

**PLANNING AND ZONING COMMISSION
AGENDA**

AUDITORIUM

Tuesday, February 12, 2013

8:00 P.M.

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #278, Flood Damage Prevention Application #310, Land Filling & Regrading Application #284, Justin & Mary Beth Livengood, 12 Cross Road. Proposing to raze the existing residence; construct a new single-family residence with associated septic system; modify the driveways; and perform related site development activities within regulated areas. The subject property is located on the northeast corner formed by the intersection of Cross Road and Hope Drive, and is shown on Assessor's Map #65 as Lot #1, R-1 Zone. *HEARING ORIGINALLY OPENED ON JANUARY 8, 2013. TO BE IMMEDIATELY CONTINUED TO FEBRUARY 26, 2013 AT APPLICANT'S REQUEST.*

Continuation of Public Hearing regarding Flood Damage Prevention Application #314, Land Filling & Regrading Application #289, Marc Heissan, 126 Five Mile River Road. Proposing to raise the existing single-family residence and construct an addition; and to fill and regrade, and perform related site development activities within a regulated area. The subject property is located on the west side of Five Mile River Road, approximately 675 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #17-A, in the R-1 Zone. *HEARING OPENED 1/29/2013.*

GENERAL MEETING

Flood Damage Prevention Application #318, Judith Kilmartin, 176 Nearwater Lane. Proposing raising of the house with modifications, construction of a front portico, and perform related site development activities within a regulated area. The property is situated at the southeast corner formed by the intersection of Nearwater Lane and Shipway Road and is shown on Assessor's Map #55 as Lot #1 and located in the R-NBD Zone.

Flood Damage Prevention Application #319, Julianna Spain, 11 Mayflower Road. Proposing to: elevate the existing house with modifications including the removal of the north side family room and rear terrace, to construct a new terrace and egress stairs, and to perform related site development activities within a regulated area. The subject property is on the east side of Mayflower Road, approximately 225 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #55 and #56 in the R-NBD Zone.

Amendment of Special Permit Application #89-F/Site Plan, Town of Darien, 126 Ledge Road.
Request to install an additional fire training building at the Town Transfer Station.

Site Plan Application #281/Special Permit, Town of Darien, 35 Leroy Avenue.
Request to modify previously approved stormwater quality measures to be implemented as part of Condition M of the June 5, 2012 Adopted Resolution.

Amendment of Special Permit Application #125-E/Site Plan, Town of Darien, 2 Renshaw Road.
Request for on-site portable temporary storage facility within parking lot for Youth Commission.

Business Site Plan #86-D/Special Permit, Bob Bantle, 365 Boston Post Road.

Request to modify recent approval regarding: floor plans; parking; Dumpster location; and lighting.

Amendment of Business Site Plan #135-A, Venture Yoga, 10 Center Street.

Request to allow creation and sale of on-site food and drink.

Coastal Site Plan Review, Mark Blackman, 99 Long Neck Point Road, R-1 Zone.

Request for removal of two tulip trees within the 100 foot Coastal Area Management area.

Amendment of Site Plan Application #272, Calvary Baptist Church, 988 Boston Post Road, CBD Zone.

Request to add retaining wall around the entrance to the Undercroft.

Amendment of Special Permit Application #59-F, Barbara Davis, 26 East Lane.

Request to amend Special Permit to no longer require that staff live on-site.

Discussion of potential zoning regulation amendments and comments received from Architectural Review Board (ARB) and Zoning Board of Appeals (ZBA).

Discussion of potential zoning regulation amendments relative to FEMA updates of the Flood Insurance Rate Maps to take effect in July 2013.

Deliberation ONLY regarding:

Amendment of Subdivision Application #602, Nastro/Blair, 360, 362, 366 Brookside Road. Public Hearing regarding the Commission's October 2, 2012 approval of a proposed modification of previously approved subdivision, by eliminating a shared driveway; and the subsequent October 6, 2012 letter from Attorney Robert F. Maslan, Jr. on behalf of the Lowmans *PUBLIC HEARING ORIGINALLY CLOSED ON JANUARY 29, 2013. DECISION DEADLINE IS: APRIL 3, 2013.*

Discussion, deliberation and possible decisions regarding:

Coastal Site Plan Review #138-D, Flood Damage Prevention Application #140-D, Land Filling & Regrading Application #283, Gavin & Melissa Baiera, 26 Shipway Road. Proposing to construct a pool, and related pool terrace; install pool equipment and rain garden, and perform related site development activities within regulated areas. *HEARING OPENED 10/23/2012 AND WAS CONTINUED TO 11/20/2012 AND 1/15/2013 AT APPLICANT'S REQUEST.*

Flood Damage Prevention Application #314, Land Filling & Regrading Application #289, Marc Heissan, 126 Five Mile River Road. Proposing to raise the existing single-family residence and construct an addition; and to fill and regrade, and perform related site development activities within a regulated area. (if public hearing is closed on February 12th).

Approval of Minutes

January 8, 2013	Public Hearing/General Meeting
January 15, 2013	Public Hearing/General Meeting
January 29, 2013	Public Hearing/General Meeting

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

ADJOURN.