

START: \_\_\_\_\_

END: \_\_\_\_\_

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**  
**TENTATIVE AGENDA**

## 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.
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 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 Marchese)* *(Must decide by 1/30/2009)* *(Maximum extension granted)* *(Page Number: )*
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)* *(Page Number: )*
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: )*

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/PRIOZ 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:)*

## 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: )*
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: )*
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: )*
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: )*

10. **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: )*
11. **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: )*

## 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. *(Page Number: )*

### 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: )*
- 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)*

14. **APPROVAL OF MINUTES:**

November 25, 2008

15. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
- b. Other items as may properly come before the Commission.

**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) (Must close by 12/18/2008) (Maximum extension available to close to 2/21/2009)*