

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, June 2, 2015

8:00 P.M.

**Room 206  
Town Hall**

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**GENERAL MEETING**

*Deliberations ONLY on the following:*

**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. *HEARING CLOSED: 5/26/2015. DEADLINE TO CLOSE PUBLIC HEARING: 7/30/2015*

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

**PUBLIC HEARING**

**Continuation of Public Hearing regarding 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. *TO BE IMMEDIATELY CONTINUED TO 6/9/2015.*

**Continuation of Public Hearing regarding Business Site Plan #168-F, Equity One, LLC--Trader Joe’s, 430 Boston Post Road.** Proposal to expand Trader Joe’s into a portion of the space now occupied by Orvis and perform related site development activities. The subject property is located on the southeast corner of the intersection of Boston Post Road and Old King’s Highway North and is shown on Assessor’s Map #35 as Lot #1, in a DB-2 (Designed Business Two – commercial) Zone. *DECISION DEADLINE: JUNE 23, 2015.*

**Site Plan Application #289/Special Permit, Land Filling & Regrading #351, 1950 Post Road, LLC, 1950 Boston Post Road.** Proposing to: remove the existing structures on the site; build a two-story mixed use building on the NB Zone portion of the site; build a two story carriage house with a one bedroom residence above a garage in the R-1/2 Zone; 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.

**Coastal Site Plan Review #308, Flood Damage Prevention Application #349, James & Christi Hanson, 24 Lighthouse Way.** Proposing to construct additions and alterations to the existing residence; install an air conditioning unit on a platform; and to perform related site development

activities within regulated areas. The subject property is situated on the southeast side of Lighthouse Way, approximately 1,000 feet south of its intersection with Boston Post Road and is shown on Assessor's Map #53 as Lot #29, in the R-1/2 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.**