

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: July 11, 2014

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, July 15, 2014 at 8:00 P.M. in Room 119 of Darien Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

Room 119

Tuesday, July 15, 2014 8:00 P.M. Darien Town Hall, 2 Renshaw Road

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer. Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property.

Continuation of Public Hearing regarding Business Site Plan #218-A/Special Permit, Papa Joe's Restaurant, 1973 Boston Post Road. Proposing to expand the existing restaurant into approximately 1,275 square feet of first floor space, establish a bar within a portion of the space, and to perform related site activities. The subject property is located on the northeast corner formed by the intersection of Noroton Avenue and Boston Post Road, and is shown on Assessor's Map #42 as Lot #1 in the NB and R-1/3 Zones.

Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Friends of Goodwives River, 36 and 30 Goodwives River Road, and 11 Queens Lane. Proposing to repair the Upper Pond dam; construct a fish ladder; remove approximately 9,000 cubic yards of sediment; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 11 Queens Lane (Map #63 Lot #99), approximately 800 feet south of its intersection with Old King's Highway South, in the R-1 Zone.

Coastal Site Plan Review #84-E, Flood Damage Prevention Application #74-E, Land Filling & Regrading Application #301-A, Hokin, 25 Shipway Road and Love, 17 Shipway Road. Proposing to jointly grade the two properties and to perform related site development activities within regulated areas. The subject properties are located on the south side of Shipway Road approximately 300 feet east of its intersection with Plymouth Road, and are shown on Assessor's Map #55 as Lots #125 (Love) & #126 (Hokin) in the R-1 Zone.

Coastal Site Plan Review #200-A, Flood Damage Prevention Application #217-A, Dmitry Melnick, 2572 Boston Post Road. Proposing to construct a fixed pier with access stairs, and perform related site development activities within regulated areas. The subject property is located on the south side of Boston Post Road approximately 175 feet east of its intersection with Catalpa Terrace, and is shown on Assessor's Map #54 as Lot #4 in the R-1/3 Zone.

Coastal Site Plan Review #205-A, Flood Damage Prevention Application #219-A, Land Filling & Regrading Application #331, Mark Filanowski, 71 Arrowhead Way. Proposing to reposition the driveway; reposition the front walkway and steps; extend the existing front portico; and to perform related site development activities within regulated areas. The subject property is located on the east side of Arrowhead Way approximately 50 feet north of its intersection with Tokeneke Trail, and is shown on Assessor's Map #69 as Lot #20 in the R-1 Zone.

Flood Damage Prevention Application #303-A, Patrick & Lauren Palomo, 104 Rose Lane. Proposing to construct an addition to the existing residence and perform related site development activities within a regulated area. The property is situated on the south side of Rose Lane approximately 100 feet east of its intersection with Denhurst Place and is shown on Assessor's Map #25 as Lot #14, located in an R-1/5 (residential) Zone.

Land Filling & Regrading Application #330, Edward and Colleen Lyons, 17 Salt Box Lane. Proposal to fill and regrade in association with the construction of a stone masonry ramp within fifteen feet of the southwest property line; and perform related site development activities. The subject property is located on the west side of Salt Box Lane approximately 190 feet south of its intersection with Salt Box Lane East, and is shown on Assessor's Map #45 as Lot #11 in the R-1/3 Zone.

ADJOURN.