

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, May 22, 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 UNTIL MAY 22, 2012.*

Continuation of Public Hearing regarding 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 OPENED ON APRIL 24, 2012.*

Proposed Amendment to the Darien Zoning Regulations (COZR #2-2012) put forth by the Darien Junior Football League (DJFL). Proposing to modify subsection 405b(3) of the Darien Zoning Regulations to allow temporary lighting of outdoor recreational facilities to be up to thirty (30) feet high. 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.

Special Permit Application #89-G/Site Plan, Darien Public Works Department, 126 Ledge Road. Proposing to temporarily establish recycling of waste concrete, asphalt, rock and dirt over a 90 day period in the summer of 2012 at the existing Transfer Station at 126 Ledge Road. The subject property is located on the north side of Ledge Road, approximately 1500 feet west of its intersection with Boston Post Road, and is shown on Assessor's Map #39 as Lots #20 and #21 in the Service Business (SB) Zone.

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 at the terminus of Parklands Drive, and is shown on Assessor's Map #35 as Lot #34 in the DOR-5 Zone.

Special Permit Application #34-I/Site Plan, Woodway Country Club, 540 Hoyt Street. Proposing to replace the existing pool complex and reconfigure the existing adjacent parking lot together with improvements to site drainage and utilities, and to perform related site development activities. The subject property is located on the west side of Hoyt Street, approximately 1000 feet north of its intersection with Woodway Road, and is shown on Assessor's Map #3 as Lot #137 in the R-2 and R-1/2 Zones.

Special Permit Application #173-A, KJD Properties, LLC, 841 Boston Post Road. Proposing to establish an ice cream shop in the space formerly occupied by Annie's House of Needlepoint. The subject property is located on the north side of Boston Post Road, approximately 100 feet east of its intersection with Mansfield Avenue, and is shown on Assessor's Map #16 as Lot #1 in the CBD Zone.

Coastal Site Plan Review #233-A, Flood Damage Prevention Application #261-A, Mitchell Ross, 10 Nickerson Lane. Proposing to install an in-ground swimming pool and spa, with associated terrace, retaining wall and drainage, and perform related site development activities within regulated areas. This plan is different than the one approved by the Commission in September 2008. The subject property is located on the south side of Nickerson Lane, approximately 700 feet west of its intersection with Nearwater Lane, and is shown on Assessor's Map #52 as Lot #8 in the R-1 Zone.

GENERAL MEETING

Discussion, deliberation and possible decisions on the following items:

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.*

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.*

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.

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.

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.

Discussion and deliberation ONLY on the following, and on any public hearings closed on May 22, 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.

Approval of Minutes

May 1, 2012 Public Hearing/General Meeting

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

ADJOURN.