

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, November 24, 2015

8:00 P.M.

*Room 206
Town Hall*

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations put forth by Gleason & Associates, LLC on behalf of BMW of Darien (COZR #3-2015).

Proposal to amend Sections 210, 665, and 666 of the Darien Zoning Regulations as follows: to establish a definition of a Parking Device in Section 210; to allow Parking Devices as an Accessory Use Requiring a Special Permit in the Service Business (SB) Zone in Section 665; and to specifically exempt Parking Devices from Building Coverage and Minimum Yard Requirements in Section 666. *THIS APPLICATION HAS BEEN WITHDRAWN.*

Continuation of Public Hearing regarding Business Site Plan #194-G/Special Permit, BMW of Darien, 136-138 Ledge Road. Proposal to allow installation of ninety parking devices at its 140 Ledge Road site and perform related site activities. *THIS APPLICATION HAS BEEN WITHDRAWN.*

Coastal Site Plan Review #83-B, Flood Damage Prevention Application #71-B, Land Filling & Regrading Application #371, Justin Scott, 47 Pear Tree Point Road. Proposing to lift the existing residence; lift the garage slab and modify the internal circulation; regrade the driveway, garage access and new entrance stair; and perform related site development activities within regulated areas. The subject property is situated on the west side of Pear Tree Point Road, approximately 900 feet south of its northernmost intersection with Long Neck Point Road, and is shown on Assessor's Map #60 as Lot #51, in the R-1 Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO JANUARY 26, 2016.*

Continuation of Public Hearing regarding Proposed Amendments to the Darien Zoning Regulations (COZR #5-2015), Special Permit Application #153-D/Site Plan, Land Filling & Regrading Application #366, Atria Darien, 50 Ledge Road. Proposed zoning regulation amendments to Sections 664, 667 and 668 to: correct existing references; eliminate the distinction between ILF and ALF units; provide minimum and maximum size units; modify parking standards; and allow the Commission to waive or reduce setback or buffering requirements. Proposing to construct additions and alterations to the existing structure, modify the driveway, add on-site parking, and perform related site development activities. The subject property is located on the north side of Ledge Road, approximately 2,700 feet west of its intersection with Boston Post Road, and is shown on Assessor's Map #40 as Lot #43 in the Service Business (SB) Zone. *DEADLINE TO CLOSE PUBLIC HEARING IS 12/1/2015, UNLESS EXTENSION IS GRANTED.*

Land Filling & Regrading Application #370, Patricia Hemingway LLC, 23 Patricia Lane. Proposing to construct a replacement single-family residence and associated stormwater management, and perform related site development activities. The property is situated on the east side of Patricia Lane approximately 350 feet northeast from its southerly intersection with Dubois Street, and is shown on Assessor's Map #43 as Lot #73, in the R-1/3 Zone.

Land Filling & Regrading Application #369, Luciano Lombardi, Jr., 8 West Elm Street. Proposing to regrade back yard, construct associated retaining wall, and to perform related site development activities. The subject property is located on the south side of West Elm Street approximately 200 feet west of its intersection with Noroton Avenue and is shown on Assessor's Map #21 as Lot #167 & #168 in the R-1/3 Zone.

GENERAL MEETING

Deliberations ONLY 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: Defining Building Coverage; Modifying how side lot lines are defined; Modify Section 230 to allow Monument Signs and to allow such signs in certain non-residential zones; Modify Section 334 and 385 regarding building lots which have at least 50% of the required Lot Width and Depth; Modify Section 371—Height of Buildings or Structures (clarify Building Height relative to cupolas and mechanical equipment.); clarify Section 384; Modify Section 406 #7—Eliminate the Total of Two side yards requirement; Modify Section 406f regarding detached accessory structures, to not allow finished space in detached accessory structures which do not meet the principal setbacks; Modify Section 575 Area and Bulk Requirements DCR Zone; Modify Inclusionary Zoning Regulations (Sections 583, 588a through 588e); Modify Section 572 to refer to the DMR Zone, when it should refer to the DCR Zone; Modify Section 577 to reference signs allowed in the DCR zone; Modify Section 625 Item 15 to be Maximum Average Floor Area of All Dwelling Units; and Modify Section 873. to reflect updated report name and date.

Deliberations and possible decisions regarding:

Amendments to Darien Zoning Map (COZM2-2015), Amendment to Darien Zoning Regulations (COZR4-2015) put forth by 1950 Post Road, LLC. Proposing to: 1) amend the Darien Zoning Map by changing the current boundary between the NB Zone and the R-1/2 Zone to run along the property boundaries, rather than being 100 feet from the Boston Post Road right-of-way; and 2) amend Section 604(c) of the Darien Zoning Regulations to allow dwelling units on upper floors: The Zoning Map amendments would rezone the following parcels from being split-zoned, to be entirely within the NB Zone: 1926, 1936, 1950 & 1958 Boston Post Road (shown on Assessor's Map #51 as Lots #38, #39, #40, and #41). The parcel which will be rezoned to become entirely within the R-1/2 Zone is 8 Ring's End Road (Map #51, Lot #34).

Business Site Plan Application #289-A/Special Permit, Land Filling & Regrading #351-A, 1950 Post Road, LLC, 1950 Boston Post Road. Proposing to: demolish the existing structures on the site; build a two-story mixed use building with associated on-site parking; and perform related site development activities.

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.

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.

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.

Approval of Minutes

October 27, 2015 Public Hearing
November 3, 2015 General Meeting
November 10, 2015 General Meeting/Public Hearing

Discussion of upcoming schedule.

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

ADJOURN.