

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, May 1, 2012

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #271, Flood Damage Prevention Application #307, The Tokeneke Association, Inc., Cross Road Causeway, Pound Gut Seawall, Arrowhead Causeway. Proposing to: a) repair an existing stone masonry and concrete causeway at Cross Road at its intersection with Scott Cove, which is adjacent to the properties shown on Assessors Map #65 Lot #8A (4 Cross Road), and on Assessor's Map #67 as Lot #87 (22 Searles Road) and Lot #88 (1 Coves End Road) in the R-1 Zone; b) repair an existing stone masonry seawall and causeway adjacent to Pound Gut, which is adjacent to the properties shown on Assessor's Map #67 as Lot #65 (2 Contentment Island Road), Lot #47 (31 Edgehill Drive), and Lot #85 (28 Searles Road) in the R-1 Zone; and c) repair an existing stone masonry and concrete causeway located at the junction of Arrowhead Way and Tokeneke Trail, which is adjacent to properties shown on Assessor's Map #69 as Lot #21 (36 Tokeneke Trail), Lot #41 (33 Tokeneke Trail), and Lot #20 (71 Arrowhead Way) in the R-1 Zone; and perform related site development activities within regulated areas. *HEARING OPENED ON MARCH 27, 2012 AND WILL BE CONTINUED AGAIN ON MAY 22, 2012.*

Continuation of Public Hearing regarding Special Permit Application #125-E/Site Plan, Town of Darien, Mather Community Center, 2 Renshaw Road. Proposing to construct additions and alterations to the existing Town Hall building for the establishment of the Mather Community Center/Senior Center, and perform related site development activities. The subject property, Darien Town Hall, is located on the northeast side of Renshaw Road at its intersection with Park Place, and is shown on Assessor's Map #41 as Lot #85 in the R-1/3 Zone. *PUBLIC HEARING OPENED ON APRIL 24, 2012.*

Proposed Amendments to the Darien Zoning Regulations #1-2012, put forth by Baywater 745 BPR, LLC. Zoning Regulation amendments are proposed to Section 585 which would allow the Commission to grant an incentive for building coverage for inclusionary zoning projects. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection. The 745 Boston Post Road property is on the northwest corner formed by the intersection of Academy Street and Boston Post Road, and is shown on Assessor's Map #16 as Lots #15 and #16 and is in the DB-1, and R-1/3 Zones and DBR overlay Zone.

Land Filling & Regrading Application #272, Peter & Suzie Jellinek, 110 Nearwater Lane. Proposal to use excavated material from construction of new house to fill and regrade the area between the house and Nearwater Lane, and to perform related site development activities. The subject property is located on the east side of Nearwater Lane, approximately 360 feet north of its intersection with Juniper Road, and is shown on Assessor's Map #57 as Lot #5, in the R-1 Zone.

Land Filling & Regrading Application #268, Jack Procaccini, 42 Wakemore Street (formerly known as 0 Wakemore Street). Proposing to: relocate a single-family residence from an adjacent parcel to the northwest of the subject property onto the subject property; add to that residence; add a

garage and new driveway; and perform related site development activities. Subject property is located on the north side of Wakemore Street approximately 900 feet east of its intersection with Hoyt Street, and is shown on Assessor's Map #8 as Lot #228 & #229 in the R-1/3 Zone.

Coastal Site Plan Review #110-A, Flood Damage Prevention Application #93-A, Thomas & Nancy Cornacchia, 7 Baywater Drive. Proposing to construct additions and alterations to the existing single-family residence and perform related site development activities within regulated areas. The subject property is on the south side of Baywater Drive approximately 150 feet east of its intersection with Nearwater Lane, and is shown on Assessor's Map #55 as Lot #103 & 104, in the R-NBD Zone.

GENERAL MEETING

Amendment of Special Permit #42-H/Site Plan, Parklands Office Park, LLC, 3 Parklands Drive.

Request for modifications to Site Plan and Special Permit to: 1) construct a 460+/- square foot terrace; 2) relocate Dumpster with associated fence/screen; and 3) revise the previously approved landscaping plan. The subject property is shown on Assessor's Map #35 as Lot #34 in the DOR-5 Zone.

Discussion, deliberation and possible decision on the following item:

Land Filling & Regrading Application #111-A, Town of Darien, Park and Recreation Commission, Cherry Lawn Park, 120 Brookside Road. Proposing to cut, fill, and regrade Gallagher Field in the northwest corner of the property, and perform related site development activities. *PUBLIC HEARING CLOSED APRIL 24, 2012. DECISION DEADLINE: 6/28/2012.*

Discussion and deliberation ONLY on the following item:

Business Site Plan #281/Special Permit, Town of Darien, 35 Leroy Avenue. Proposal to: construct alterations to the former Darien Library building at 35 Leroy Avenue; establish the Darien Board of Education as a new Principal Use Requiring a Special Permit; and to perform related site development activities. *HEARING CLOSED APRIL 24, 2012. DECISION DEADLINE: 6/28/2012.*

Approval of Minutes

April 10, 2012 General Meeting
April 24, 2012 Public Hearing

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

ADJOURN.