

START: 7:00 p.m.

END: 11:00 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

**July 29, 2008**

## **ACTION AGENDA WITH DECISIONS**

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

*Alternate Members Present: Ellen Avellino, Margarita Alban, and 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. **Town of Greenwich;** application FSP #3643-C and MI #0567 for a final coastal site plan and municipal improvement for the renovation of an existing playground, improvements including new play equipment, resilient surfacing, pathways and planting, gazebo and a trellis on a 4.97 acre property located at 1 Museum Drive in the R-6 zone. (*Staff: KB*) (*Applicant's Presentation: 10 minutes*) (*Must decide by 9/18/2008*) (*Maximum extension available to 11/22/2008*) (*Page Number: 9*)

Motion to approve municipal improvement and final site plan with modifications

Moved by Heimbuch, seconded by Farricker

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

2. **Limpe Residence;** application FSP #3627-C for a final coastal site plan to demolish the existing detached garage, and construct additions to the existing

dwelling, a pool with terrace and walls, boat storage shed, tennis court, and retaining walls and a new septic system on a 1.34 acre property located at 5 Indian Chase Drive in the RA-1 zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (**Must decide by 8/21/2008**) (Maximum extension available to 10/25/2008) (Page Number: 46)

Application converted to a preliminary coastal site plan  
Motion to move to final coastal site plan with modifications  
Moved by Maitland, seconded by Heimbuch  
Voting in favor: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0

3. **Vincent and Theresa Ambrose;** application FSB #1947 for a final subdivision to divide a property into two parcels where one lot will comprise 5,453 sq. ft. and the other will comprise 8,810 sq. ft. (7,505 sq. ft. excluding the accessway) on a 14,263 sq. ft. property located at 33 Moshier Street in the R-6 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (**Must decide by 8/25/2008**) (Maximum extension available to 10/24/2008) (Page Number: 85)

Motion to approve final subdivision  
Moved by Farricker, seconded by Maitland  
Voting in favor: None

Motion to deny final subdivision  
Moved by Maitland, seconded by Heimbuch  
Voting in favor of denial: Heller, Farricker, Heimbuch, Maitland, and Marchese  
5-0  
Application is denied

4. **J. Todd Hahn & Brian M. Balmer;** application PSB #1946 for a preliminary subdivision to subdivide a property into two lots where Tract 1 will comprise 16,758 square feet and Tract 2 will comprise 22,229 square feet and an open space parcel of 6,882 sq. ft. on a 1.053 acre property located at 4 Cat Rock Road in the R-12 zone. (Staff: PL) (Applicant's Presentation: 10 minutes) (**Must decide by 8/5/2008**) (Maximum extension available to 10/4/2008) (Page Number: 110)

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

5. **Shemin Nurseries, Inc.;** application PSB #1940 for a preliminary subdivision of a 44.0129 acre parcel to be subdivide into 5 lots to comprise Lot 1 of 3.6819 acres, Lot 2 of 3.4014 acres, Lot 3 of 2.7573 acres, Lot 4 of 3.9682 acres and Lot

5 will remain the nursery with 20.4481 acres, and a 17.8 % set as reserved area located at 1081 King Street in the RA-2 zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must decide by 7/31/2008) (Maximum extension granted)*

Withdrawn

6. **The Beame, LLC**; application FSB #1943 for a final subdivision to subdivide the property into three 3 parcels where Lot 1 will comprise 2 acres, Lot 2 will comprise 2.11 acres (2 acres excluding access way) and Lot 3 will comprise 2.22 acres (2.00 acres excluding access way) and a 0.31 acre open space conservation area in fee (4.6% of total) and a 2.00 acre conservation easement (30% of total land area) on a 6.64 acre property located at 600 North Street in the RA-2 zone. *(Staff: CT) (Applicant's Presentation: 20 minutes) (Must decide by 8/16/2008) (Maximum extension granted) (Page Number: 131)*

Withdrawn

### **PUBLIC HEARING 7:30 PM**

7. **Lee Weinstein**; application FSP #3577 and SP #3578 for a final site plan/special permit to construct a 32,130.42 sq. ft. residence in excess of 150,000 cubic feet in volume on a 12.662 acre property located at 1 Cowdray Park Drive in the RA-4 zone. *(Staff: MK, KB) (Applicant's Presentation: 20 minutes) (Must open by 8/16/2008) (Maximum extension to open granted) (Page Number: 181)*

Left Open

8. **Field Club of Greenwich, Inc.**; application PSP #3585 and SP #3586 for a preliminary site plan/special permit for the installation of a seasonal tennis bubble with a heater/inflator and generator on a 11.1 acre property located at 276 Lake Avenue in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must close by 7/29/2008) (Continued from the 6/24/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Maximum extension available to 10/2/2008) (Page Number: 236)*

Motion to move to final site plan with modifications

Moved by Maitland, seconded by Heimbuch

Voting in favor: Heller, Farricker, and Maitland

Voting against: Heimbuch, and Marchese

3-2

Application for a preliminary site plan and special permit is denied because the vote to move to final failed to carry.

9. **Ellie & Seth, LLC**; application FSP #3567 and SP #3568 for a final site plan/special permit, to demolish, renovate, and construct buildings on a property

that will increase the square feet on the property from 17,789 sq. ft. to 19,679 sq. ft. where the total cubic volume is in excess of 150,000 cubic feet in volume on a 14.4961 acre property located at 14 Meadow Lane in the RA-2 zone. (Staff: MK) (Applicant's Presentation: 10 minutes) (**Must close by 7/29/2008**) (Maximum extension available to close to 9/20/2008) (Continued from the 6/24/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Brooks (for Marchese who recused) (Page Number: 287)

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

10. **Valley Stone Partners, LLC**; application FSP #3597 and SP #3598 and RZ #08-15 for a final site plan/special permit application, and to rezone from LBR-1 to LBR-1-HO (rezoning map on file in the Town Clerk's Office) to renovate the interior of a 2,016 sq. ft. building, and convert to office and/or retail space and maintain 3 parking spaces on a 5,268 sq. ft. property located at 301 Valley Road in the LBR-1 zone. (Staff: PL/DF) (Applicant's Presentation: 20 minutes) (**Must close by 10/11/2008**) (Maximum extension granted) (Continued from the 7/15/2008 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 382)

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## REGULAR MEETING CONTINUED

11. **DISCUSSION ITEMS:**

12. **DECISION ITEMS:**

- a) **Greenwich Country Day School**; application SP #3542 for **SPECIAL PERMIT ONLY** 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, parking, and landscaping, and related site improvements and for a Municipal Improvement, to create a new dedicated right turn lane for northbound traffic at the terminus of Old Church Road at Fairfield Road within the Town's public right-of-way and the construction of a new left turn only lane with the Town's public right-of-way for westbound traffic on Fairfield Road and the School's east driveway on a 31.2954 acre property located at 401 Old Church Road in the RA-1 zone. (Staff: KB)

*(Must decide by 9/27/2008) (Maximum extension granted) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

No Action

- b) **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-stripped 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

- c) **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 10/2/2008) (Maximum extension available to 12/6/2008)*

No Action

13. **APPROVAL OF MINUTES:**

July 15, 2008

No Action

14. **OTHER:**

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

**ITEMS HEARD AND CONTINUED FROM PREVIOUS MEETINGS**

**David Vitka;** application FSP #3611 and SP #3612 for a final site plan/special permit, 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: 20 minutes*) (*Must close by 10/2/2008*)

**Danny Yiu Pak Chan & Ching Ting Kwok;** application PSP #3604 and SP #3605 for a preliminary site plan/special permit and re-zoning, RZ #08-14, 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 10/23/08**) (*Maximum extension granted*) (*Continued from the 7/15/2008 meeting*) (*Seated: Heller, Farricker, Heimbuch, Maitland, Marchese*)