

**PLANNING AND ZONING COMMISSION
AGENDA**

AUDITORIUM

Tuesday, March 5, 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. CONTINUED TO MARCH 19, 2013 AT APPLICANT'S REQUEST.*

Continuation of Public Hearing regarding Proposed Amendments to the Darien Zoning Regulations (COZR #1-2013), put forth by the Planning & Zoning Commission. Proposal to amend subsections 411 and 416 of the Zoning Regulations relative to the Noroton Bay District Residential Zone (R-NBD). These changes: 1) modify the Background and Purposes for this zone; 2) modify Maximum Building Height in feet in this zone from 30 to 33 feet; and 3) modify Maximum Building Coverage in this zone, by exempting the first six inches of eaves and up to a total of twenty square feet of stair landing and stoop overhangs. *HEARING ORIGINALLY OPENED ON FEBRUARY 26, 2013.*

Business Site Plan #285, Land Filling & Regrading Application #294, Loren Meyer & Paige Ridley, 164 Old King's Highway South. Proposing to: establish a new commercial sales and service use generally requiring external storage or activity; construct an addition to the existing building, with a new driveway off Cross Street; construct associated parking and landscaping; and perform related site development activities. The subject property is located on the west side of Old King's Highway South, at its northwest corner formed by its intersection with Cross Street, and is shown on Assessor's Map #63 as Lot #19, in the SB Zone.

Coastal Site Plan Review #280, Land Filling & Regrading Application #291, Andrew & Alexis Sweet, 20 Beverly Place. Proposing to renovate existing rear terraces and walls and changes to landscape plantings, walks, and walls, and perform related site development activities within a regulated area. The subject property is located on the east side of Beverly Place approximately 500 feet south of its intersection with Hawthorne Road/Salem Straits, and is shown on Assessor's Map #62 as Lot #81, R-1 Zone.

Land Filling & Regrading Application #290, John Nelson, 51 Arrowhead Way. Proposing to remove existing paved terraces and steps and replace with new terraces and steps, and perform related site development activities. The subject property is located on the east side of Arrowhead Way, approximately 500 feet southwest of its intersection with Hope Drive, and is shown on Assessor's Map #69 as Lot #17, in the R-1 Zone.

GENERAL MEETING

Flood Damage Prevention Application #325, Barbara Cox, 174 Nearwater Lane. Proposing to construct a new single-family residence and perform related site development activities within a regulated area. The subject property is located on the east side of Nearwater Lane, at the northeast corner formed by its intersection with Shipway Road, and is shown on Assessor's Map #57 as Lot #28 in the R-NBD Zone.

Discussion, deliberation and possible decision on the following if the public hearing has been closed:

Proposed Amendments to the Darien Zoning Regulations (COZR #1-2013), put forth by the Planning & Zoning Commission. Proposal to amend subsections 411 and 416 of the Zoning Regulations relative to the Noroton Bay District Residential Zone (R-NBD). These changes: 1) modify the Background and Purposes for this zone; 2) modify Maximum Building Height in feet in this zone from 30 to 33 feet; and 3) modify Maximum Building Coverage in this zone, by exempting the first six inches of eaves and up to a total of twenty square feet of stair landing and stoop overhangs.

Introduction of potential pending contract purchaser, and brief informal discussion of Noroton Heights redevelopment.

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

ADJOURN.