

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 21, 2009**  
**FINAL AGENDA**

## REGULAR MEETING 7:00 PM

1. Update and progress report on POCD Implementation.
2. **Birch Lane Sewer Line – Michael and Barbara Murray**; applications FSP #3965 and MI #0575 for a final site plan and municipal improvement to install a low pressure sewer system from 63 Birch Lane to the existing sewer manhole approximately 900 feet from the property located at 63 Birch Lane in the RA-1 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide FSP by 10/22/2009 and MI by 9/25/09) (Maximum extension available to 12/26/09 for FSP and 12/24/2009 for MI) (Page Number: 6)*
3. **Luca's Steakhouse**; application FSP #3996 for a final site plan to modify the approved layout for the first floor restaurant, kitchen and bar area pursuant to the 6/17/08 decision letter of FSP #3463 and SP #3467 on a 1.89 acre property located at 35, 39, 43, and 47 Church Street, 2, 3, and 4 Putnam Court and 32, 36, and 42 Sherwood Place in the CGBR/CGB/R-6 zones. *(Staff: DF) (Must decide by 11/25/2009) (Maximum extension available to 1/29/2010) (Page Number: 18)*
4. **Shemin Nurseries, Inc.**; application FSB #1972 for a final subdivision to create 5 lots where 3 are rear lots and 2 are fronting lots off a proposed road and 3 open space parcels that together total 18.3% of dedicated open space and 11.1% of "non-developable areas" on a 44.1029 acre property located at 1081 King Street in the RA-2 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 10/29/2009) (Maximum extension granted) (Page Number: 42)*

**PUBLIC HEARING 7:30 PM**

5. **Anthony R. Petri;** application FRSB #1975 for a final re-subdivision to create Lot 19 of 7,933 square feet and Lot 20 of 7,753 square feet and an open space parcel of 2,808 square feet on a 18,494 square foot property located at 36 Hartford Avenue in the R-7 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 10/5/2009) (Maximum extension available to 12/4/2009) (Page Number: 218)*
6. **KLGC, LLC;** applications FSP #3963 and SP #3964 for a final site plan and special permit to construct a single family residence of 22,257 square feet over 150,000 cubic feet in volume per on a 20.115 acre property located at 28 Conyers Farm Drive in the RA-4 zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 10/22/2009) (Maximum extension available to 12/26/2009) (Page Number: 234)*
7. **Brian and Randye Kwait;** application FRSB #1973 for a final re-subdivision to transfer 6,052 sq. ft. of land into deed restricted open space and transfer 5,501 sq. ft. of land out of the deed restricted open space area as shown on Map No. 6878 on a 5.135 acre property located at 75 Rock Maple Road in the RA-2 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 11/5/2009) (Maximum extension granted) (Page Number: 273)*
8. **Cos Cob Financial Plaza;** applications FSP #3976 and SP #3977 for a final site plan and special permit to allow for a physical training tenant to occupy a portion of the approved first floor space in the east building, an area in the first floor garage (eliminating 2 parking spaces) and a portion of the basement area currently designated for storage only on a 34,421 sq. ft. property located at 444-450 East Putnam Avenue in the LB zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 10/22/2009) (Maximum extension available to open to 12/26/2009) (Page Number: 295)*

## REGULAR MEETING CONTINUED

9. **Marc and Marilyn Andersen, Trustees;** application FSP #3956-C for a final coastal site plan to remove the existing dwelling and construct a new dwelling of 9,988 sq. ft., driveway, walks, decks and associated improvements on a 0.729 acre property located at 19 Meadow Place in the R-12 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 10/22/2009) (Maximum extension available to 12/26/2009) (Page Number: 324)*
10. **DISCUSSION ITEMS:**

- a) 9 Tulip Street; alteration to an existing three-family dwelling and accessory garage on a 13,413 sq. ft. lot in the R-6 zone. (*Page Number: 385*)
- b) 49 Greenwich Avenue; spa on the 2<sup>nd</sup> floor. (*Page Number: 394*)

11. **DECISION ITEMS:** None

12. **APPROVAL OF MINUTES:**

September 1, 2009

13. **OTHER:**

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

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON  
SUBSEQUENT MEETINGS**

**Peoples United Bank;** application FSP #3958-C for a final coastal 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*)

**315 Milbank Properties, LLC;** applications PSP #3922 and SP #3923 for a preliminary site plan and special permit for a change of use from a new car dealership and service center to retail and/or office building and a reduction in floor area from 18,396 to 12,629 square feet and an increase in parking from 20 to 40 spaces with 2 handicap spaces on a 44,706 sq. ft. property located at 315 Milbank Avenue in the CGB zone. (*Staff: PL*) (*Applicant's Presentation: 15 minutes*) (*Must close by 10/29/2009*) (*Maximum extension granted*)