

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**

**Wednesday
May 6, 2009**

TENTATIVE AGENDA

PUBLIC HEARING 7:00 PM

1. **2009 Plan of Conservation and Development;** to hear from the public on the final revised draft dated May 6, 2009.
2. **Greenwich Council Boy Scouts of America;** applications FSP #3866 and SP #3803 for a final site plan and special permit to construct a 43+/- feet tall climbing tower and associated 29+/- sq. ft. shed and seating area on the Seton Reservation on a 158 acre property located at 411 Riversville Road in the RA-4 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 6/18/2009) (Maximum extension available to 8/22/2009) (Page Number:)*
3. **221 Round Hill Road, LLC;** applications PSP #3864 and SP #3865 for a preliminary site plan and special permit to construct a new single family house with guest cottage and indoor swimming pool totaling 16,968 square feet in excess of 150,000 cubic feet in volume, relocate the existing septic system, maintain existing driveway, and maintain the existing barn on site on a 19.856 acre property located at 221 Round Hill Road in the RA-2 zone. *(Staff: MK) (Applicant's Presentation: 10 minutes) (Must open by 6/18/2009) (Maximum extension available to 8/22/2009) (Page Number:)*

REGULAR MEETING

4. **Brian Raabe and Rachel Overton;** application FSP #3868-C for a final coastal site plan to replace a deteriorated timber bulkhead with a concrete seawall on a 6,150 square foot lot located at 7 Oak Lane in the R-12 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 6/18/2009) (Maximum extension available to 8/22/2009) (Page Number:)*

5. **Christopher P. Iannaccone and Michele R. Iannaccone;** application FSP #3871-C for a final coastal site plan to demolish an existing dwelling and construct a new dwelling, driveway, landscaping, site drainage and a pool on a 18,500 square foot lot located at 15 Bryon Road in the R-12 zone. *(Staff: KB) (Applicant's Presentation: 20 minutes) (Must decide by 6/18/2009) (Maximum extension available to 8/22/2009) (Page Number:)*

6. **DISCUSSION ITEMS:**

7. **DECISION ITEMS:**
 - a. **One Glenville Street;** application SP #3845 for a **SPECIAL PERMIT ONLY** to demolish the existing building and existing 3-car garage, construct a new building on the same footprint, re-construct existing 2nd accessory structure to provide garage parking spaces, and pave gravel driveway, and rear parking areas on a 9,279 sq. ft. property located 1 Glenville Street in the LBR-2 zone. *(Staff: DF) (Must decide by 7/2/2009) (Maximum extension granted) (Moved to final at the 3/24/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

 - b. **Omathaun Limited Partnership;** application SP #3778 for a **SPECIAL PERMIT ONLY** to demolish a 5,712 sq. ft. building and construct a new three-story building containing 11,752 sq. ft. comprising 1,800 sq. ft. of office space, 4,862 sq. ft. of retail space, and 3,887 sq. ft. of residential spread among three dwelling units and 9 parking spaces on a 6,550 sq. ft. property located at 376-380 Greenwich Avenue in the CGBR zone. *(Staff: MK) (Must decide by 6/29/2009) (Maximum extension granted) (Moved to final at the 3/10/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

 - c. **Round Hill Community Church and Community House;** application SP #3770 for a **SPECIAL PERMIT ONLY** to increase the Church by approximately 900 square feet for a new administrative wing, and an increase the Community House by 2,321 square feet, both of which will address ADA compliance, and reconfiguring of parking spaces on a 12.033 acre property located at 395 Round Hill Road in the RA-4 zone. *(Staff: CT) (Must decide by 5/8/2009) (Maximum extension granted) (Moved to final at the 2/18/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Alban (for Marchese) and Brooks (for Maitland))*

- d. **Robert Dietrich Family Limited Partnership;** applications SP #3820 for a **SPECIAL PERMIT ONLY** to construct a new 10,388 sq. ft. building containing two floors of retail and a third floor for two two-bedroom apartments and an actualization of an equal area exchange of 437 square feet that was approved by the RTM in June 1987 on a 3,693 sq. ft. property located at 415-417 Greenwich Avenue in the CGBR zone. *(Staff: MK) (Must decide by 7/23/2009) (Maximum extension granted) (Moved to final at the 4/14/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Marchese and Maitland)*

- e. **LuDor Corporation & Chase Branch Bank, Lessee;** applications SP #3814-C for a **SPECIAL PERMIT ONLY** to demolish an existing restaurant of 2,762 sq. ft. and maintain a Dunkin Donuts/Baskin Robbins of 2,012 sq. ft. and construct a new bank of 2,702 sq. ft. with drive-thru facilities and 40 parking spaces and associated site improvements on a 35,115 sq. ft. property located at 371 East Putnam Avenue in the LB zone. *(Staff: KB) (Must decide by 4/28/2009) (Maximum extension available to 7/2/2009) (Moved to final at the 4/14/2009 meeting) (Seated: Heller, Farricker, Heimbuch, Alban for Marchese, and Brooks for Maitland)*

8. **APPROVAL OF MINUTES:**

None

9. **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**

701 Putnam-Post Road Partnership, LLC & McIntyre Putnam-Post Road Partnership, LLC (Greenwich Digital Media Center); applications PSP #3823 and SP #3824 for a preliminary site plan and special permit to demolish the existing building of 3,200 sq. ft. used for automotive service and repair, and construct a new building of 9,445 square feet for office use and retention of 10 parking spaces and the addition of 45 spaces on the property and through a lease agreement on adjacent property owned by CL&P on a 30,552 sq. ft. property located at 701 West Putnam Avenue in the R-6 zone. *(Staff: CT) (Applicant's Presentation: 20 minutes) (Must close by 5/19/2009) (Maximum extension available to 7/23/2009) (Continued from the 4/14/2009 meeting) (Seated: Donald Heller, Raymond Heimbuch, Richard Maitland, Paul Marchese and Fred Brooks (for Frank Farricker - recused)*

Sheldon and Hong Chong Pang; applications FSP #3848 and SP #3849 for a final site plan and special permit to demolish the existing house of 5,226 square feet and tennis court and construct a new residence of 14,681 square feet over 150,000 cubic feet in volume and a pool, tennis court, and drive on a 3.243 acre property located at 17 Brookridge Drive (*filed as 18 Stanwich Road*) in the RA-1 zone. (*Staff: PL*) (*Applicant's Presentation: 10 minutes*) (*Must close by 5/19/2009*) (*Maximum extension available to 7/23/2009*) (*Continued from the 4/14/2009 meeting*) (*Seated: Donald Heller, Raymond Heimbuch, Richard Maitland, Paul Marchese and Frank Farricker*)

Pascarella Mason Street LLC; applications FSP #3826 and SP #3863 for a final site plan and special permit to convert 1,149 sq. ft. of storage area in the building penthouse to a fitness center for use by tenants only on a 29,545 sq. ft. property located at 165 Mason Street in the CGB zone. (*Staff: DF*) (*Applicant's Presentation: 10 minutes*) (*Must close by 5/19/2009*) (*Maximum extension available to 7/23/2009*) (*Continued from the 4/14/2009 meeting*) (*Seated: Donald Heller, Raymond Heimbuch, Richard Maitland, Paul Marchese and Frank Farricker*)