

MEMORANDUM

TO: Town Clerk and Park and Recreation Department
FROM: Jeremy B. Ginsberg
DATE: March 27, 2015
SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, March 31, 2015 at 8:00 P.M. in Room 119 of Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 31, 2015	8:00 P.M.	Room 119 Town Hall
-------------------------	-----------	------------------------------

GENERAL MEETING

Update on Town Moratorium application from First Selectman Jayme Stevenson.

Land Filling & Regrading Application #234-A, Wise, 7 Andrews Drive.
Request for extension of time to commence project.

PUBLIC HEARING

Continuation of Public Hearing regarding Subdivision Application #612-B, ASL Partners, LLC, 203 Long Neck Point Road. Proposal to subdivide a 2.8+/- acre property into two rear lots, each with a 25 foot access to Long Neck Point Road. The subject property is located on the east side of Long Neck Point Road approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone. *PUBLIC HEARING OPENED: 3/24/2015.*

Land Filling & Regrading Application #348, Jeffrey & Dagmar Scalise, 1 Lynn Court. Proposal for filling and regrading associated with the construction of a replacement single-family residence, detached garage, associated patios, and stormwater management, and to perform related site development activities. The subject property (formerly known as 140 Hoyt Street) is located on the south side of Lynn Court at the southwest corner formed by its intersection with Hoyt Street, and is shown on Assessor's Map #31 as Lot #13 in the R-1/3 Zone.

Land Filling & Regrading Application #346, Jeffrey & Tracey Grills, 62 St. Nicholas Road. Proposal for filling and regrading associated with the construction of a replacement single-family residence, pool and stormwater management and to perform related site development activities. The subject property is located on the south side of St. Nicholas Road, approximately 2,000 feet west of its intersection with Mansfield Avenue, and is shown on Assessor's Map #6 as Lots #88 in the R-2 Zone.

Coastal Site Plan Review #306, Flood Damage Prevention Application #347, Land Filling & Regrading Application #347, John & Julie Hekker, 85 Goodwives River Road. Proposal to construct parking areas on the north and south side of the existing residence with associated regrading, expand a deck, and perform related site development activities within regulated areas. The subject property is located on the west side of Goodwives River Road, approximately 150 feet south of its intersection with Sunswyck Road, and is shown on Assessor's Map #49 as Lot #3 in the R-1 Zone.

Business Site Plan #186-C/Special Permit, Performance Physical Therapy, 800 Boston Post Road. Proposal to establish a physical therapy practice in a portion of the third floor of the existing building at 800 Boston Post Road. The subject property is located on the southwest corner formed by the intersection formed by Boston Post Road and Sedgwick Avenue and is shown on Assessor's Map #71 as Lots #1, #2 & #17, located in the CBD (Central Business District) Zone.

GENERAL MEETING

Deliberation and possible decision on the following:

Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading 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.*

Deliberations only on the following:

Special Permit Application #285, Land Filling & Regrading 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. *DECISION DEADLINE: 5/14/2015.*

Coastal Site Plan Review #184-C, Flood Damage Prevention Application #195-C, Land Filling & Regrading Application #102-C, Town of Darien, 36 and 30 Goodwives River Road, and 15 Morley Lane. Proposing to reconstruct the Upper Pond dam; construct a fish ladder; remove approximately 7,500 cubic yards of sediment from the lower portion of Upper Pond; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas.

Amendment of Special Permit Applications #22-O and 22-P, Coastal Site Plan Review #27-D and 27-E, Flood Damage Prevention Application #20-D and 20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive. Proposing to amend the previously approved plans for the clubhouse and bathhouse by modifying: the width of the service driveway; the tennis courts; and the lockers; and to perform related site development activities within regulated areas.

Business Site Plan #96-J/Special Permit, PAG Connecticut LR1, LLC, 1335 Boston Post Road. Proposal to construct additions and alterations to the existing building, and to perform site development activities.

Coastal Site Plan Review #69-B, Flood Damage Prevention Application #57-B, Land Filling & Regrading #344, David & Sandra Kirchhoff, 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; and install associated stormwater management;

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.