

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, June 11, 2013

8:00 P.M.

Room 119
Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #285, Land Filling & Regrading Application #302, James & Janeen Eckert, 165 Long Neck Point Road. Proposing to construct an in-ground pool, retaining walls, and expand on-site drainage, and perform related site development activities within a regulated area. The subject property is located on the east side of Long Neck Point Road, approximately 500 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #3 in the R-1 Zone. ***HEARING ORIGINALLY OPENED ON MAY 7, 2013, AND WAS CONTINUED TO JUNE 4, 2013. DEADLINE TO CLOSE THE PUBLIC HEARING IS JUNE 11, 2013 UNLESS EXTENSION IS GRANTED BY APPLICANT.***

Proposed Amendments to the Darien Zoning Regulations put forth by the Planning & Zoning Commission (COZR #2-2013). Proposal to modify subsection 210 (the definition of Substantial Damage and the definition of Substantial Improvement); to modify subsection 822a Inventory of Regulated Areas to refer to the Flood Insurance Rate Maps that take effect on July 8, 2013; and to modify subsection 825f(1) by specifically referring to a Connecticut Coastal Jurisdiction Line rather than Mean High Water or High Tide Line.

Amendment of Subdivision Application #544-A(7), Jaime & Christina Vicencio, 19 Morley Lane ("North Lot"). Request to modify previously approved single-family residence to be constructed on the now-vacant lot. The subject property is located on the west side of Morley Lane, approximately 1,000 feet north of its intersection with Redcoat Pass, and is shown on Assessor's Map #63 as Lot #55A, in the R-1 Zone. ***PUBLIC HEARING WAS OPENED ON 5/28/2013 AND IMMEDIATELY CONTINUED TO JUNE 11, 2013.***

GENERAL MEETING

Amendment of Special Permit Application #117-D, Noroton Presbyterian Church, 2011 Boston Post Road.

Request to modify room usage within the building, as outlined in the June 5, 2013 letter from Carol Scott.

Coastal Site Plan Review #252-A, Land Filling & Regrading Application #278, Hans Mende (253 Long Neck Point Road, LLC), 253 Long Neck Point Road.

Request for changes to previously approved plans, as outlined within the June 7, 2013 letter from Wilder Gleason.

Coastal Site Plan Review #257-C, Flood Damage Prevention Application #289-C, Land Filling & Regrading Application #245-C, Dale & Hillary Miller, 5 Tokeneke Beach Drive.

Request to modify previously approved plans; and request for extension of time, as outlined in the June 2013 letter from Robert Maslan.

Review and determination on whether a public hearing is required or possible decision on:

Amendment of Coastal Site Plan Review #156-B, Flood Damage Prevention Application #268-A, Land Filling & Regrading Application #282, Contentamiento, LLC, 12 Shennamere Road.

Proposing to modify previously approved plans by constructing a new pool cabana; enlarging the water portion of the existing pool; updating surface materials on existing terrace areas; updated pool enclosures; and installing new planting beds.

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

Proposed Amendments to the Darien Zoning Regulations put forth by the Planning & Zoning Commission (COZR #2-2013). Proposal to modify subsection 210 (the definition of Substantial Damage and the definition of Substantial Improvement); to modify subsection 822a Inventory of Regulated Areas to refer to the Flood Insurance Rate Maps that take effect on July 8, 2013; and to modify subsection 825f(1) by specifically referring to a Connecticut Coastal Jurisdiction Line rather than Mean High Water or High Tide Line.

Discussion of upcoming meeting schedule.

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

ADJOURN.