

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

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

Thursday
November 13, 2008

REVISED

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Raymond Heimbuch

Alternate Members Present: Margarita Alban (seated for Heimbuch), 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. **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 to create a lot of 22,783 sq. ft. and create a private road – portion of Stone Avenue of 3,262 sq. ft. 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) (Continued from the 10/21/2008 meeting) (Seated: Heller, Farricker, Alban, Maitland, and Marchese) (Page Number:9)

Motion to find merger and re-designation - not a subdivision or re-subdivision

Moved by Maitland, seconded by Farricker

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

5-0

2. **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) (Page Number:37)*

Application Left Open

3. **Arnold Frumin;** application PSP #3695 for a preliminary site plan to construct a 6,970 sq. ft. medical office building to have shared parking with the adjacent 14,488 sq. ft. property having a 7,000 sq. ft. office building on a 14,004 sq. ft. property located at Lot 5-2 Old Post Road No. 2 in the GB zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 11/13/2008) (Maximum extension available to 1/17/2009) (Page Number:55)*

Application Left Open – Full Extension Granted to January 17, 2009

PUBLIC HEARING 7:30 PM

4. **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 close by 11/13/2008) (Continued from 10/21/2008) (Seated:Heller,Farricker, Heimbuch, Maitland, Marchese)(Maximum extension available to 1/17/2009) (Page Number:91)*

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

Moved by Maitland, seconded by Farricker

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

5-0

5. **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) (Continued from the 10/7/2008 meeting) (Seated: Heller, Heimbuch, Maitland, Marchese, and Brooks for Farricker) (Page Number:141)*

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

6. **Stephen A. and Alexandra M. Cohen;** application PSP #3722 and SP #3723 for a preliminary site plan and special permit to add 1,144.89 sq. ft. to an existing 35,084.89 sq. ft. residence on site, in excess of 150,000 cubic feet in volume on a 13.911 acre property located at 30 Crown Lane in the RA-4 zone. *(Staff: KB) (Applicant's Presentation:10 minutes) (Must open by 11/27/2008) (Maximum extension available to 1/31/2009) (Page Number:184)*

Application Postponed and Extension Granted to December 17, 2008

7. **Young Men's Christian Association of Greenwich;** for a request for an extension of site plan #2237 for construction of the gymnasium, which has not yet commenced, on a 2.723 acre property located at 50 East Putnam Avenue in the CGBR-HO zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009) (Page Number:211)*

Motion to approve a five (5) year extension starting from June 3, 2009 subject to all original site plan modifications
Moved by Farricker, seconded by Maitland
Voting in favor: Heller, Farricker, Maitland, Marchese and Alban (**for Heimbuch**)
5-0

8. **Young Men's Christian Association of Greenwich;** application FSP #3711 and SP #3712 for a final site plan and special permit for a request for a site plan modification of Site Plan #2237 to construct a parking area and playgrounds on an interim basis until construction of the gymnasium commences on a 2.723 acre property located at 50 East Putnam Avenue in the CGBR-HO zone. (Staff: KB) (Applicant's Presentation: 10 minutes) (**Must open by 11/13/2008**) (Maximum extension available to 1/17/2009) (Page Number:224)

Motion to approve changes to original approved site plan **and special permit** with modifications

Moved by Maitland, seconded by Farricker

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

5-0

9. **Meadowpark Townhouses Association, Inc.;** application FSP #3716 and SP #3717 for a final site plan and special permit to revise approved site plan #334, convert a recreation area/clubroom into a one bedroom condominium apartment of 812 sq. ft. to create a new unit (#17) on an approximately 4.35 acre property located at 37 Sheephill Road in the RC-7 zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (**Must open by 11/13/2008**) (Maximum extension available to 1/17/2009)

Application Postponed by Applicant

Extension Granted to January 17, 2009

10. **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 to a residence 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 available to 1/1/2009) (Continued from the 9/23/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number:305)

Motion to approve final site plan and special permit with modifications

Moved by Maitland, seconded by Farricker

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

5-0

11. **Carolyn Properties, LLC;** application FSP #3696 and SP #3697 for a final site plan and special permit to amend final site plan/special permit approval #2059.1 to permit an expanded group of uses for the Professional Office portion of the property at 63 Church Street on a 6,820 square foot property located at 63 Church Street in the LBR-2 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must open by 11/13/2008) (Maximum extension available to 1/17/2009) (Page Number:355)*

Application Left Open – To be heard at the November 25, 2008 Meeting

12. **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 12,051 sq. ft., with an existing guest cottage of 649 sq. ft. and a barn/stable to be reduced to 2,938 sq. ft. from 2,996 sq. ft. for a total of 15,639 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 close to 1/1/2009) (Continued from the 9/23/2008 meeting) (Seated: Heller, Farricker, Alban, Maitland, and Marchese) (Page Number:372)*

Application Closed

13. **Rose Carol Spezzano;** application FSP #3749 and SP #3641 for a final site plan and special permit to convert a non-conforming accessory commercial building of 1,111 square feet to a residential dwelling with an expanded second-floor area of 166 square feet for a total of 3 residential units on a site of 9,801 square foot property located at 15 Neil Lane in the R-6 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide site plan by 12/25/2008 and special permit by 11/13/2008) (Maximum extension granted for special permit) (Page Number:401)*

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

14. **Jeffrey A. and Maritza Block;** application FSP #3730 and SP #3731 for a final site plan and special permit to construct a new single family residence of 31,678 sq. ft., in excess of 150,000 cubic feet in volume on a 15.6 acre property located at 65 Conyers Farm Drive (Lot 20) in the RA-4 zone. (*Staff: MK*) (*Applicant's Presentation: 20 minutes*) (*Must open by 12/11/2008*) (*Maximum extension available to open to 2/14/2009*) (*Page Number:418*)

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

REGULAR MEETING CONTINUED

15. **DISCUSSION ITEMS:**
a) Proposed Budget for fiscal year 2009-2010
b) Fee Schedule for 2009

Motion to approve proposed 2009-10 Budget and new Fee Schedule
Moved by Farricker, seconded by Marchese
Voting in favor: Heller, Farricker, Maitland, Marchese and Alban (*for Heimbuch*)
5-0

16. **DECISION ITEMS:**
a) **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*)

Full Extension Granted to January 17, 2009

17. **APPROVAL OF MINUTES:**

October 21, 2008

Motion to approve minutes

Moved by Farricker, seconded by Maitland

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

5-0

18. **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 11/13/08, BUT WILL BE HEARD AT FUTURE MEETINGS

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*)

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*)

WITHDRAWN

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 1/17/2009*)