

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: March 15, 2013

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, March 19, 2013 at 8:00 P.M. in Room 119 of Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

ROOM 119

Tuesday, March 19, 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. HEARING CANNOT BE FURTHER CONTINUED WITHOUT APPLICANT'S AUTHORIZATION.*

Flood Damage Prevention Application #322, Land Filling & Regrading Application #297, James & Diane Bosek, 12 Plymouth Road. Proposing to remove existing residence, construct a new residence with associated filling and regrading, and perform related site development activities within a regulated area. The subject property is located on the west side of Plymouth Road, approximately 350 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #67 & #68, in the R-NBD Zone. *WITHDRAWN.*

Continuation of Public Hearing regarding 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.

Flood Damage Prevention Application #321, Land Filling & Regrading Application #296, Robert & Kristal Clasby, 16 Plymouth Road. Proposing to elevate the existing residence and construct raised terraces, place associated fill, and perform related site development activities within a regulated area. The subject property is located on the west side of Plymouth Road, approximately 175 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #69 & #70, in the R-NBD Zone.

Flood Damage Prevention Application #323, Land Filling & Regrading Application #298, Geoffrey & Katherine Benson, 17 Waverly Road. Proposing to elevate the existing residence, construct additions and alterations to the residence; place associated fill; and perform related site development activities within a regulated area. The subject property is located on the east side of Waverly Road, approximately 250 south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #30 & #31 in the R-NBD Zone.

Flood Damage Prevention Application #324, Charles & JoAnn Raymond, 11 Waverly Road. Proposing to elevate the existing residence and construct associated stairs and elevated terraces; install HVAC units on a platform; and perform related site development activities within a regulated area. The subject property is located on the east side of Waverly Road, approximately 400 feet north of its intersection with Baywater Drive, and is shown on Assessor's Map #55 as Lot #34 in the R-NBD Zone.

GENERAL MEETING

Flood Damage Prevention Application #301-A, Andrew & Jessica Black, 4 Shipway Road. Proposing to: elevate the existing house with additions, alterations, and modifications; associated filling/regrading; and to perform related site development activities within a regulated area. The subject property is on the northwest corner formed by the intersection of Shipway Road and Waverly Road, and is shown on Assessor's Map #57 as Lot #29 in the R-NBD Zone.

Receipt of DJFL Lights report.

Amendment of Special Permit Application #49-F/Site Plan, St. Paul's Episcopal Church, 471 Mansfield Avenue.

Request to construct a 12' x 8' shed for donation drop-off.

Coastal Site Plan Review #255, Flood Damage Prevention Application #285, Hank & Joanna Hagey, 7 Tokeneke Trail.

Request for extension of time on previous swimming pool approval.

Amendment of Business Site Plan #221-A, Little Red Schoolhouse, 21 Tokeneke Road.

Request for new tenant (JAM—Junior Art & Music) in a portion of the first floor (the Tokeneke Road side) of the existing building.

Discussion, deliberation and possible decisions on the following:

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.

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 2/26/2013. HEARING CLOSED: 3/5/2013.*

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.

Coastal Site Plan Review #156-B, Flood Damage Prevention Application #268-A, Land Filling & Regrading Application #282, Contentamiento, LLC, 12 Shennamere Road.
Proposing revisions to the previously approved plans.

Amendment to Coastal Site Plan Review #281 and Flood Damage Prevention Application #315, Mark & Heather Wright, 26 Waverly Road.

Request to elevate house one foot from that height approved on February 26, 2013 (to the height recommended by the Commission).

Approval of Minutes

February 26, 2013 Public Hearing/General Meeting

ADJOURN.