

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, September 10, 2013

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding:

By Order dated December 19, 2012 in the matter of Christopher & Margaret Stefanoni v. The Darien Planning and Zoning Commission – Docket No.: HHB-CV-11-5015368S (the “Appeal”), Judge Henry Cohn remanded the matter back to the Darien Planning & Zoning Commission for limited reconsideration. The legal notice for the original application read as follows:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor’s Map #27 as Lot #168-1, within the R-1/3 zone.

Continuation of Public Hearing regarding Proposed Amendments to the Zoning Regulations (COZR #4-2013) put forth by the Tokeneke Club, Inc. Proposal to modify the definition of Building Coverage in Section 210 of the Darien Zoning Regulations. This change would include only the first and largest court of any pervious tennis or recreational court in the calculation of “Building Coverage” for lots in commercial zones or special permit uses on lots in residential zones. ***PUBLIC HEARING ORIGINALLY OPENED 7/30/2013.***

Continuation of Public Hearing regarding 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. ***PUBLIC HEARING OPENED ON JUNE 25, 2013. WAS CONTINUED AGAIN AT APPLICANT’S REQUEST TO JULY 30, 2013. WAS CONTINUED AGAIN TO SEPTEMBER 10, 2013.***

Coastal Site Plan Review #223-A Patrick & Janienne Hackett, 112 Pear Tree Point Road. Proposal to construct a new detached garage, relocate the existing generator, install stormwater management, and perform related site development activities within a regulated area. The subject property is located on the east side of Pear Tree Point Road at the northeast corner formed by its intersection with Crane Road, and is shown on Assessor’s Map #60 as Lot #24 in the R-1 Zone.

GENERAL MEETING

Business Site Plan #146-C/Special Permit, Anthony’s Coal Fired Pizza, 319 Boston Post Rd.
Request for one year extension of time to implement approved plan.

Amendment of Special Permit Application #209, Andrew Shaw Memorial Trust, Scout Cabin, 140 West Avenue.

The Scouts want to convert some of the second level storage space into a meeting room. The request includes a change of use of the space from storage to meeting area. The request not only includes internal renovations, but two new windows--one facing West Avenue as a second means of egress and a matching window facing the back yard for light. They propose to add three skylights for natural light to the space that will face west, and also propose to add internal lights, HVAC and emergency equipment. The HVAC units will be in the flood zone and properly elevated.

Approval of Minutes

July 23, 2013 Public Hearing/General Meeting
July 30, 2013 Public Hearing/General Meeting

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

Deliberations ONLY on the following matters if the public hearing has been closed (AND IF TIME PERMITS):

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.

Coastal Site Plan Review #223-A Patrick & Janienne Hackett, 112 Pear Tree Point Road.

Proposal to construct a new detached garage, relocate the existing generator, install stormwater management, and perform related site development activities within a regulated area. The subject property is located on the east side of Pear Tree Point Road at the northeast corner formed by its intersection with Crane Road, and is shown on Assessor's Map #60 as Lot #24 in the R-1 Zone.

Proposed Amendments to the Zoning Regulations (COZR #4-2013) put forth by the Tokeneke Club, Inc.

Proposal to modify the definition of Building Coverage in Section 210 of the Darien Zoning Regulations. This change would include only the first and largest court of any pervious tennis or recreational court in the calculation of "Building Coverage" for lots in commercial zones or special permit uses on lots in residential zones.

ADJOURN.