

PLANNING & ZONING COMMISSION MINUTES

TUESDAY, October 27, 2009

REGULAR MEMBERS PRESENT:

REGULAR MEMBERS ABSENT:

Mr. Papp, Chairman
Mrs. Grzelecki, Secretary
Mr. Goodwin
Mr. Hunziker
Mr. Rothballer
Mr. Scannell
Mr. Turner
Mr. Ward

Mr. Wendell

ALTERNATE MEMBERS PRESENT:

ALTERNATE MEMBERS ABSENT:

Ms. Boyd
Ms. DeLuca

Mr. Redman

Also in Attendance:

Steve Kleppin, Town Planner/Senior Enforcement Officer

PUBLIC HEARING

Chairman Papp opened the Public Hearing at 7:30 p.m.

LEGAL ADVERTISEMENT

A Legal Notice was also published in the New Canaan News Review
14A NEW CANAAN ADVERTISER, NEW CANAAN, CONN., THURSDAY, OCTOBER 15, 2009

TOWN OF NEW CANAAN
PLANNING & ZONING
COMMISSION
Notice is hereby given
that the Planning and Zoning
Commission will hold a Public
Hearing on Tuesday, October
27, 2009 at 7:30 p.m. in the
Auditorium of the Town Hall
to hear and decide applications
as follows:
1. Upon application of
Louise G. Brooks, Brooks
And Falotico Associates, Inc.,
Authorized Agent, for Roger
C. and Heather R. Harper,
owners, for a Special Permit
of Section 3.4.C.7 to allow
an addition and renovation

to an existing three-car
garage with accessory dwelling
unit, for property at 476
Silvermine Road in the Two
Acre Residence Zone (Map 44
Block 108 Lot 28).
2. Upon application of (S/B Scott)
George Kaluczky, Silvermine
Market (Lask Holdings LLC,
owner), for a Special Permit of
Section 7.1.A.5 to allow serving
of dinners to the public
as a sit down restaurant and
to utilize the outdoor tables
for dinner dining, for property
at 1028 Silvermine Road in
the One Acre Residence Zone
(Map 48 Block 112 Lot 52).
3. Upon application of

Michael P. Sweeney, Sandak
Hennessey & Greco LLP,
Authorized Agent, for Silver
Hill Hospital Inc., owners, for
a Special Permit of Section
3.2.C.18 to permit the renovation
and rehabilitation of the
existing Barrett House building
of Silver Hill Hospital, for
property at 143 Valley Road in
the Two Acre Residence Zone
(Map 44 Block 115 Lot 14).
Dated: October 13, 2009
New Canaan, Connecticut
Jean N. Grzelecki,
Secretary
10-15
10-22

1. Maples Inn Real Estate Co LLC, 179 Oenoke Ridge

Upon application of Andrew Glazer, Glazer Group, Authorized Agent, for Maples Inn Real Estate Co LLC, owner, for a Special Permit of Section 7.1.A.2, to convert the existing Inn into senior apartments for property at 179 Oenoke Ridge in the One Acre Residence Zone (Map 32, Block 42, Lot 9). (Not opened at September 29, 2009 meeting).

Andrew Glazer, Glazer Group, stated that 11 apartments are proposed for this site. A cottage will also be renovated and an existing garage would be taken down and rebuilt as a garage court, housing 2 living units above and 12 garage units below. Mr. Glazer provided a site model and floor plans and gave a brief description of the proposed work. Mr. Glazer has had meetings with surrounding neighbors and heard their concerns. Reorientation of the building was a concern and addressed by the builders. Other issues including drainage, landscape screening and mitigation were addressed. Deconstruction would begin after the new year and the project is expected to take about a year to complete.

Jonathan Garrity, 4 Hampton Lane, stated that he is concerned with lighting, traffic, noise, and dumpster usage and that this would be a non-conforming intensity of use. Mr.

Garrity also asked that if this plan was approved, that it did not receive any additional provisions. Bill Curren, 2 Hampton Lane, stated his concern with buffers, outdoor spaces and parking. Terry Spring, 24 Gerrish Lane, made comments about keeping with the current streetscape and asked that if the hearing was continued could a landscape plan could be part of the presentation. Mr. Glazer responded to the comments made.

The public hearing on this matter was continued to the November 17, 2009 public hearing.

2. Stephen P. & Stacy M. Mettler, Lot #66 White Oak Shade

Upon application of Stephen P. & Stacy M. Mettler (226 White Oak Shade Road), owners, for a Special Permit of Section 3.4.C.2 to install four poles with four non-glare fixtures to illuminate an existing tennis court, for property at Lot #66 White Oak Shade Road, in the One Acre Residence Zone (Map 36 Block 88 Lot 66). (Continued from September 29, 2009 meeting).

This item was not heard and was continued to the November 17, 2009 public hearing.

3. Silver Hill Hospital Inc., Barrett House building, 143 Valley Road

Upon application of Michael P. Sweeney, Sandak Hennessey & Greco LLP, Authorized Agent, for Silver Hill Hospital Inc., owners, for a Special Permit of Section 3.2.C.18 to permit the renovation and rehabilitation of the existing Barrett House building of Silver Hill Hospital, for property at 143 Valley Road in the Two Acre Residence Zone (Map 44 Block 115 Lot 14).

Michael Sweeney stated that the intensity of the use will not change for the 14-bed building. The purpose of the application is to update the building to code compliance and to meet state requirements. Changes will include work on the patio area and work on a lift to meet ADA compliance. Richard Turlington, Richard Turlington Architects, LLC, gave a brief description of the architectural plans, which will maintain the campus feel of the Silver Hill property. Work will include re-siding, adding a new front entry porch, removal of air conditioning units and the installation of a new air conditioning and heating system. Also included is the lift work and inside renovations for handicapped accessible patient rooms and bathrooms.

The public hearing on this matter was closed.

4. Roger C. and Heather R. Harper, 476 Silvermine Road

Upon application of Louise G. Brooks, Brooks and Falotico Associates, Inc., Authorized Agent, for Roger C. and Heather R. Harper, owners, for a Special Permit of Section 3.4.C.7 to allow an addition and renovation to an existing three-car garage with accessory dwelling unit, for property at 476 Silvermine Road in the Two Acre Residence Zone (Map 44 Block 108 Lot 28).

Louise Brooks and Kasia Kudrzycka, Brooks and Falotico Associates, Inc., presented the application and answered questions from the Commission. After approval was granted in August 2009 to refurbish the building and work began, it was discovered that the building was in much worse condition than originally thought. The doors of the existing garage are under sized and the scale is very tight relative to larger sized vehicles. An additional 580 square feet of garage space is being requested. The elevations will not change. Several more letters of support were received.

The public hearing on this matter was closed.

5. George Kaluczky, Silvermine Market, 1028 Silvermine Road

Upon application of (S/B Scott) George Kaluczky, Silvermine Market (Lask Holdings LLC, owner), for a Special Permit of Section 7.1.A.5 to allow serving of dinners to the public as a sit down restaurant and to utilize the outdoor tables for dinner dining, for property at 1028 Silvermine Road in the One Acre Residence Zone (Map 48 Block 112 Lot 52).

Scott Kaluczky, Silvermine Market, stated that the market operates 7 days a week from 7:00 a.m. to 5:00 p.m., Monday through Friday and Saturday and Sunday from 8:00 a.m. to 3:00 p.m. Dinner service would be from 4:00 p.m. to 9:30 p.m., and is currently two nights a week. There are no physical alterations other than removal of a few tables and some minor redecorating. Mr. Kaluczky submitted two letters of support that he received. There is an informal parking agreement with the Silvermine Guild. Interior seating capacity is approximately 25-30 people. There are two tables outside.

Pat Duncan, 990 Silvermine Road, supported the application. Peyton Grymes, 1038 Silvermine Road, stated his concerns with the noise level from the outdoor tables as he lives right next door. Roger Williams, Silvermine Guild, spoke in support of the application. Andrew Deery, 1022 Silvermine Road, spoke in support of dinner service, but anticipated concerns with a possible increase in refuse and attracting vermin.

The public hearing on this matter was continued to the November 17, 2009 public hearing.

REGULAR MEETING

6. Deliberation and any possible action on a closed public hearing item.

Discussion on Item #3 - Silver Hill Hospital Inc., Barrett House building, 143 Valley Road

Upon motion of Mrs. Grzelecki and second of Mr. Rothballer, the Commission voted unanimously to approve the application.

Discussion on Item #4 - Roger C. and Heather R. Harper, 476 Silvermine Road

Upon motion of Mr. Hunziker and second of Mr. Goodwin, the Commission voted unanimously to approve the application.

7. Sign Task Force Report.

- a. New Canaan Diner, 18 Forest Street – One wall sign.
- b. Cosmetic Boutique, 86 Elm Street – One wall sign.
- c. Let's Dress Up!, 111 Cherry Street – One wall sign.

Upon motion of Mrs. Grzelecki and second of Mr. Ward, the Commission approved items "a-c".

8. Downtown Subcommittee Report.

Mr. Turner presented the draft of the report to the Commission, added that it still requires some descriptive text.

9. Appointment of a P&Z Representative to SWRPA.

At this time, no potential candidate was identified for this appointment.

10. Administrative Actions or other matters as may properly come before the Commission (Town Planner).

- a. October 8, 2009 - Report on Conservation Commission meeting.
- b. November 14, 2009 - Training for Land Use Commissioners.
- c. January 12, 2010 (snow date January 14, 2010) - NEMO "Roles and Responsibilities of Land Use Commissions" Workshop.
- d. St. Luke's School request to rent their athletic facilities to two groups this Fall/Winter 2009/2010.

Item "d" approved.

11. Approve minutes of September 29, 2009 Regular Meeting minutes.

Discussion of the minutes was continued until the November 17, 2009 meeting.

19. Adjournment.

Meeting was adjourned at 9:15 p.m.

Jean Grzelecki, Secretary

LEGAL ADVERTISEMENT

A Legal Notice was also published in the New Canaan News

18A NEW CANAAN ADVERTISER, NEW CANAAN, CONN., THURSDAY, NOVEMBER 5, 2009

TOWN OF NEW CANAAN
PLANNING & ZONING
COMMISSION

Notice is hereby given that the Planning and Zoning Commission at a regular meeting held on October 27, 2009 duly adopted the following resolutions. Approved Special Permit Applications become effective upon the filing of a copy thereof in the office of the Town Clerk.

1. RESOLVED, that the application of Michael P. Sweeney, Sandak Hennessey

& Greco LLP, Authorized Agent, for Silver Hill Hospital Inc., owners, for a Special Permit of Section 3.2.C.18 to permit the renovation and rehabilitation of the existing Barrett House building of Silver Hill Hospital, for property at 143 Valley Road in the Two Acre Residence Zone (Map 44 Block 115 Lot 14) is approved.

2. RESOLVED, that the application of Louise G. Brooks, Brooks and Falotico Associates, Inc., Authorized

Agent, for Roger C. and Heather R. Harper, owners, for a Special Permit of Section 3.4.C.7 to allow an addition and renovation to an existing three-car garage with accessory dwelling unit, for property at 476 Silvermine Road in the Two Acre Residence Zone (Map 44 Block 108 Lot 28) is approved.

Jean N. Grzelecki,
Secretary
Dated October 30, 2009
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