

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

**THURSDAY**  
**January 15, 2009**

## TENTATIVE AGENDA

### REGULAR MEETING 7:00 PM

1. **Water Line Replacement at Greenwich Point;** application FSP #XXXX for a final coastal site plan to replace a temporary water line and install a permanent line under Eagle Point at Greenwich Point on a 147.3 acre property located at Greenwich Point in the RA-1 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 3/21/2009) (Maximum extension available to 5/25/2009) (Page Number: )*
2. **Former Cos Cob Power Plant Remediation and Redevelopment;** application FSP #3781-C for a final coastal site plan for remediation of the site and construction of a multi-use town park including a synthetic turf athletic field, children's playscape area, two open air pavilions and a walking trail on a 9.678 acre property located at 22 Sound Shore Drive in the R-6 zone. *(Staff:KB) (Applicant's Presentation: 10 minutes) (Must decide by 2/19/1009) (Maximum extension available to 4/25/2009) (Page Number: )*
3. **North Street Department of Public Works Field Maintenance Facility and Animal Shelter;** application FSP #3779 for a final site plan to demolish an existing 2,890 sq. ft. maintenance building and construct a new 8,400 sq. ft. field maintenance building and a 3,500 sq. ft. animal shelter and associated site improvements on a 23 acre property located at 393 North Street in the RA-1 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 2/19/2009) (Maximum extension available to 4/25/2009) (Page Number: )*
4. **Arnold Frumin;** application PSP #3695 for a preliminary site plan to construct a 6,829 sq. ft. three-story 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)*

5. **Metro PCS New York, LLC;** application FSP #3756 for a final site plan to allow the installation of a wireless telecommunications facility consisting of antennas and a related equipment (the "Facility") on the existing rooftop at 2 Old Post Road (mailing address 57 Old Post Road) on a 0.332 acre property located at 57 Old Post Road #2 in the GB zone. *(Staff: CT) (Applicant's Presentation: 10 minutes) (Must decide by 1/17/2009) (Maximum extension available to 3/23/2009) (Page Number: )*
6. **Lighthouse Lane Drainage Pipe Project;** application FSP #3672-C for a final coastal site plan to replace approximately 200 foot section of old 12" pipe with new 24" piping, consistent with the rest of the Lighthouse Lane Drainage system that begins behind 5 Lighthouse Lane, and ends out to Long Island Sound on properties located along Lighthouse Lane and Ledge Road in the R-12 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must decide by 1/17/2009) (Maximum extension available to 3/23/2009) (Page Number:)*

### **PUBLIC HEARING 7:30 PM**

7. **Pickwick Properties LLC;** application FSP #3771 and SP #3772 for a final site plan and special permit for the relocation of office space to eliminate 1,818 sq. ft. within Level B and replace it with 1,059 sq. ft. of office space on the fourth floor and construct a 24 seat indoor restaurant and a 72 seat seasonal out-door dining area on a 3.091 acre property located at 1, 2, 3, and 3A Pickwick Plaza in the CGBR/CGIO zone. *(Staff: DF) (Applicant's Presentation: 15 minutes) (Must open by 1/29/2009) (Maximum extension available to 4/4/2009) (Page Number:)*
8. **Alice Kaplan;** application FRSB #1960 for a final re-subdivision to create two lots, one comprising an acre and the other comprising 2.407 acres (excluding the accessway) on a property comprising 3.907 acres located at 317 Stanwich Road in the RA-2 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must close by 1/6/2009) (Maximum extension available to 3/5/2009) (Page Number: )*
9. **Holly Hill LLC;** application FSP #3773 and SP #3652 for a final site plan and special permit to renovate an existing hotel of 48,513 square feet and 106 rooms resulting in a floor area of 56,518 square feet and 86 rooms; the restaurant/banquet space will decrease to 9,083 square feet and the dining and bar portion of the restaurant/banquet space will decrease from 4,831 square feet to 3,050 square feet with a reduction in capacity from 343 persons to 337 persons; a new 82 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) (Applicant's Presentation: 10 minutes) (Must by 1/17/2009) (Page Number: )*

10. **315 Milbank Properties, LLC - Office Building;** application PSP #3754 and SP #3755 for a preliminary site plan and special permit to construct a new two-story office building containing 15,443 sq. ft. of floor area which exceeds the allowed 7,000 sq. ft. in office use with ground level parking of 70 parking spaces (3 handicapped) on a 44.706 acre property located at 315 Milbank Avenue in the CGB zone. *(Staff: PL) (Applicant's Presentation: 15 minutes) (Must open by 1/17/2009) (Maximum extension available to 3/23/2009) (Page Number: )*
11. **Philip Bartels, Trustee;** application FSP #3764-C and SP #3765-C for a final coastal site plan and special permit for residential additions to an improved property where the total exceeds 150,000 cubic feet in volume on property located at 51 Dawn Harbor Lane in the RA-1 zone. *(Staff: CT) (Applicant's Presentation: 15 minutes) (Must open by 1/29/2009) (Maximum extension available to 4/4/2009) (Page Number: )*
12. **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 and 12/16/2008 meetings) (Seated: Heller, Heimbuch, Maitland, Marchese and Brooks for Farricker – Alban for Marchese at the 12/16/2008 meeting) (Must close by 1/15/2009) (Maximum Extension Granted) (Page Number: )*

## **REGULAR MEETING CONTINUED**

13. **DISCUSSION ITEMS:**
14. **DECISION ITEMS:**
15. **APPROVAL OF MINUTES:**
16. **OTHER:**
  - a. Executive Session on pending litigation or personnel matters.
  - b. Other items as may properly come before the Commission.

**APPLICATIONS SHOWN ON PREVIOUS AGENDAS THAT WILL NOT BE HEARD ON JANUARY 15, 2009, BUT WILL BE HEARD AT FUTURE MEETINGS**

**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 1/21/2009) (Maximum extension available to 2/28/2009)

**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 close by 1/20/2009) (Maximum extension available to 3/26/2009)

**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)

**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) (Maximum extension granted to leave open to 2/21/2009)

**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 close by 1/20/2009) (Maximum extension available to 3/26/2009) (Page Number: )

**Proposed Mixed-Use Campus – The Stanwich School K-12, and New Synagogue;** application FSP #3766 and SP #3767 for a final site plan and special permit to for the cooperative redevelopment by The Stanwich School, Inc., and Greenwich Reform Synagogue, Inc., of a consolidated 37+/- acre parcel to serve as a mixed-use campus for a K-12 school of The Stanwich School with a proposed enrollment cap of 750 students in buildings that together comprise 175,335 square feet (upper school, wastewater treatment plant, lower school, utility and storage rooms, and an existing caretaker's cottage and detached garage), and a new detached synagogue building for the Greenwich Reform Synagogue totaling 16,781 square feet, comprising a 280-seat sanctuary and an adjacent social hall, classrooms and administrative offices, with 323 proposed shared standard

parking spaces inclusive of 7 handicapped spaces, and 60 non-striped parking spaces for overflow parking, and associated site improvements including two synthetic turf playing fields, drainage improvements, and driveway improvements on an easement located on property of The St. Agnes Roman Catholic Church Corp. at 247 Stanwich Road on properties that together comprise 37.2471 acres located at 257 Stanwich Road in the RA-2 zone. *(Staff: DF/KB) (Applicant's Presentation: 45 minutes) (Must close by 2/10/2009) (Maximum extension available to close to 4/16/2009) (Page Number: )*

**The Stanwich School, Inc., (Lot A-2, Map 8042 GLR) (Owner/Applicant), and Greenwich Reform Synagogue, Inc., (Lot B, Map 6787 GLR) (Owner/Applicant), and The St. Agnes Roman Catholic Church Corp., (Owner; Lot A-1, Map 8042 GLR);** application FRSB #1963 for a final re-subdivision, to: consolidate a 25+/- acre property of The Stanwich School (Lot A-2, GLR Map #8042), and a 11.5 acre property of the Greenwich Reform Synagogue Inc. (Lot B, GLR Map #6787), to create a single 37+/- acre property, and to establish an open space set-aside pursuant to conditions of Final Subdivision #1777 on The Stanwich School, Inc.'s property, comprised of a 4.8318 acre conservation area, and a 4.4996 acre conservation easement area on a 37.247 acre property located at 257 Stanwich Road in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 15 minutes) (Must decide by 2/1/2009) (Maximum extension available to 4/2/2009) (Page Number: )*