

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg 

DATE: March 17, 2015

SUBJECT: Special Meeting

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4:00 PM
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TOWN CLERK'S OFFICE
DARIEN CT.

The Planning and Zoning Commission will hold a special meeting on Thursday, March 19, 2015 at 8:00 P.M. in Room 119 of Town Hall. A copy of the agenda is below.

**PLANNING AND ZONING COMMISSION
AGENDA**

Thursday, March 19, 2015	8:00 P.M.	Room 119 Town Hall
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PUBLIC HEARING

Continuation of Public Hearing regarding Special Permit Application #286, Karen Hand, 132 Heights Road. Proposing to establish an acupuncture office in a portion of the first floor of the existing building at 132 Heights Road. The subject property is located on the north side of Heights Road approximately 625 feet west of its intersection with Noroton Avenue, and is shown on Assessor's Map #74 as Lot #14 in the Designed Commercial (DC) Zone.

Continuation of Public Hearing regarding Coastal Site Plan Review #69-B, Flood Damage Prevention Application #57-B, Land Filling & Regrading #344, David & Sandra Kirchoff, 1 Beverly Place. Proposing to raze the existing residence and garage; construct a new single-family residence and attached garage to be connected to the municipal sewer system; construct a new in-ground swimming pool; install associated stormwater management; and to perform related site development activities within regulated areas. The subject property is located on the west side of Beverly Place approximately 100 feet east of its intersection with Hawthorne Road, and is shown on Assessor's Map #62 as Lot #83 in the R-1 Zone.

Continuation of Public Hearing regarding Coastal Site Plan Review #305, Flood Damage Prevention Application #346, Land Filling & Regrading Application #345, Kevin Kuryla, 9A Tokeneke Trail. Proposing to construct a new single-family residence, pool, patio, on-site stormwater management and septic system, and perform related site development activities within regulated areas. The subject property is located on the east side of Tokeneke Trail, approximately 300 feet north of its intersection with Cross Road and is shown on Assessor's Map #65 as Lot #8-2, in the R-1 Zone.

GENERAL MEETING

Informal discussion regarding the possible expansion of Atria Darien, 50 Ledge Road.

Informal discussion regarding Old Town Hall Homes, 719 Boston Post Road.

Amendment of Special Permit Application #248-A/Site Plan, Estia's American, Boston Post Road.

Request to change the fencing around their outside dining area, install a pergola with a retractable awning, and to eliminate the existing umbrellas.

Amendment of Special Permit Application #39-B, St. Luke's Church, 1864 Boston Post Road.

Request to expand the existing columbarium.

Amendment of Special Permit Application #173-A, KJD Properties, LLC, 841 Boston Post Road. Request to modify previous approval to allow the sale of: on-site prepared crepes; pre-made cold sandwiches; toasted sandwiches; pre-made desserts; and coffee and other drinks.

Discussion, deliberation and possible decisions on the following applications:

Special Permit Application #277-B/Amendment of Business Site Plan #248, Day Street Development, LLC, 13 Grove Street. Request for Le Boudoir, a personal service use, for a 1,250+/- square foot portion of the first floor of the building at 13 Grove Street. *DECISION DEADLINE: 4/30/2015.*

Special Permit Application #286, Karen Hand, 132 Heights Road. Proposing to establish an acupuncture office in a portion of the first floor of the existing building at 132 Heights Road. The subject property is located on the north side of Heights Road approximately 625 feet west of its intersection with Noroton Avenue, and is shown on Assessor's Map #74 as Lot #14 in the Designed Commercial (DC) Zone.

Deliberation only on the following:

Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Grading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *DECISION DEADLINE: 4/9/2015.*

Special Permit Application #285, Land Filling & Grading Application #213-A, Anthony & Elizabeth Minella, 53 Horseshoe Road. Proposing to construct a 60' x 100' sports court with associated lighting; along with a related structure attached to the existing residence; install related stormwater management; and to perform related site development activities. *PUBLIC HEARING CLOSED 3/10/2015. DECISION DEADLINE: 5/14/2015.*

Approval of Minutes

January 29, 2015 Public Hearing/General Meeting
February 10, 2015 General Meeting
February 24, 2015 Public Hearing/General Meeting

Since this is a Special Meeting, no Other Business can be considered.

ADJOURN.