

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, March 27, 2012

8:00 P.M.

**ROOM 206  
Town Hall**

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**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.  
**APPLICATION WITHDRAWN ON 3/20/2012.**

**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.  
**PUBLIC HEARING POSTPONED**

**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. The subject property is located on the north side of Boston Post Road, at the northeast corner formed by its intersection with Birch Road, and is shown on Assessor's Map #13 as Lots #1 and 2, in the SB-E and R-1/2 Zones. **PUBLIC HEARING POSTPONED.**

**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. **PUBLIC HEARING TO BE OPENED AND IMMEDIATELY CONTINUED TO MAY 1, 2012.**

**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. The subject property is located on the west side of Leroy Avenue, approximately 350 feet north of its intersection with Boston Post Road, and is shown on Assessor's Map #39 as Lot #30, in the DB-1 and R-1/3 Zones.

**Coastal Site Plan Review #224-A, Flood Damage Prevention Application #247-A, Lewis Nash Family, Inc., c/o James & Marion Friend, 1 Nash Island.** Proposing to replace/reconstruct a gazebo in the same position and configuration as the original gazebo recently destroyed by a hurricane, and to perform related site development activities within regulated areas. The subject property is located on the north side of Nash Island approximately 1,000 feet southeast of its intersection with Nearwater Lane, and is shown on Assessor's Map #55 as Lot #124, and is in the R-1 Zone.

### **GENERAL MEETING (TIME PERMITTING)**

**Amendment of Business Site Plan #275-A/Special Permit, Phil's Grill, 340 Heights Road.**  
Request to increase size of recently-approved restaurant/bar addition by 230+/- square feet.

**Amendment of Special Permit Application #2269, Graham & Jennifer Foster, 36 Crooked Mile Road.**  
Request to increase size of previously approved sport court from 60' x 35' to a maximum of 40' x 60'.

*Discussion, deliberation and possible decisions on the following:*

**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. *DECISION DEADLINE: 5/17/2012.*

**Amendment of Business Site Plan #136-B/Special Permit, Dan Dolcetti, 2 Squab Lane, CBD Zone.** Proposal to establish a law office on the 1<sup>st</sup> and 2<sup>nd</sup> floor of the existing 2 Squab Lane building. The establishment of a 1<sup>st</sup> floor professional office requires a Special Permit under Section 654d of the Darien Zoning Regulations. *DECISION DEADLINE: 5/17/2012.*

**Discussion and Deliberation only on any public hearings closed on March 27, 2012.**

#### **Approval of Minutes**

March 13, 2012    Public Hearing/General Meeting  
March 20, 2012    Executive Session

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

**ADJOURN.**