

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, February 28, 2012

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #270, Flood Damage Prevention Application #306, Land Filling & Regrading Application #270, Paul & Amy Darrah, 11 Peabody Lane (aka 66 Salem Straits). Proposing to: raze the existing residence and construct a replacement single-family residence with garage and pool; connect to the Town sewer system and abandon the existing septic system(s); raze the existing second residence and detached garage on the property; and perform related site development activities within regulated areas. The subject property is on the east side of Peabody Lane approximately 1,000 feet northeast of its intersection with Hawthorne Road (Salem Straits), and is shown on Assessor's Map #62 as Lot #60, in the R-1 Zone. *HEARING OPENED ON 1/24/2012. PUBLIC HEARING TO BE CONTINUED TO MARCH 27, 2012 PURSUANT TO APPLICANT'S REQUEST.*

Business Site Plan #146-C/Special Permit, Anthony's Coal Fired Pizza, 319 Boston Post Road. Proposal to install additional parking with related landscaping and stormwater management; to install outdoor dining on a proposed terrace in front of the existing restaurant; and to perform related site development activities. *PUBLIC HEARING POSTPONED TO 3/27/2012.*

Continuation of Public Hearing regarding Land Filling & Regrading Application #267, Scott Leahy, 117 Leeuwarden Road. Proposing to fill, regrade, and construct associated retaining walls along the sides and rear of the property, and perform related site development activities. The subject property is located on the west side of Leeuwarden Road, approximately 800 feet south of its intersection with Old Oak Road, and is shown on Assessor's Map #29 as Lot #122, and is in the R-1/2 Zone. *PUBLIC HEARING OPENED ON 1/10/2012.*

Amendment of Business Site Plan #136-B/Special Permit, Dan Dolcetti, 2 Squab Lane, CBD Zone. Proposal to establish a law office on the 1st and 2nd floor of the existing 2 Squab Lane building. The establishment of a 1st floor professional office requires a Special Permit under Section 654d of the Darien Zoning Regulations. The subject property is located on the northeast corner formed by the intersection of Grove Street and Day Street, and is shown on Assessor's Map #73 as Lot #34, in the CBD Zone.

GENERAL MEETING

Business Site Plan #33-B, Flair Fitness Studios, LLC, 551 Boston Post Road—2nd floor, DB-2 Zone.

Request for extension of approval of class size of 20 during daytime hours, and up to 40 students after business hours.

Amendment of Business Site Plan #164-B, Normandy Darien Holdings, Darien Green, 320-330 Boston Post Road, OB Zone. Request to up to four doctors and a total of twelve employees as part of an optometrist's office who specializes in developmental therapy for vision issues.

Amendment of Zoning Map #4-2008, Amendment of Zoning Regulations #8-2008, Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, lot line revision, Allen O'Neill, Noroton Avenue, Elm Street, and West Avenue

Request to modify March 10, 2009 Adopted Resolution Condition #11 regarding open space monumentation prior to filing of map in the Darien Land Records.

Special Permit #66-I, Darien YMCA, 2420 Boston Post Road.

Review and action on 2012 Special Events Schedule.

Special Permit #188-B/Site Plan, Board of Education, High School Lane.

Special Permit #188-B/Site Plan, Special Permit #125-D(2), DJFL, Holahan Field and Darien High School.

Receipt of reports on temporary, portable lights at the High School and Holahan Field.

Approval of Minutes

February 7, 2012

Public Hearing/General Meeting

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

ADJOURN.