

**PLANNING AND ZONING COMMISSION
AGENDA**

*Room 206
Town Hall*

Tuesday, October 27, 2015

8:00 P.M.

PUBLIC HEARING

Continuation of Public Hearing regarding Amendments to Darien Zoning Map (COZM2-2015), Amendment to Darien Zoning Regulations (COZR4-2015) put forth by 1950 Post Road, LLC.

Proposing to: 1) amend the Darien Zoning Map by changing the current boundary between the NB Zone and the R-1/2 Zone to run along the property boundaries, rather than being 100 feet from the Boston Post Road right-of-way; and 2) amend Section 604(c) of the Darien Zoning Regulations to allow dwelling units on upper floors: The Zoning Map amendments would rezone the following parcels from being split-zoned, to be entirely within the NB Zone: 1926, 1936, 1950 & 1958 Boston Post Road (shown on Assessor's Map #51 as Lots #38, #39, #40, and #41). The parcel which will be rezoned to become entirely within the R-1/2 Zone is 8 Ring's End Road (Map #51, Lot #34). Parcels in the vicinity which will not be changed: 1910 and 1918 Boston Post Road and 6 Ring's End Road. They are shown as Lots #35, #36, & #37.

Continuation of Public Hearing regarding Business Site Plan Application #289-A/Special Permit, Land Filling & Regrading #351-A, 1950 Post Road, LLC, 1950 Boston Post Road.

Proposing to: demolish the existing structures on the site; build a two-story mixed use building with associated on-site parking; and perform related site development activities. The subject property is located on the south side of Boston Post Road, directly across from its intersection with Garden City Road, and is shown on Assessor's Map #51 as Lot #40 in the NB and R-1/2 Zones. There is a related application to rezone the subject property to be entirely within the NB Zone.

Proposed Amendments to the Darien Zoning Regulations (COZR #5-2015), Special Permit Application #153-D/Site Plan, Land Filling & Regrading Application #366, Atria Darien, 50 Ledge Road.

Proposed zoning regulation amendments to Sections 664, 667 and 668 to: correct existing references; eliminate the distinction between ILF and ALF units; provide minimum and maximum size units; modify parking standards; and allow the Commission to waive or reduce setback or buffering requirements. Proposing to construct additions and alterations to the existing structure, modify the driveway, add on-site parking, and perform related site development activities. The subject property is located on the north side of Ledge Road, approximately 2,700 feet west of its intersection with Boston Post Road, and is shown on Assessor's Map #40 as Lot #43 in the Service Business (SB) Zone.

Land Filling & Regrading Application #368, Charles & Kristin Collier, 66 Pear Tree Point Road.

Proposing to fill and regrade front yard, construct associated retaining walls, and perform related site development activities. The subject property is situated on the east side of Pear Tree Point Road, approximately 1,200 feet north of its intersection with Crane Road, and is shown on Assessor's Map #60 as Lot #20, in the R-1 Zone.

Flood Damage Prevention Application #329-B, Land Filling & Regrading Application #308-B, 25 Brush Island Road, LLC & James Degnan, 19, 23, and 25 Brush Island Road.

Proposal to expand existing common driveway that serves #19 and #21 Brush Island Road to also serve #23 and #25 Brush Island Road and to perform related site activities within a regulated area. The properties are situated on the north side of Brush Island Road approximately 1,250 feet west of its intersection with Nearwater Lane and are shown on Assessor's Map #56 as Lots #17, #17A, and #20, in the R-1 (residential) Zone.

Flood Damage Prevention Application #193-A, 184 Nearwater Lane, LLC, 184 Nearwater Lane.

Proposing to construct a new single-family residence and to perform related site development activities within a regulated area. The subject property is located on the east side of Nearwater Lane approximately 350 feet south of its intersection with Shipway Road and is shown on Assessor's Map #55 as Lot #5 in the R-NBD Zone.

ADJOURN.