

**PLANNING AND ZONING COMMISSION
AGENDA**

ROOM 206

Tuesday, October 22, 2013

8:00 P.M.

Town Hall

All meetings of the Planning and Zoning Commission will be concluded by no later than 11:00 PM. Any necessary continuation of a meeting or hearing will be scheduled generally for the first Tuesday of the following month at 8:00PM.

Applicants and others addressing the Commission are requested to limit their presentations to not more than fifteen minutes in order to complete all agenda items in a timely manner.

PUBLIC HEARING

Continuation of Public Hearing regarding Special Permit Application #117-E/Site Plan, Land Filling & Regrading Application #314, Noroton Presbyterian Church, 2011 Boston Post Road and 2075 Boston Post Road and 25 Noroton Avenue. Proposal to construct additions and alterations to the existing Church, including modifying the existing parking area and playground; and to perform related site development activities. The subject properties are located on the northwest corner formed by the intersection of Boston Post Road and Noroton Avenue, and are shown on Assessor's Map #43 as Lots #3, #4, and #5 in the R-1/3 Zone. ***HEARING ORIGINALLY OPENED ON 9/24/2013.***

Flood Damage Prevention Application #254-A/Amendment of Site Plan, Darien Parks & Recreation, Darien Junior Sailing Team, Weed Beach, 155 Nearwater Lane. Proposal to construct a 22' x 50' storage building to replace the sheds and sailing house damaged by Storm Sandy; relocate boat storage racks, chase boats, trailers, and portable launch ramps; and perform related site activities within a regulated area. The subject property is located on the west side of Nearwater Lane approximately 200 feet south of its intersection with Short Lane, and is shown on Assessor's Map #56 as Lots #3 & Lot #4 in the R-1 Zone.

Continuation of Public Hearing regarding Flood Damage Prevention Application #331, Land Filling & Regrading Application #309, Michael & Elizabeth DeSanctis, 9 Plymouth Road. Proposing to elevate the existing residence, construct additions and alterations, and perform related site development activities within a regulated area. The subject property is located on the east side of Plymouth Road, approximately 500 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #76 in the R-NBD Zone. ***PUBLIC HEARING ORIGINALLY OPENED ON JULY 23, 2013 AND WAS CONTINUED TO SEPT. 17, 2013 AND OCTOBER 22, 2013.***

Coastal Site Plan Review #293-A, Flood Damage Prevention Application #334, Land Filling & Regrading Application #315, Reed & Renee Schwandt, 36 Baywater Drive. Proposal to raze the existing residence and construct a new single-family residence and perform related site development activities within regulated areas. The subject property is located on the east side of Baywater Drive, 350 feet southeast of its intersection with Plymouth Road, and is shown on Assessor's Map #55 as Lot #89 in the R-NBD Zone.

Coastal Site Plan Review #294, Land Filling & Regrading Application #316, John & Medina Vasily, 18 Long Neck Point Road. Proposing additions to the existing residence and converting a deck to a terrace, and perform related site development activities within a regulated area. The subject property is located on the west side of Long Neck Point Road at the northernmost intersection formed by Pear Tree Point Road and Long Neck Point Road, and is shown on Assessor's Map #60 as Lot #18-B in the R-1 Zone.

Flood Damage Prevention Application #322-A, Land Filling & Regrading Application #297-A, James & Diane Bosek, 12 Plymouth Road. Proposing to elevate the existing residence, construct additions and alterations, and perform related site development activities in a regulated area. The subject property is located on the west side of Plymouth Road approximately 160 feet south of its intersection with Baywater Drive, and is shown on Assessor's Map #55 as Lot #67 & #68 in the R-NBD Zone.

GENERAL MEETING

Discussion, deliberation and possible decision on the following:

Coastal Site Plan Review #292, Land Filling & Regrading Application #312, 99 Wit's End LLC, 99 Long Neck Point Road. Proposing to raze the existing residence and construct a new single-family residence with associated filling/excavation and regrading work and retaining wall, and perform related site development activities within a regulated area.

Discussion and deliberation ONLY on the following:

Court-ordered remand regarding Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities.

Coastal Site Plan Review #290, Flood Damage Prevention Application #333, Land Filling & Regrading Application #310, ASL Partners, LLC, 203 Long Neck Point Road. Proposal to demolish the existing single-family residence and construct a new single-family residence with pool, and perform related site activities within regulated areas. The subject property is located on the east side of Long Neck Point Road approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone.

Proposed Amendments to the Zoning Regulations (COZR #3-2013) put forth by the Darien Planning & Zoning Commission as outlined in a June 17, 2013 memo from Jeremy Ginsberg. These proposed changes include: Amendments related to Personal Service Businesses: Modify Section 210—Definition of Commercial Sales and Service; Add subsections 604d, 614g, 634g, 654f, and 684j., to specifically call out Personal Service Business as a Special Permit use in certain zones.

Other proposed changes are amendments recommended by the Zoning Board of Appeals (ZBA): 1. Modify Section 210 (Definition of Building Coverage) by noting that the first six inches (6") of building eave, and up to twenty (20) square feet for overhangs for stairs, stair landings, and stoops do not count toward Building Coverage. Delete subsection 416h. Modify subsection 351 (Porches)

to better reflect current policy of acceptable size covered front porches which would be exempt from setbacks or subject to reduced setbacks. Modify subsection 354 (Stairs and Ramps) to better reflect current policy of acceptable size entry stairs which would be exempt from setbacks or subject to reduced setbacks. Modify subsection 1126b (General Rules of the Zoning Board of Appeals) regarding submitted application materials. Modify subsection 1126e (General Rules of the Zoning Board of Appeals) regarding reapplications to the ZBA. Modify subsection 1127 (Notification-ZBA) to have proof of mailing submitted one week prior to the public hearing.

Other proposed changes are amendments recommended by the Architectural Review Board (ARB): Modify subsections 923.1b, c, and d, regarding wall signs in the CBD, DC, and NB Zones; Modify subsection 923.2b regarding hanging signs in the CBD, DC, and NB Zones; Modify subsection 923.5 Prohibited Signs in the in the CBD, DC, and NB Zones; Modify subsection 925.2b, regarding wall signs in the OB, DOR-1 and DOR-5 Zones; Modify subsection 926.1, regarding wall signs in the SB and SB-E Zones.

Amendment of Business Site Plan #249-A, Whole Foods Market, 150 Ledge Road.

Request to install solar panels on existing roof of the building.

Flood Damage Prevention Application #315, Mark & Heather Wright, 26 Waverly Road.

Request for extension of time to complete back terrace.

Approval of Minutes

October 1, 2013 Public Hearing/General Meeting

Deliberation only on any public hearing matters closed on October 22, 2013. (time permitting)

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

ADJOURN.