

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

November 10, 2009

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. Update and progress report on POCD Implementation.
2. **Mianus Dockmaster Building;** application FSP #4021-C for a final coastal site plan to demolish the existing Mianus Dock Master and Cos Cob Marina buildings and replace them with a new building of 1,140 sq. ft. on a 2.149 acre property located on Strickland Road in the R-6 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 01/14/2010) (Maximum extension available to 3/10/2010) (Page Number: 7)*
3. **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 3/2/2010) (Maximum extension available for site plan by 1/23/2010 and municipal improvement 3/2/2010) (Continued from the 10/6/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 31)*
4. **261 East Putnam Avenue, LLC;** application PSP #4018-C for a preliminary coastal site plan to maintain a performing arts studio (school) 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 12/24/2009) (Maximum extension available to 2/27/2010) (Page Number: 41)*

5. **Aquarion Water Company and Cellco Partnership dba Verizon Wireless;** application FSP-TELE #4007 for a final telecommunication site plan to install 12 panel-type antennas at the 150' level on the water tank, install a 12'x30' equipment shelter near the base of the water tank and extend the existing security fence to enclose the 12' x 30' shelter on a 161.99 acre property located at 24 Butternut Hollow Road in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 12/10/2009) (Maximum extension available to 2/13/2010) (Page Number: 62)*

6. **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 11/12/2009) (Maximum extension available to 12/26/2009) (Continued from the 10/6/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese) (Page Number: 123)*

PUBLIC HEARING 7:30 PM

7. **36 Elm, LLC;** applications PSP #3999 and SP #4000 for a preliminary site plan and special permit to construct a 677 square foot studio apartment as part of the third floor of a newly constructed building that already comprises an existing two-bedroom apartment on the third floor on a 2,709 square foot property located at 396 Greenwich Avenue in the CGBR zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 11/25/2009) (Maximum extension available to open to 1/29/2010) (If opened at the 11/10/2009 meeting, then must close by 12/15/2009) (Page Number: 162)*

8. **Mark T. and Roseanne F. Sanford;** application FRSB #1978 for a final re-subdivision to divide a 21,172 square foot property into Parcel One of 7,501 square feet located solely in the R-7 zone, and Parcel B of 10,495 sq. ft. located mostly in the R-7 zone but partially also in the R-12 zone, and a 15% open space parcel on a 21,172 sq. ft. parcel located at 93 Mallard Drive in the R-7 and R-12 zones. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 11/16/2009) (Maximum extension available to 1/15/2010) (Page Number: 189)*

9. **Spoldi Realty, LLC**; applications FSP #3983-C and SP #3984-C for a final coastal 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 close by 11/10/2009**) (Maximum extension available to close by 1/14/2010) (Continued from the 10/6/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)

Applications FSP #3983-C and SP #3984-C have been postponed to November 24, 2009

10. **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 structures 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 11/11/2009**) (Maximum extension available to 12/26/2009)

Applications FSP #3973 and SP #3974 have been postponed to November 24, 2009 – Extension granted to November 24, 2009

REGULAR MEETING CONTINUED

11. Proposed draft Planning and Zoning and Land Use Budgets for fiscal year 2010-2011. (Page Number: 226)
12. **DISCUSSION ITEMS:**
- a) **382 Greenwich Avenue**; revised Final Site Plan #3323 and Special Permit #3324 - approval to permit an already constructed rooftop garden and seating area for active use to remain, which was never shown on the site plan approved by the Commission. (Page Number: 229)
Request to the building dept to put a hold on any further inspections or issuances of any CO until the Commission approves or allows administrative staff approval or the garden and pergola (8ftx16ft) is removed.
 - b) **18 Simmons Lane**; Kogan – request to perform exploratory site excavation work in anticipation of submitting a site plan/special permit for additions to an existing residence.
 - c) **Luca's 35 Church Street**; for relocation of generator and gas-meter pads in front yard, set-back and revised parking. (Page Number: 235)
 - d) **33 Lewis Street, Toscano Restaurant**; continued disregard of ARC and HDC recommendations, and the apparent installation of an outdoor dining area without site plan approval. (Page Number: 237)

13. **DECISION ITEMS:**

- a. **315 Milbank Properties, LLC**; application SP #3923 for a **SPECIAL PERMIT ONLY**, 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) (Must decide by 12/10/2009) (Maximum extension granted) (Seated: Heller, Farricker, Heimbuch, Maitland and Marchese)*

14. **APPROVAL OF MINUTES:**

October 20, 2009

15. **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**

Town of Greenwich, and The Housing Authority of the Town of Greenwich (The McKinney Terrace II Expansion); applications PSP #3988-C and SP #3989-C, MI #0576, and RZ #09-19 for a preliminary coastal site plan and special permit, municipal improvement, and re-zoning to construct a three (3)-story, 17,950 +/- square foot addition to the north end of the historic Byram School building in order to provide 21 new, one-bedroom elderly apartments, resulting in the elimination of two (2) existing efficiency units for a net gain of 19 senior units in this building and to construct "Building E", a three (3) story detached elderly housing building with a total of 35 one-bedroom units on four building levels for a total of 105 elderly dwelling units, where 51 exist today, comprising 49 studio efficiencies (51 existing) and 56 one-bedroom units (zero existing); and to amend the Town of Greenwich Building Zone Regulation Map of 173,705 square feet of property from R-6 to R-PHD-E to accommodate the location and increased density in affordable elderly housing units, on a 3.97 acre property located at 71 Vinci Drive at Western Junior Highway in the R-6 and R-PHD-E zones. *(Staff: DF) (Applicant's Presentation: 30 minutes) (Must open coastal site plan/special permit and re-zoning by 1/9/2010 and decide municipal improvement by 11/29/2009) (Maximum extension available to open site plan/special permit and re-zoning granted and maximum extension for municipal improvement to 2/27/2010)*