

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

September 1, 2009
FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Robert J. McCreary**; for a 90-day extension for the filing of the mylar for previously approved at the June 23, 2009 meeting application FRSB #1968 for a final re-subdivision to consolidate 16 Thunder Mountain Road of 2.109 acres (1.887 acres minus deducted area) and 20 Thunder Mountain Road of 2.774 acres (2.586 acres minus access strip) to create one lot of 4.883 acres (4.661 acres excluding deficiency) on properties located at 16 and 20 Thunder Mountain Road in the RA-2 zone. *(Staff: CT) (Page Number: 5)*
2. **North Mianus School Parking Expansion**; applications FSP #3909 and MI #0573 for a final site plan and municipal improvement for the reconstruction and expansion of a 39 space parking lot to 104 spaces, addition of a bus queuing lane, relocation of playing field, construction of sidewalks consistent with ADA requirements and associated drainage on a 9.53 acre property located at 309 Palmer Hill Road in the R-12 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide site plan by 10/3/2009 and MI by 9/15/2009) (Maximum extension granted)(Continued from the 6/9/2009 and 7/21/09 meetings) (Seated: Heller, Farricker, Heimbuch, Maitland and Alban (for Marchese))*

Application FSP #3909 and MI #0573 has been withdrawn – to be re-submitted by the Board of Education.
3. **261 East Putnam Avenue, LLC**; application FSP #3969 for a final site plan to maintain a performing arts studio with a retail component in a 462 square foot space where the remainder of the 1,895 square foot building is residential (2 units) on a 9,230 square foot property located at 261 East Putnam Avenue in the LBR zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 10/22/2009) (Maximum extension available to 12/26/2009) (Page Number: 9)*

4. **Peoples United Bank;** application FSP #3958 for a final site plan to demolish an existing restaurant and construct a new one story 470 square foot bank building for drive-up tellers on a 21,471 sq. ft. property located at 85 East Putnam Avenue in the LB zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 10/22/2009) (Maximum extension available to 12/26/2009) (Page Number: 27)*
5. **Old Mill Properties;** application FSB #1974 for a final subdivision to create two lots where Lot No.1 known as 16 Cherry Valley Road would comprise 3.765 acres and Lot No. 2 would comprise 4.001 on a 7.766 acre property located at 16 Cherry Valley Road in the RA-4 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 9/29/2009) (Maximum extension available to 11/28/2009) (Page Number: 58)*
6. **Tom S. Ward, Trustee;** application FSP #3928-C for a final coastal site plan to demolish the existing dwelling and construct a new dwelling and pool on a 1.541 acre property located at 11 Island Lane in the RA-1 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 10/17/2009) (Maximum extension available to 10/17/2009) (Continued from the 7/21/09 meeting) (Seated: Farricker, Heimbuch, Marchese and Alban) (Page Number: 79)*
7. **Valley Stone Partners, LLC;** application FSP #3968 for a final site plan to modify the previously approved site plan #3597 to include a 10' by 9' area immediately to the north of the parking area to display three plaques and a bench with information relative to the historic area on a 5,287 square foot property located at 301 Valley Road in the LBR-1-HO zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 10/22/2009) (Maximum extension available to 12/26/2009) (Page Number: 146)*

PUBLIC HEARING 7:30 PM

8. **Omathaun Limited Partnership;** applications FSP #3961 and SP #3962 for a final site plan and special permit to demolish a 5,712 sq. ft. building and construct a new three-story building containing 11,189 sq. ft. comprising 1,789 sq. ft. of office space, 5,508 sq. ft. of retail space, and 3,892 sq. ft. of residential spread among three dwelling units and 9 parking spaces plus one handicapped space on a 6,550 sq. ft. property located at 376-380 Greenwich Avenue in the CGBR zone. *(Staff: MK) (Applicant's Presentation: 20 minutes) (Must open by 10/22/2009) (Maximum extension available to 12/26/2009) (Page Number: 170)*

REGULAR MEETING CONTINUED

9. **DISCUSSION ITEMS:**

- a. **Putnam Green (aka Greenwich Place);** removal of trees. (*Page Number: 209*)
- b. **1076 East Putnam Avenue;** modification of site plan Riverside Teahouse #3516 and special permit #3517 regarding location of handicapped parking space. (*Page Number: 218*)
- c. **DPW;** request to modify site plan approval condition for issuance of CO for Police Building. (*Page Number: 236*)

10. **DECISION ITEMS:**

11. **APPROVAL OF MINUTES:**

July 21, 2009

12. **OTHER:**

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