

START: 7:00 p.m.
END: 11:45 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

October 7, 2008

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Frank Farricker

Alternate Members Present: Ellen Avellino, Margarita Alban, and Fredrick Brooks (seated for Farricker)

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. **Peter & Patrick Buccieri;** application FSB #1949 for a final subdivision to create Lot 1 of 13,421 sq. ft. and Lot 2 of 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 11/11/2008) (Maximum extension granted)*

Application Postponed By Applicant

2. **Lighthouse Lane Drainage Pipe Project;** application FSP #3672-C for a final coastal site plan to replace approximately 200 foot section of old 12" pipe with new 24" piping, consistent with the rest of the Lighthouse Lane Drainage system that begins behind 5 Lighthouse Lane, and ends out to Long Island Sound on properties located along Lighthouse Lane and Ledge Road in the R-12 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 11/15/2008) (Maximum extension available to 1/19/2009)*

Application Postponed By Applicant

3. **Griffith E. Harris Golf Course Proposed Administration Building Project;** application FSP #3715 for a final site plan to demolish the existing building and construct a new Administration Building with ticketing operations, pro shop and public restrooms totaling 4,592 sq. ft. on a 154.27 acre property located at 1323 King Street in the RA-4 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 11/13/2008) (Maximum extension available to 1/17/2009) (Page Number: 1)*

Motion to approve final site plan with modifications

Moved by Heimbuch, seconded by Maitland

Voting in favor: Heller, Heimbuch, Maitland, Marchese and Brooks *(for Farricker)*

5-0

4. **Greenwich Hospital and The Perryridge Corporation;** application FSB #1953 for a final subdivision of property at 77 Lafayette Place, and 26 and 28 William Street to create two lots out of three where 77 Lafayette will comprise 42,161 square feet and 28 William Street will comprise 3,051 square feet on 1.1576 acres located at 77 Lafayette Place, and 26 and 28 William Street in the H-2 zone. *(Staff: CT) (Applicant's Presentation: 20 minutes) (Must decide by 11/7/2008) (Maximum extension available to 1/6/2009) (Page Number: 52)*

Application converted to include merger of three lots into one lot

Motion to find not a subdivision or re-subdivision

Moved by Maitland, seconded by Heimbuch

Voting in favor: Heller, Heimbuch, Maitland, Marchese and Brooks *(for Farricker)*

5-0

PUBLIC HEARING 7:30 PM

5. **Greenwich Hospital and The Perryridge Corporation;** application FSP #3713 and SP #3714 for a final site plan/special permit to demolish a single-family residence at 26 William Street and use a portion of the lot to construct a new wing for the Cohen Pavilion Cancer Center, located at 77 Lafayette Place, to house a new Radiation Oncology Linear Accelerator, and rehabilitate the structure at 28 William Street on a 45,212 sq. ft. property located at 77 Lafayette Place, and 26 and 28 William Street in the H-2 zone. *(Staff: CT) (Applicant's Presentation: 20 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009) (Page Number: 86)*

Motion to approve final site plan and special permit with modifications

Moved by Maitland, seconded by Heimbuch

Voting in favor: Heller, Heimbuch, Maitland, Marchese and Brooks *(for Farricker)*

5-0

6. **Putnam Water and Filter Plant;** application PSP #3720 and SP #3721, for a preliminary site plan and special permit 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 open by 11/27/08) (Maximum extension available to 1/31/2009) (Page Number: 161)

Application Left Open – Extension Granted to January 15, 2009
Seated: Heller, Heimbuch, Maitland, Marchese, and Brooks (for Farricker)

7. **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 13,531 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: 10 minutes) (Must open by 10/7/2008) (Maximum extension available to 12/6/2008) (Page Number: 215)

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

8. **William Bresnan;** application FSP #3686-C and SP#3687-C for a final coastal site plan and 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 square feet and Lot 2 of 52,600 square feet properties located at 215 and 219 Byram Shore Road in the RA-1 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009)

Application Postponed By Applicant

9. **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: 15 minutes) (Must close by 11/15/2008) (Maximum extension granted to 11/15/2008)

Application Postponed By Applicant

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 close by 10/28/2008) (Maximum extension available to 1/17/2009) (Page Number: 251)

Application Postponed By Applicant

11. **Richard V. and Patricia Ann Masi, Trustees**; application FSP #3684-C and SP #3685-C for a final coastal site plan/special permit to demolish an existing two family house in the rear of the site and to build a single family 2,886 sq. ft. dwelling in approximately the same area, another building to remain in front of the site on a 9,969 sq. ft. property located at 3 Armonk Street in the LBR-2 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009) (Page Number: 267)

Motion to approve final coastal site plan and special permit with modifications

Moved by Maitland, seconded by Heimbuch

Voting in favor: Heller, Heimbuch, Maitland, Marchese and Brooks (*for Farricker*)

5-0

12. **401 Columbus Avenue Co., LLC and JSM Partners, LLC**; application FSP #3692 and SP #3693 for a final site plan/special permit to demolish a mixed use building of restaurant and office of approximately 19,500 square feet and construct a new building with two floors of office use 29,782 square feet and 113 parking spaces and 5 handicapped spaces on property located at 581 West Putnam Avenue in the GBO zone. (Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009) (Page Number: 314)

Application Left Open – Extension Granted to January 15, 2009

13. **Danny Yiu Pak Chan and Ching Ting Kwok;** application PSP #3604, SP #3605 and RZ #08-14 for a preliminary site plan/special permit and rezoning 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 close by 10/23/2008*)(*Maximum extension granted*)(*Page Number: 365*)

Motion to approve re-zoning
Moved by Maitland, seconded by Heimbuch
Voting in favor: None
0-5
Voting opposed: Heller, Heimbuch, Maitland, Marchese and Brooks (*for Farricker*)
5-0

Motion to deny re-zoning
Moved by Maitland, seconded by Heimbuch
Voting in favor of denial: Heller, Heimbuch, Maitland, Marchese and Brooks (*for Farricker*)
5-0
Re-zoning application is denied

Motion to deny preliminary site plan and special permit
Moved by Maitland, seconded by Heimbuch
Voting in favor of denial: Heller, Heimbuch, Maitland, Marchese and Brooks (*for Farricker*)
5-0
Application is denied

14. **DISCUSSION ITEMS:**

- a) **Doggie Day Care** – What use group would this type of business fall under? (*Page Number: 398*)

Motion to categorize Dog Care within same Use-Groups as Animal Grooming
Moved by Heller, seconded by Marchese
Voting in favor: Heller, Maitland, Marchese, Brooks (*for Farricker*)
Abstaining: Heimbuch
4-1

15. **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) **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

- c) **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

16. **APPROVAL OF MINUTES:**

September 23, 2008

Motion to approve minutes

Moved by Maitland, seconded by Heimbuch

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

5-0

17. **OTHER:**

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

ITEMS TO BE HEARD AT FUTURE MEETINGS

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)