

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 119

Tuesday, March 26, 2013

8:00 P.M.

Town Hall

PUBLIC HEARING

Special Permit Application #170-C/Site Plan, Joseph Criscuolo d/b/a Franks & Frites, 380 Heights Road. Proposing to sell prepared foods for consumption on or off the premises in the space now occupied by Tasti-D-Lite (the northernmost space within the building) within the Noroton Heights Shopping Center. The subject property is situated on the north side of Heights Road approximately 350 feet northeast of its intersection with Hollow Tree Ridge Road and is shown on Assessor's Map #75 as Lots #22-#24, and is located in the DC Zone.

Coastal Site Plan Review #283, Flood Damage Prevention Application #317, Land Filling & Regrading Application #295, Richard & Cornelia Thornburgh, 1 Candlewood Lane. Proposing to raze the existing house, and demolish the pool, and construct a new house, septic system and pool, and perform related site development activities within regulated areas. The subject property is located on the south side of Candlewood Lane, approximately 650 feet southeast of its intersection with Hawthorne Road/Salem Straits, and is shown on Assessor's Map #62 as Lot #71, in the R-1 Zone.

Coastal Site Plan Review #170-C, Flood Damage Prevention Application #291-A, Land Filling & Regrading Application #77-C, A.C. & Mandi Morgan, 4 Salem Straits. Proposing to construct spa and associated retaining walls and patio; abandon existing septic system and connect to Town sewer; install buried propane tank; and perform related site development activities within regulated areas. The subject property is located on the south side of Hawthorne Road/Salem Straits, approximately 400 feet southeast of its intersection with Goodwives River Road, and is shown on Assessor's Map #62 as Lot #84, in the R-1 Zone.

GENERAL MEETING

Flood Damage Prevention Application #326, Charles & Sara Ernst, 30 Waverly Road. Proposing to elevate the existing residence, except the garage; construct additions and alterations; elevate the HVAC units; and perform related site development activities within a regulated area. The subject property is located on the west side of Waverly Road, approximately 165 feet north of its intersection with Shipway Road, and is shown on Assessor's Map #57 as Lot #30, in the R-NBD Zone.

Amendment of Special Permit #125-E/Site Plan, Town of Darien, 2 Renshaw Road. Requested amendment to previously approved plans relative to AC units, which are now proposed to be placed in the area which was to be a generator.

Amendment of Coastal Site Plan Review #218-B, Robert Minicucci, 159 Long Neck Point Road. Request to elevate the top of an existing sea wall.

Discussion, deliberation, and possible decisions on:

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 CLOSED: 3/5/2013.*

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. *HEARING CLOSED: 3/19/2013. DECISION DEADLINE: 5/23/2013.*

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. *DECISION DEADLINE: 5/23/2013.*

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. *HEARING CLOSED: 3/19/2013. DECISION DEADLINE: 5/23/2013.*

Deliberation only 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. *HEARING CLOSED ON 3/19/2013. DECISION DEADLINE IS: 5/23/2013.*

Possible deliberations on any public hearings closed on March 26, 2013.

Update on Allen O'Neill redevelopment.

Approval of Minutes

February 12, 2013 Public Hearing/General Meeting
March 5, 2013 Public Hearing/General Meeting

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

EXECUTIVE SESSION (to start no earlier than 9:15 p.m.)

Executive Session to discuss pending litigation.

ADJOURN.