

START: 7:00 p.m.
END: 9:30 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 21, 2008

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Frank Farricker, Raymond Heimbuch, Richard Maitland, and Paul Marchese
Alternate Members Present: Margarita Alban, and Fredrick Brooks
Alternate Member 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. **Margaret Moore Blair and Frank J. Gilbride II, Esq. Trustee;** application FSB #1955 for a final subdivision to revise a portion of the common boundary line to transfer 4,693 sq. ft. of land area from Lot #4 containing 2.350 acres to Lot #1 containing 2.093 acres on property that totals 4.443 acres located at 38 and 46 Alpine Road in the RA-2 zone. (*Staff: CT*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 11/27/2008*) (*Maximum extension available to 1/31/2009*)

Postponed by Applicant

2. **Stonewalk LLC and Estate of James R. Mead;** application FSB #1954 for a final subdivision to revise the lot line between two properties by merging part of designated "Parcel X" with 18 Stone Avenue on a 0.8 acre property located at 18 Stone Avenue in the R-6 zone. (*Staff: PL*) (*Applicant's Presentation: 15 minutes*) (*Must decide by 11/17/2008*) (*Maximum extension available to 1/31/2009*)

Left Open

3. **Chase Branch Bank - Lu Dor Corporation - JP Morgan Chase Bank;** application PSP #3675-C for a preliminary coastal site plan to remove the existing restaurant and construct a 2,702 sq. ft. bank building with two drive-thru lanes and 26 parking spaces on a 35,155 sq. ft. property located at 371 East Putnam Avenue in the LB/PRIOZ zones. (*Staff: KB*) (*Applicant's Presentation: 25 minutes*) (*Must decide by 11/13/2008*) (*Extension granted to 1/17/2009*)

Left Open – Extension Granted to January 17, 2009

4. **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*)

Withdrawn

5. **William Bresnan;** application FSB #1959-C for a final coastal subdivision to merge Lot 1 and Lot 2 as shown on GLR Map No. 2786 to create a 2.012 acre parcel 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 decide by 12/15/2008*) (*Maximum extension available to 2/12/2009*)

Motion to approve final coastal subdivision with modifications

Moved by Maitland, seconded by Heimbuch

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

PUBLIC HEARING 7:30 PM

6. **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*)

Left Open

7. **William R. Berkley;** application FSP #3681 and SP #3682 for a final site plan and special permit to construct a 567 sq. ft. addition to an existing accessory dwelling of 4,494.5 sq. ft. on a property where all structures together exceed 150,000 cubic feet in volume on a 57.506 acre property located at 150 Doubling Road in the RA-1 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009)*

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

8. **Fairstone Properties, LLC;** application FSP #3707 and SP #3708 for a final site plan and special permit for a proposed 602 sq. ft. expansion of Barcelona Restaurant into a space currently used as a hair salon on a 5,131 sq. ft. property located at 16-20 West Putnam Avenue in the CGBR zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009)*

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

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 open by 11/15/2008) (Maximum extension available to 0/0/2008)*

Postponed by Applicant

10. **Stinson Holdings, LLC;** application FSP #3676-C and SP #3677-C for a final coastal site plan and special permit to construct a single-family dwelling of 17,340 square feet in excess of 150,000 cubic feet in volume on a 4.2 acre property located at 34 Indian Point Lane in the RA-1 zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009)*

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

REGULAR MEETING CONTINUED

11. Adoption of the Planning and Zoning Meeting Schedule for 2009.

Motion to approve Meeting Schedule with modification to change the August meeting to August 18, 2009.

Moved by Maitland, seconded by Farricker

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

12. **DISCUSSION ITEMS:** - None

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)*

Withdrawn

- 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

14. **APPROVAL OF MINUTES:**

October 7, 2008

Motion to approve minutes

Moved by Heimbuch, seconded by Farricker

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

APPLICATIONS SHOWN ON PREVIOUS AGENDAS THAT WILL NOT BE HEARD ON 10/21/2008, BUT WILL BE HEARD AT FUTURE MEETINGS

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 11/14/2008*) (*Maximum extension available to 1/17/2009*)

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*)

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 close by 1/15/2009) (Maximum Extension Granted)*

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 close by 1/15/2009) (Maximum Extension Granted)*

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)*