1. Meeting Materials

Documents:

MARCH 10, 2015 ACTION AGENDA.PDF
MARCH 10, 2015 FINAL AGENDA.PDF
MARCH 10, 2015 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

March 10, 2015

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Richard Maitland, Margarita Alban, Frederick Brooks, and Peter Levy
Alternate Members Present: Nancy Ramer, Andrew Fox, and Nicholas Macri
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Robert Seale, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. Skaarup Shipping Corporation/66 Field Point Realty LLC; application PLPZ 2014 00713 for a final site plan for an addition and generator, landscaping, and curbing on a 46,661 sq. ft. property located at 66 Field Point Road in the CGB zone. (Staff: PL) (Must decide by 3/12/2015) (Maximum extension available to 5/16/2015) (Continued from the 2/24/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Alban) (Page Number: 7)

Motion to approve final site plan with modifications
Moved by Maitland, seconded by Brooks
Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
5-0

2. Leo Biagini; application PLPZ 2015 00031, for a final subdivision to subdivide a 23,951 sq. ft. property into two lots containing 12,012 sq. ft. and 11,939 sq. ft. with no designated open space area on a property located at 38 Hidden Brook Road in the R-12 zone. (Staff: MK) (Must decide by 4/4/2015) (Maximum extension available to 6/3/2015)

Postponed
3. **The Housing Authority of the Town of Greenwich (Armstrong Court);**
application PLPZ 2014 00663 for a municipal improvement, per Section 99 of the Town’s Charter, to renovate the existing dwelling and construct six (6) new three-unit townhomes on a 14.988 acre property located at 2 Armstrong Court, 0 Hamilton Avenue in the R-6 zone. *(Staff: KD) (Must decide by 5/20/2015)* *(Continued from the 12/9/2014 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Maximum Extension Granted at the 2/10/2015 meeting)(Page Number: 51)*

   Motion to approve municipal improvement
   Moved by Maitland, seconded by Brooks
   Voting in favor: Heller, Maitland, Brooks, and Levy
   Abstained: Alban
   4-1

PUBLIC HEARING 7:15 PM

4. **The Housing Authority of the Town of Greenwich (Armstrong Court);**
applications PLPZ 2014 00614 and PLPZ 2014 00615, for a preliminary site plan and special permit, to renovate six (6) existing buildings, enclose walkways, and balconies, and construct six (6) new residential buildings, increase the number of parking spaces, and various site improvements on a 14.988 acre property located at 2 Armstrong Court, 0 Hamilton Avenue in the R-6 zone. *(Staff: KD) (Must close by 3/19/2015) (Maximum extension granted) (Continued from the 12/9/2014 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 51)*

   Motion to move to final site plan with modifications
   Moved by Maitland, seconded by Brooks
   Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
   5-0
   No action on special permit

5. **George and Fruma H. Korper;** application PLPZ 2014 00678, for a final re-subdivision, to subdivide a 32,864 sq. ft. lot into two lots containing 13,967 each with a 4,930 sq. ft. open space area on property located at 156 Overlook Drive in the R-12 zone. *(Staff: PL) (Must decide by 3/20/2015) (Maximum extension granted) (Continued from the 2/10/2015 meeting)(Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 108)

   Withdrawn
6. **Greenwich Harbor (DEL), Delamar Hotel;** applications PLPZ 2014 00618 and PLPZ 2014 00619, for a final coastal site plan and special permit, to construct a rooftop terrace on the south wing of the hotel to include a shallow pool/water feature, trellises and modifications to the existing rooftop area, and a penthouse for an elevator on a 1.931 acre property located at 500 Steamboat Road in the WB zone. *(Staff: PL) (Must close by 3/19/2015) (Maximum extension granted) (Continued from the 12/9/2014 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)(Page Number: 157)*

   Motion to approve final coastal site plan and special permit with modifications
   Moved by Maitland, seconded by Brooks
   Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
   5-0

7. **The Connecticut Light and Power Company d/b/a Eversource Energy, a Municipal Consultation;** application PLPZ 2015 00050, for a request for recommendation by the Planning and Zoning Commission on a filing for the application to the Connecticut Siting Council, pursuant to Connecticut General Statutes 16-50x(d), for the siting of a new substation and associated underground transmission lines intended to increase electric capacity and strengthen the reliability of the electric power distribution system for the Town on a .94 acre property located at 290 Railroad Avenue in the GB Zone. *(Staff: KD) (Must decide by 4/7/2015) (Page Number: 200)*

   Left Open

8. **RFK Greenwich Enterprises, Inc.;** applications PLPZ 2014 00724 and PLPZ 2014 00725, for a final coastal site plan and special permit, for renovations to Building #4; first and second floors, eliminate first floor boat showroom space, install boat storage space and eliminate second floor office space and install training areas. Additions and renovations to Building #2; convert outdoor dining area into indoor space, and reconfigure indoor and outdoor seating plan. Additions and renovations to Building #3; enclose outdoor pool, with rooftop terrace, revised winter boat storage plan, increases gross floor area from 54,036 sq. ft. to 61,264 sq. ft. on a 5.5 acre property located at 49 River Road in the WB zone. *(Staff: PL) (Must open by 3/12/2015) (Maximum extension available to 5/16/2015)*

   Postponed by Applicant – Extension Granted to April 7, 2015

**REGULAR MEETING CONTINUED**

9. **DISCUSSION ITEMS:**
10. **DECISION ITEMS:**

11. **APPROVAL OF MINUTES:**

   February 24, 2015

   Motion to approve minutes of February 24, 2015
   Moved by Alban, seconded by Brooks
   Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
   5-0

12. **OTHER:**

   a. Executive Session on pending litigation or personnel matters. - None
   b. Other items as may properly come before the Commission. - None

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:**

**37 Day Road, LLC;** applications PLPZ 2014 00626 and PLPZ 2014 00627, for a final site plan and special permit, to demolish the existing dwelling and construct a new single family dwelling with all structures totaling over 150,000 cubic feet in volume (209,503 cubic feet total) and 12,802 sq. ft. in GFA, a reconfigured driveway, pool, and storm water drainage on a 5.0 acre property located at 37 Day Road in the RA-4 zone. (Staff: MK) (Must close by 4/16/2015) (Maximum extension granted) (Continued from the 1/6/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)

**2015 OPEN SPACE PLAN;** application of the Planning and Zoning staff to amend the 2009 Plan of Conservation and Development, approved by the RTM in May 2009, by adding thereto the 2015 Open Space Plan for Greenwich, Connecticut. **Public comment only, no vote will be taken.** (Heard at the 2/24/2015 meeting)

**Lawrence & Jennifer Goichman;** application PLPZ 2014 00683 for a final coastal site plan to demolish the existing residence and construct a new 6,579.09 sq. ft. residence in approximately the same location as the existing house on a 2.52 acre property located at 43 Meadow Wood Drive in the RA-1 zone. (Staff: RS) (Must decide by 4/18/2015) (Maximum extension granted) (Continued from the 2/24/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Alban)
David Rubenstein; applications PLPZ 2014 00722 and PLPZ 2014 00723, for a final site plan and special permit, to construct a 11,319 sq. ft. single family residence, with pool, pool house, tennis court, and tennis pavilion in excess of 150,000 cubic feet (264,674 cubic feet) in volume on a 4.16 acre property located at 40 Aiken Road in the RA-4 zone. (Staff: RS) (Must close by 3/31/2015) (Maximum extension available to 5/16/2015) (Continued from the 2/24/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

March 10, 2015

FINAL AGENDA

REGULAR MEETING 7:00 PM

1. Skaarup Shipping Corporation/66 Field Point Realty LLC; application PLPZ 2014 00713 for a final site plan for an addition and generator, landscaping, and curbing on a 46,661 sq. ft. property located at 66 Field Point Road in the CGB zone. (Staff: PL) (Must decide by 3/12/2015) (Maximum extension available to 5/16/2015) (Continued from the 2/24/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Alban) (Page Number: 7)

2. Leo Biagini; application PLPZ 2015 00031, for a final subdivision to subdivide a 23,951 sq. ft. property into two lots containing 12,012 sq. ft. and 11,939 sq. ft. with no designated open space area on a property located at 38 Hidden Brook Road in the R-12 zone. (Staff: MK) (Must decide by 4/4/2015) (Maximum extension available to 6/3/2015)

Application PLPZ 2015 00031 has been POSTPONED

3. The Housing Authority of the Town of Greenwich (Armstrong Court); application PLPZ 2014 00663 for a municipal improvement, per Section 99 of the Town’s Charter, to renovate the existing dwelling and construct six (6) new three-unit townhomes on a 14.988 acre property located at 2 Armstrong Court, 0 Hamilton Avenue in the R-6 zone. (Staff: KD) (Must decide by 5/20/2015) (Continued from the 12/9/2014 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Maximum Extension Granted at the 2/10/2015 meeting)(Page Number: 51)

PUBLIC HEARING 7:15 PM
4. **The Housing Authority of the Town of Greenwich (Armstrong Court);** applications PLPZ 2014 00614 and PLPZ 2014 00615, for a preliminary site plan and special permit, to renovate six (6) existing buildings, enclose walkways, and balconies, and construct six (6) new residential buildings, increase the number of parking spaces, and various site improvements on a 14.988 acre property located at 2 Armstrong Court, 0 Hamilton Avenue in the R-6 zone. *(Staff: KD) (Must close by 3/19/2015) (Maximum extension granted) (Continued from the 12/9/2014 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 51)*

5. **George and Fruma H. Korper;** application PLPZ 2014 00678, for a final re-subdivision, to subdivide a 32,864 sq. ft. lot into two lots containing 13,967 each with a 4,930 sq. ft. open space area on property located at 156 Overlook Drive in the R-12 zone. *(Staff: PL) (Must decide by 3/20/2015) (Maximum extension granted) (Continued from the 2/10/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 108)*

6. **Greenwich Harbor (DEL), Delamar Hotel;** applications PLPZ 2014 00618 and PLPZ 2014 00619, for a final coastal site plan and special permit, to construct a rooftop terrace on the south wing of the hotel to include a shallow pool/water feature, trellises and modifications to the existing rooftop area, and a penthouse for an elevator on a 1.931 acre property located at 500 Steamboat Road in the WB zone. *(Staff: PL) (Must close by 3/19/2015) (Maximum extension granted) (Continued from the 12/9/2014 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: 157)*

7. **The Connecticut Light and Power Company d/b/a Eversource Energy, a Municipal Consultation;** application PLPZ 2015 00050, for a request for recommendation by the Planning and Zoning Commission on a filing for the application to the Connecticut Siting Council, pursuant to Connecticut General Statutes 16-50x(d), for the siting of a new substation and associated underground transmission lines intended to increase electric capacity and strengthen the reliability of the electric power distribution system for the Town on a .94 acre property located at 290 Railroad Avenue in the GB Zone. *(Staff: KD) (Must decide by 4/7/2015) (Page Number: 200)*
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Applications PLPZ 2014 00724 and PLPZ 2014 00725 have been POSTPONED

**REGULAR MEETING CONTINUED**

9. **DISCUSSION ITEMS:**

10. **DECISION ITEMS:**

11. **APPROVAL OF MINUTES:**

   February 24, 2015

12. **OTHER:**

   a. Executive Session on pending litigation or personnel matters.

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