

**PLANNING AND ZONING COMMISSION  
AGENDA**

Room 206

Tuesday, June 24, 2014

8:00 P.M.

Darien Town Hall, 2 Renshaw Road

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**PUBLIC HEARING**

**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.

**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.

**Land Filling & Regrading Application #234-A, Jim & Mary Wise, 7 Andrews Drive.**

Proposal to add to the existing residence; add a new terrace; remove the old deck and build a new deck; and replace existing retaining wall with terraced retaining walls; and perform related site development activities. The subject property is located on the west side of Andrews Drive approximately 250 feet south of its intersection with Old King's Highway South, and is shown on Assessor's Map #63 as Lot #73 in the R-1 and R-1/2 Zones.

**GENERAL MEETING**

**Ox Ridge Hunt Club/AT&T telecommunications tower referral.**

**Business Site Plan #248, Ken Kleban, 1015 Boston Post Road, CBD Zone.**

Request for Blue Mercury, a proposed tenant for about 2,000+/- square feet of the first floor.

**Amendment of Coastal Site Plan Review #261-A, Flood Damage Prevention Application #28-B, Foster Kaali-Nagy, 144 Five Mile River Road.**

Request for reconstruction of boathouse.

**Deliberations only on any public hearing items closed on June 24, 2014.**

*Discussion, deliberation and possible decisions on the following applications:*

**Land Filling & Regrading Application #323, DaCunha Builders, LLC, 8 Stanley Road.**

Proposing to perform site grading associated with the construction of a new single-family residence; and to perform related site development activities. *PUBLIC HEARING CLOSED 5/13/2014. DECISION DEADLINE: 7/17/2014.*

**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. *PUBLIC HEARING CLOSED 5/27/2014. DECISION DEADLINE: 7/31/2014.*

**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. *PUBLIC HEARING CLOSED 5/27/2014. DECISION DEADLINE: 7/31/2014.*

**Approval of Minutes**

May 27, 2014 Public Hearing/General Meeting  
June 3, 2014 General Meeting  
June 10, 2014 General Meeting

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

**ADJOURN.**