

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

October 6, 2009
FINAL AGENDA

REGULAR MEETING 7:00 PM

1. Update and progress report on POCD Implementation.
2. **North Mianus School Parking Expansion;** applications FSP #3991 and MI #0577 for a final site plan and municipal improvement to expand and re-construct the parking and driveways accessed from Old Orchard Road including the addition of 42 spaces and 2 handicapped spaces, new curbing, drainage, lighting and landscaping 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 11/29/2009 and municipal improvement by 10/8/2009) (Maximum extension available for site plan by 1/23/2010 and municipal improvement by 1/6/2010) (Page Number: 6)*
3. **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) (Page Number: 30)*
4. **J. Todd Hahn & Brian M. Balmer;** application FSB #1977 for a final subdivision to subdivide a property into two lots where Parcel One will comprise 16,758 square feet and Parcel Two will comprise 22,229 square feet and an open space parcel of 6,882 sq. ft. (15%) 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 10/27/2009) (Maximum extension available to 12/26/2009) (Page Number: 75)*

5. **Virginia Todd and William Gies Stoddard;** application FSB #1976 for a final subdivision to divide the property into two lots where Parcel One will comprise 12,100 sq. ft., and Parcel Two will comprise 14,840 sq. ft. including a 2,740 sq. ft. access way, and an open space parcel of 3,490 sq. ft. (11.5% of the property) on a 30,430 sq. ft. property located at 54 Shore Road in the R-12 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 10/24/2009) (Maximum extension available to 12/23/2009)*

Application FSB #1976 has been POSTPONED – Extension Granted

6. **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: 107)*

PUBLIC HEARING 7:30 PM

7. **Richard and Andrea Saperstein;** applications FSP #3973 and SP #3974 for a final site plan and special permit, to construct a 216 sq. ft. storage shed on a property improved with 17,641 sq. ft. exceeding 150,000 cubic feet in volume on a 3 acre property located at 50 Calhoun Drive in the RA-1 zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 10/22/2009) (Maximum extension available to 12/26/2009)*

Applications FSP #3973 and SP #3974 have been POSTPONED to November 10, 2009 - Extension Granted

8. **Lorraine Salvin, Trustee;** applications FSP #3985 and SP #3986 for a final site plan and special permit to construct 11,740.24 sq. ft. including a new single family residence, pool, pool pavilion, and tennis court in excess of 150,000 cubic feet in volume, with a new driveway, motor court and septic system on a 3 acre property located at 15 Meadowcroft Lane in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 11/5/2009) (Maximum extension available to 1/9/2010)*

Applications FSP #3985 and SP #3986 have been POSTPONED to November 10, 2009 - Extension Granted

9. **Spoldi Realty, LLC;** applications FSP #3983 and SP #3984 for a final site plan and special permit to demolish and construct a new two-story mixed use building, comprising first floor retail and second floor residential on a 10,847 sq. ft. property located at 264 Sound Beach Avenue in the LBR-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 11/15/2009) (Maximum extension available to 1/9/2010) (Page Number: 181)*

10. **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 44 spaces including 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 decide by 10/29/2009) (Maximum extension granted) (Continued from the 7/21/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland and Marchese) (Page Number: 220)*
11. **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 close by 10/26/2009) (Maximum extension available to close to 12/30/2009) (Continued from the 9/21/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 243)*

REGULAR MEETING CONTINUED

12. **DISCUSSION ITEMS:**
 - a) Comments from the Planning and Zoning Commission for 2010 to 2014 Greenwich Connecticut Proposed Five-Year Consolidated Plan, Strategic Plan, including 2010 Annual Action Plan submitted by Community Development.
 - b) Planning and Zoning Commission 2010 Meeting Schedule *(Page Number: 276)*
 - c) 300 West Putnam Avenue; Greenwich Hardware formerly Partridge and Rockwell, installation of a chain link fence surrounding the site and closing direct access to West Putnam Avenue. *(Page Number: 277)*
 - d) 20 East Elm Street; modification of approved site plan (FSP #3835 & SP #3836) to change from approved office use to retail, office and school use in the CGB zone. *(Page Number: 282)*
13. **DECISION ITEMS:**
14. **APPROVAL OF MINUTES:**

September 21, 2009
15. **OTHER:**
 - a. Executive Session on pending litigation or personnel matters.
 - b. Other items as may properly come before the Commission.