

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 206

Tuesday, May 27, 2014

8:00 P.M.

Darien Town Hall, 2 Renshaw Road

PUBLIC HEARING

WITHDRAWN Proposed Amendment to the Darien Zoning Map (COZM #1-2014), Sun Homes Darien, LLC, 0 and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on two parcels totaling approximately 1.98 acres. The subject properties are located on the north side of Wakemore Street approximately 1,025 feet east of its intersection with Hoyt Street, and are shown on Assessor's Map #8 as Lots #228, 229 and 230, now in the R-1/3 Zone.

Continuation of Public Hearing regarding Special Permit Application #22-O/Site Plan, Coastal Site Plan Review #27-D, Flood Damage Prevention Application #20-D, Tokeneke Club, Inc., 4 Tokeneke Beach Drive/Butler's Island Road. Proposal to expand the service drive; renovate substantial portions of the bathhouse; replace large lockers and changing areas with removable lockers; install HVAC equipment and a below ground propane tank; relocate electrical boxes, utilities, and pool heaters; and perform related site development activities within regulated areas. The subject property is located on the south side of Butler's Island Road at the southeast corner formed by its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #83 in the R-1 Zone.

Continuation of Public Hearing regarding Special Permit Application #22-P/Site Plan, Coastal Site Plan Review #27-E, Flood Damage Prevention Application #20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive/Butler's Island Road. Proposal to raze the tennis house, administrative offices and portion of the old clubhouse; construct a new addition to the restaurant; install additional parking; install a pergola; install a new septic system; and install associated stormwater management; and perform related site development activities within regulated areas. The subject property is located on the south side of Butler's Island Road at the southeast corner formed by its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #83 in the R-1 Zone.

Subdivision Application #67-B, Land Filling & Regrading Application #327, Reilly Builders, 22 Gardiner Street. Proposing to subdivide the existing property into two building lots, construct two single-family residences; perform related regrading; and to perform related site development activities. The subject property is located on the east side of Gardiner Street, approximately 600 feet north of its intersection with Boston Post Road, and is shown on Assessor's Map #45 as Lot #135 in the R-1/3 Zone.

Land Filling & Regrading Application #326, 79 West Avenue, LLC, 79 West Avenue. Proposing to excavate and regrade associated with the construction of a new single-family residence and driveway on West Avenue, and perform related site development activities. The subject property is located on the south side of West Avenue approximately 75 feet east of its intersection with Bailey Avenue, and is shown on Assessor's Map #39 as Lot #82 in the R-1/5 Zone.

Land Filling & Regrading Application #328, J. Baron Land Co., LLC, 465 Mansfield Avenue. Proposal to fill and regrade associated with the construction of a new single-family residence; and to install associated stormwater management; and perform related site development activities. The subject property is located on the west side of Mansfield Avenue approximately 600 feet north of its intersection with Half Mile Road, and is shown on Assessor's Map #2 as Lot #34-1 in the R-2 Zone.

ADJOURN.