

START: 7:00 p.m.

END: 12:20 a.m.

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room

101 Field Point Road, Greenwich, CT

December 16, 2008

ACTION AGENDA WITH DECISIONS

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

Regular Member Absent: Raymond Heimbuch and Paul Marchese

Alternate Members Present: Margarita Alban, and Frederic 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. **Nello Frattaroli**; application FSB #1952 for a request for a 90-day extension to file the mylar on the Town of Greenwich Land Records 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 approved at the 9/23/2008 meeting located at 58 Orchard Street in the R-7 zone. (*Page Number: 9*)

Request for Extension Withdrawn

2. **Melinda Pecora and Melinda Pecora, Trustee**; application FSB #1956-C for a final coastal subdivision to create Parcel No. 1 of 24,756 sq. ft. and Parcel No. 2 of 35,514 sq. ft. as depicted on Map 6469 filed in 1988 on a 60,171 sq. ft. property located at 2 Norias Road (aka 88 Byram Shore Road) in the R-20 zone. (*Staff: PL*) (*Applicant's Presentation: 20 minutes*) (*Continued from the 11/25/2008 meeting*) (*Seated: Heller, Farricker, Heimbuch, Maitland, and Brooks for Marchese*) (*Must decide by 1/30/2009*) (*Maximum extension granted*) (*Page Number: 20*)

Motion to approve coastal subdivision with modifications

Moved by Maitland, seconded by Brooks

Voting in favor: Heller, Farricker, Maitland, Alban, and Brooks

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3. **Curtis Wood;** application FSB #1957 for a final subdivision proposal for a two lot subdivision to create Parcel A of 31,096 sq. ft. and Parcel B of 12,864 sq. ft. and an open space parcel of 7,765 sq. ft. on a 51,725 sq. ft. property located on 8 Grove Lane in the R-12 zone. (*Staff: KB*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 1/31/2009*) (*Maximum extension granted*)

Application Postponed by Applicant

4. **Michael Claroni;** application FSP #3752 for a final site plan to change the use from retail to a veterinary practice, no site work is proposed, only interior changes to the existing building on a 4,126 sq. ft. property located at 264 West Putnam Avenue in the GB zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (**Must decide by 12/25/2008**) (*Maximum extension available to 2/28/2009*) (*Page Number: 61*)

Application Left Open – Extension Granted to January 21, 2009

5. **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/PRI0Z zones. (*Staff: KB*) (*Applicant's Presentation: 25 minutes*) (*Continued from the 10/21/2008 meeting*) (*Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese*) (*Must decide by 1/17/2009*) (*Page Number: 75*)

Application Left Open – Continued to the January 6, 2009 Meeting

PUBLIC HEARING 7:30 PM

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 12/17/2008**) (*Maximum extension available to 1/31/2009*) (*Page Number: 126*)

Application converted to a final site plan by Applicant

Motion to approve final site plan and special permit with modifications

Moved by Maitland, seconded by Farricker

Voting in favor: Heller, Farricker, Maitland, Alban, and Brooks

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7. **67 Holly Hill Lane Associates LLC;** application FSP #3761 and SP #3762 for a final site plan and special permit to construct six additional parking spaces along both sides of the existing entrance driveway and in the front yard area on a 40,244 sq. ft. property located at 67 Holly Hill Lane in the GBO zone. *(Staff: MK) (Applicant's Presentation: 5 minutes) (Must open by 1/17/2009) (Maximum extension available to 3/23/2009) (Page Number: 150)*

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

8. **The Whitby School, Inc.;** application FSP #3744 and SP #3758 for a final site plan and special permit for a proposed two-story, four (4) classroom addition to the School's main academic building (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, 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) (Applicant's Presentation: 15 minutes) (Continued from the 11/25/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Brooks for Marchese) (Must close by 12/30/2008) (Maximum extension available to 3/5/2009) (Page Number: 172)*

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

9. **Virginia LaVersa;** application RZ #08-17 for a rezoning to rezone twenty-three parcels of land, as shown on GLR Map No. 4147, from the RA-1 zone to the R-12 zone as shown on a rezoning map, dated October 1, 2008, on file in the Town Clerk's Office on property located on Angelus Drive in the RA-1 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 12/17/2008) (Maximum extension available to 2/14/2009) (Page Number: 233)*

Application Left Open – Continued to the January 6, 2009 Meeting

10. **Olga Kogan;** application FSP #3742 and SP #3743 for a final site plan and special permit to construct a single-family residence of 21,127 square feet to exceed 150,000 cubic feet in volume on a 7.0578 acre property located at 18 Simmons Lane in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must open by 12/25/2008) (Maximum extension available to 2/28/2009) (Page Number: 284)*

Application Left Open – Continued to the January 20, 2009 Meeting

11. **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) (Continued from the 10/7/2008 meeting) (Seated: Heller, Heimbuch, Maitland, Marchese and Brooks for Farricker) (Must close by 1/15/2009) (Maximum Extension Granted) (Page Number: 386)*

Application Left Open – Continued to the January 6, 2009 Meeting

REGULAR MEETING CONTINUED

12. DISCUSSION ITEMS:

- a) Section 6-5 (49.1) and 6-141; clarification on “substantial improvement” as it relates to buildings more than 50 years old. – No Discussion
- b) SEE Eyes – clarification of use. *(Page Number: 491)*

13. DECISION ITEMS:

- a) **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) (Must decide by 1/17/2009) (Seated: Heller, Farricker, Maitland, Marchese, and Alban (for Heimbuch) (Page Number: 493)*

Motion to approve final site plan and special permit with modifications

Moved by Maitland, seconded by Brooks

Voting in favor: Heller, Farricker, Maitland, Alban, and Brooks

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- b) **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 close by 1/17/2009)

No Action

14. **APPROVAL OF MINUTES:**

November 25, 2008

Motion to approve Minutes of November 25, 2008

Moved by Farricker, seconded by Alban

Voting in favor: Heller, Farricker, Maitland, Alban, and Brooks

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15. **OTHER:**

a. Executive Session on pending litigation or personnel matters. - None

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

APPLICATION SHOWN ON PREVIOUS AGENDAS THAT WILL NOT BE HEARD ON DECEMBER 16, 2008, BUT WILL BE HEARD AT FUTURE MEETINGS

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 1/17/2009) (Maximum extension granted) (Page Number:)

644 West Putnam Associates LLC; application PSP #3737 and SP #3738 for a preliminary site plan and special permit to construct a two story, 35,902 square foot commercial building with retail on the first floor to be used by a bank and a drug store, each with a drive-up window, and retail/office on the second floor with 190 spaces and 9 handicapped spaces on a 74,512 sq. ft. property located at 644 West Putnam Avenue in the LB and GBO zones. (Staff: DF) (Applicant's Presentation: 30 minutes) (Must close by 3/5/2009) (Maximum extension granted to close)

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 1/17/2009) (Maximum extension granted)

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) (Continued from the 11/13/2008 and 11/25/2008 meetings) (Seated: Heller, Farricker, Maitland, Marchese, Alban for Heimbuch) (Maximum extension granted to leave open to 2/21/2009)*