

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, May 26, 2015

8:00 P.M.

**Room 206
Town Hall**

GENERAL MEETING

Amendment of Subdivision Application #544-A(9), Jamie Vicencio, 19 Morley Lane.

Request to modify approved plan by: 1) creating separate driveway; 2) adding a drain pipe to a swale; and 3) install boulder retaining wall along the cemetery.

Amendment of Business Site Plan #132-B, Hall Investments, 9 Old King's Highway South.

Request to install generator.

Amendment of Business Site Plan #104-A(2)/Special Permit, Bertucci's, 54 Boston Post Road.

Request to create a 169 square foot bar area within the restaurant.

Deliberations and possible decisions on the following:

Coastal Site Plan Review #307, Flood Damage Prevention Application #348, Land Filling & Regrading Application #350, Jared & Schuyler Heuer, 37 Contentment Island Road

Proposal to construct an addition to the existing single-family residence, modify the parking court and driveway, and to perform related site development activities within regulated areas.

Coastal Site Plan Review #270-B, Flood Damage Prevention Application #306-B, Land Filling & Regrading Application #270-B, Paul & Amy Darrah, 11 Peabody Lane.

Proposal to retain a seawall; remove existing ramp and pier and float; construct timber walkway; construct elevated walkway, pier, gangway and float; and to perform related site development activities within regulated areas.

Deliberations only regarding:

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.

Special Permit Application #288/Site Plan, Fjord Fish Market, 1015 Boston Post Road.

Proposing to establish a retail fish market with associated convenience food service use in a portion of the now-vacant 927+/- square foot first floor space at 1015 Boston Post Road.

Approval of Minutes

April 21, 2015 Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

PUBLIC HEARING (to start no earlier than 8:15 p.m.)

Continuation of Public Hearing regarding Proposed Amendment to Darien Zoning Regulations (COZR #1-2015), Special Permit Application #287/Site Plan review, Land Filling & Regrading #349, Knobel Hill, LLC, 40 Locust Hill Road. Proposing to demolish the existing structures on-site, apply the Active Senior Residential Overlay Zone to the subject property, and construct an “Active Senior Residential Development” under Section 430 of the Darien Zoning Regulations consisting of six total dwelling units; install associated stormwater management; and to perform related site development activities. The application also includes a proposed amendment to Subsection 436b of the Zoning Regulations regarding terraces and utility equipment. The subject property is located on the south side of Locust Hill Road, at the southwest corner formed by its intersection with Settler’s Trail, and is shown on Assessor’s Map #64 as Lot #49 in the R-1 Zone.
HEARING OPENED: 4/28/2015. DEADLINE TO CLOSE PUBLIC HEARING: 5/26/2015

Coastal Site Plan Review #302-A, Land Filling & Regrading Application #352, David & Rhonda Sherwood, 245 Long Neck Point Road. Proposing to construct a pool, spa, patio, and pool cabana; install associated stormwater management; and to perform related site development activities within a regulated area. The subject property is located on the east side of Long Neck Point Road approximately 2,600 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor’s Map #61 as Lot #13-2 in the R-1 Zone.

Continuation of the following matter:

By Order dated November 19, 2014 in the matter of *Christopher & Margaret Stefanoni v. The Darien Planning and Zoning Commission* – Docket No.: HHB-CV-11-5015368S (the “Appeal”), and the related case of *Gregory v. Darien Planning and Zoning Commission* Docket No.: CV-13-6023798S Judge Henry Cohn remanded the matter back to the Darien Planning & Zoning Commission for an amendment to the Commission’s October 29, 2013 resolution to specify an approved number of units or a range of numbers of units, based on the record. The legal notice for the original application read as follows:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor’s Map #27 as Lot #168-1, within the R-1/3 zone.
PREVIOUS HEARINGS HELD ON 4/7/2015 AND 4/21/2015.

ADJOURN.