

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, November 10, 2015

8:00 P.M.

**Room 206  
Town Hall**

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**GENERAL MEETING**

**Election of Officers**

**Adoption of 2016 Meeting Schedule.**

**Informal presentation regarding Old Town Hall Homes, Boston Post Rd/Academy Street.**

*Deliberations and possible decisions regarding:*

**Proposed Amendment to the Darien Zoning Map (COZM #1-2015), Special Permit Application #246-C/Site Plan #251-C, Land Filling & Regrading Application #184-C/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street (Kensett II).** Proposing to: establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres; and raze the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and three off-site below market-rate units at 269 Hoyt Street (two of which will be age-restricted); combine the three Wakemore Street parcels with Kensett I; and perform related site development activities. *DECISION DEADLINE: 12/3/2015.*

**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.

**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.

**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.

**Approval of Minutes**

October 6, 2015	Public Hearing/General Meeting
October 13, 2015	General Meeting
October 20, 2015	General Meeting/Public Hearing

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

## **PUBLIC HEARING**

**Continuation of Public Hearing regarding Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission (COZR #2-2015).** Proposing to amend the Darien Zoning Regulations as follows:

1. Defining Building Coverage (Sections 210 and 223) relative to elevated patios, HVAC units, generators, fuel tanks, and pool equipment.
2. Modifying how side lot lines are defined where there is a small jog in the line (Section 210).
3. Modify Section 230 to allow Monument Signs and Modify Sections 925.1 and 926.3 to allow such signs in certain non-residential zones (the OB, DOR-1, DOR-5, SB and SB-E Zones).
4. Modify Section 334 and 385 to eliminate the need for Lot Width variances to redevelop on building lots which have at least 50% of the required Lot Width and Depth.
5. Modify Section 371—Height of Buildings or Structures (clarify Building Height relative to cupolas and mechanical equipment.)
6. Modify Section 384—Non Conformity, Other Than Use to clarify the existing Regulation.
7. Modify Section 406 #7—Eliminate the Total of Two side yards requirement which now affects the R-1/3 and R-1/5 Zones.
8. Modify Section 406f regarding detached accessory structures, to not allow finished space in detached accessory structures which do not meet the principal setbacks.
9. Modify Section 575 Area and Bulk Requirements DCR Zone to clarify what counts towards floor area.
10. Modify Inclusionary Zoning Regulations (Sections 583, 588a through 588e) to require that all below market rate units be changed to be affordable to those with an income equal to or less than 80% of State Median Income (SMI). Include updated SMI data and calculations.
11. Modify Section 572 to refer to the DMR Zone, when it should refer to the DCR Zone.
12. Modify Section 577 to reference signs allowed in the DCR zone.
13. Modify Section 625 Item 15 to be Maximum Average Floor Area of All Dwelling Units.
14. Modify Section 873. (Eligibility for Certification) to reflect updated report name and date.

**Special Permit Application #277-C/Site Plan, Darien Butcher Shoppe, 13 Grove Street.** Proposal for retail butcher shop with associated convenience food service use in a portion of the first floor of the existing 13 Grove Street building. The subject property is located on the southwest corner formed by the intersection of Day Street and Grove Street, and is shown on Assessor's Map #73 as Lots #15 & #16 in the Central Business District (CBD) Zone.

**Flood Damage Prevention Application #7-A, Peter & Megan Franchetti, 18 Waverly Road.** Proposal to construct a replacement single-family residence and to perform related site development activities within a regulated area. The subject property is located on the west side of Waverly Road, approximately 300 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #22 & #23, in the R-NBD (residential) Zone.

**Flood Damage Prevention Application #350, Rodman & Susan Benedict, 15 Plymouth Road.** Proposal to construct a replacement single-family residence and to perform related site development activities within a regulated area. The subject property is situated on the east side of Plymouth Road approximately 75 feet south of its intersection with Baywater Drive and is shown on Assessor's Map #55 as Lot #74, in the R-NBD (residential) Zone.

**ADJOURN.**