

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, June 25, 2013

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

Special Permit Application #47-E/Site Plan, Darien Community Association, 274 Middlesex Road. Proposing to install parking lot lighting, and a deer fence, and perform related site activities. The subject property is located on the south side of Middlesex Road, approximately 750 feet northeast of its intersection with Libby Lane, and is shown on Assessor's Map #20 as Lot #42 in the R-1 Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO JULY 9, 2013.*

Continuation of Public Hearing regarding 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 AND JUNE 18, 2013. APPLICANT HAS AUTHORIZED A CONTINUATION OF THE PUBLIC HEARING TO TUESDAY, JULY 23, 2013.*

Continuation of Public Hearing regarding Modification of Business Site Plan #258, Kleban Day Street LLC., 1015 Boston Post Road. Proposing to: eliminate the previously approved basement; establish Massage Envy in a portion of both the first and second floor of the building now under construction at 1015 Boston Post Road; include a retail tenant in another portion of the first floor; reduce the number of second floor apartments to two; modify the location of doors and windows; and perform related site development activities. The subject property is located on the northwest corner formed by the intersection of Day Street and Boston Post Road, and shares a parking lot with 13 Grove Street, and is shown on Assessor's Map #73 as Lots #15 & #16 in the CBD Zone.

Special Permit Application #277/Amendment of Site Plan #248, Day Street Development LLC./Nicholas Roberts Group, 13 Grove Street. Proposing to establish a wine bar/restaurant and retail wine store in the first floor of the building now under construction at 13 Grove Street. The subject property is located on the southwest corner formed by the intersection of Day Street and Grove Street, and shares a parking lot with 1015 Boston Post Road, and is shown on Assessor's Map #73 as Lots #15 & #16 in the CBD Zone.

Special Permit Application #276, One Ten Post Road Partners, LLC, Post Modern Home, 110 Boston Post Road. Proposal to establish Post Modern Home--a business specializing in refurbished, restored furniture which will also offer refinishing to the trade; to be located in the first floor space occupied by Goldenberry. The subject property is on the south side of Boston Post Road approximately 750 feet west of the Norwalk City Line, and is shown on Assessor's Map #32 as Lot #4-#6 in the SB-E Zone.

Coastal Site Plan Review #287, Flood Damage Prevention Application #328, Land Filling & Regrading Application #306, Stephen Milman, 5 Pratt Island. Proposal to install a retaining wall with associated fill, and perform related site activities within regulated areas. The subject property is located approximately 600 feet southwest of the intersection of Nearwater Lane and Baywater Drive, and is shown on Assessor's Map #55 as Lot #110 in the R-1 Zone.

Subdivision Application #131-A, Coastal Site Plan Review #288, Flood Damage Prevention Application #329, Land Filling & Regrading Application #308, Margaret C. Hand, 25 Brush Island Road. Proposal to resubdivide the existing property into two building lots and construct a single-family residence and swimming pools on each lot, and perform related site development activities within regulated areas. The subject property is located approximately 1,300 feet west of the intersection of Nearwater Lane and Brush Island Road, and is shown on Assessor's Map #56 as Lot Lot #17 in the R-1 Zone.

GENERAL MEETING

Amendment of Site Plan Application #246/Special Permit, Darien Library, 1441 Boston Post Road.

Request to install a full-sized generator to replace the existing emergency generator, and installation of new transformer in the location of the existing generator.

Amendment of Business Site Plan Application #24-S/Special Permit, Flair Fitness, Goodwives Shopping Center, 25 Old Kings Highway North.

Request to occupy additional space within the Shopping Center, and to increase the maximum class size allowed.

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

ADJOURN.