) (Maximum extension available to 1/17/2009)

No Action

14. **APPROVAL OF MINUTES:**

September 9, 2008

Motion to approve minutes
Moved by Heimbuch, seconded by Maitland
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese
5-0

15. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.

Upon a motion by Maitland, seconded by Farricker the Commission resolved to enter into executive session at 10:38 p.m. Executive session closed at 10:45 p.m.

- b. Other items as may properly come before the Commission. - None