

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

May 12, 2009

TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Michael and Barbara Murray – Birch Lane Sewer Line;** application FSP #3850 for a final site plan to install a single connection to the existing sewer manhole on Birch Lane and install a potential connection to a low pressure system that will serve the area and other homeowners in the future on a 1.02 acre property located at 63 Birch Lane in the RA-1 zone. *(Staff: DF) (Applicant's Presentation: 10 minutes) (Must decide by 5/28/2009) (Maximum extension available to 8/1/2009) (Page Number:)*
2. **Old Mill Properties;** application FSB #1965 for a final subdivision to create two lots where Lot No.1 known as 16 Cherry Valley Road would comprise 3.765 acres and Lot No. 2 would comprise 4.001 on a 7.766 acre property located at 16 Cherry Valley Road in the RA-4 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 5/25/2009) (Maximum extension available to 7/24/2009) (Continued from the 4/28/2009 meeting) (Seated: Donald Heller, Raymond Heimbuch, Richard Maitland, Paul Marchese and Frank Farricker) (Page Number:)*
3. **Camp Gan Israel;** application FSP #3837 for a final site plan to construct permanently an above ground 15 x 36 feet swimming pool in a new location then had been previously approved on an annual basis, to be used as part of a summer camp on the western portion of the a 16.521 acre property located at 270 Lake Avenue in the RA-1 zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must decide by 5/14/2009) (Maximum extension available to 7/18/2009) (Page Number:)*
4. **Nippowin Lane, LLC;** application FSB #1966-C for a final coastal two-lot subdivision to create Lot 1 of 2.002 acres and Lot 2 of 4.371 acres and an open space parcel of 1.127 acres (15.03% of the original parcel size) of a 7.8+ property located at 531 Indian Field Road in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must decide by 6/8/2009) (Maximum extension available to 8/7/2009) (Page Number:)*

PUBLIC HEARING 7:30 PM

5. **Nippowin Lane, LLC;** applications FSP #3874-C and SP #3875-C for a final coastal site plan and special permit to construct a 13,303 square foot single-family residence to exceed 150,000 cubic feet in volume on Lot 2 (pursuant to pending application FSB #1966-C) on a lot proposed as 4.371 acres, pursuant to pending application FSB #1966-C, located at 531 Indian Field Road in the RA-2 zone. *(Staff: KB) (Applicant's Presentation: 10 minutes) (Must open by 6/18/2009) (Maximum extension available to 8/22/2009) (Page Number:)*
6. **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)*
7. **GRC Realty Corporation and Dryland Steamboat Road, LLC;** applications FSP #3872-C and SP #3873-C for a final coastal site plan and special permit to install new windows, new green rooftop garden, consolidate mechanical equipment, create a single central entrance lobby, upgrade the public access walkway to connect with the Delamar Hotel, new curb cut and vehicular drop off area in place of the pedestrian plaza area, and amend the parking to include handicapped spaces on a 4.2 acre property located at 600 Steamboat Road in the WB zone. *(Staff: PL) (Applicant's Presentation: 10 minutes) (Must open by 6/18/2009) (Maximum extension available to 8/22/2009) (Page Number:)*
8. **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)*

9. **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)
10. **Restaurant Saito**; application AM #09-0010 to amend Section 6-194 of the Building Zone Regulations regarding the locations of alcoholic establishments to read as follows: (**Words in Bold to be added**):
- (b) Every part of the location of such use in a building in which alcoholic beverages are consumed on the premises shall be (1,000) feet from any other location of such use in a building where alcoholic beverages are consumed on the premises under any class of permit as defined by the Liquor Control Act, except for **wine and beer or** package store or grocery/beer permits.
- (c) In the CGBR zone, the distance shall be at least four hundred (400) feet distant from any other location of such use in a building where alcoholic beverages are consumed on the premises under any class of permit except for **wine and beer or** package store or grocery/beer permits. Public areas of a tavern or restaurant selling alcoholic beverages under any permit as defined by the Liquor Control Act in the CGBR and CGIO zones are restricted to the ground floor of the building.
- (Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 6/18/2009) (Maximum extension available to 8/22/2009) (Page Number:)
11. **Round Hill Community Church, Inc.**; applications FSP #3881 and SP #3882 for a final site plan and special permit to add a 900 sq. ft. addition to the Church in order to create office space and handicap accessibility, a 300 sq. ft. addition to Church as well to create a waiting room, and a 2,321 sq. ft. addition to the Community House, also various site improvements including parking, driveway and courtyard modifications on a 12.033 acre property located at 395 Round Hill Road in the RA-4 zone. (Staff: CT) (Applicant's Presentation: 10 minutes) (Must open by 7/2/2009) (Maximum extension available to 9/5/2009) (Page Number:)
12. **Heidi Smith**; applications FSP #3860-C and SP #3861-C for a final coastal site plan and special permit to construct a pool pavilion, walks and terraces, and enclose a screened in porch to increase the floor area to 11,637 square feet where the structure is over 150,000 cubic feet in volume on a 3.5 acre property located at 15 Field Point Circle in the RA-2 zone. (Staff: KB) (Applicant's Presentation: 10 minutes) (Must close by 6/2/2009) (Maximum extension available to 8/6/2009) (Continued from the 4/28/2009 meeting) (Seated: Donald Heller, Raymond Heimbuch, Richard Maitland, Paul Marchese and Frank Farricker) (Page Number:)

REGULAR MEETING CONTINUED

13. DISCUSSION ITEMS:

14. 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. **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)*

- d. **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 5/28/2009) (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)*

- e. **Greenwich Council Boy Scouts of America;** application SP #3803 for a **SPECIAL PERMIT ONLY** to construct a 43+/- feet tall climbing tower and associated 29+/- sq. ft. shed and seating area on a 158 acre property located at 411 Riversville Road in the RA-4 zone. *(Staff: PL) (Must decide by 6/18/2009) (Maximum extension granted) (Moved to final at the 3/10/09 meeting) (Seated: Heller, Farricker, Heimbuch, Maitland, and Marchese)*

15. **APPROVAL OF MINUTES:**

April 28, 2009

16. **OTHER:**

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