

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, October 2, 2012

8:00 P.M.

**ROOM 206
Town Hall**

GENERAL MEETING

Presentation/discussion with Southwestern Regional Planning Agency (SWRPA).

Dr. Floyd Lapp, Executive Director of SWRPA, will meet with P&Z to discuss SWRPA's roles/responsibilities, as well as some current activities. (scheduled for 35+/- minutes)

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #276, Flood Damage Prevention Application #308, Bryan & Sara Murphy, 1 Baywater Drive. Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within regulated areas. The subject property is located on the northeast corner of the intersection formed by Baywater Drive and Nearwater Lane, and is shown on Assessor's Map #55 as Lot #12 & #13, in the R-NBD Zone. *PUBLIC HEARING OPENED ON 9/18/2012.*

Continuation of Public Hearing regarding Coastal Site Plan Review #252-A, Land Filling & Regrading Application #278, Hans Mende (253 Long Neck Point Road, LLC), 253 Long Neck Point Road. Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within a regulated area. The subject property is located at the east side of the terminus of Long Neck Point Road, and is shown on Assessor's Map #61 as Lot #13-4, in the R-1 Zone. *PUBLIC HEARING OPENED ON 9/18/2012. DEADLINE TO CLOSE HEARING: 10/23/2012, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

GENERAL MEETING

Site Plan Application #268/Special Permit, The Heights at Darien (former Allen O'Neill), Allen O'Neill Drive.

Request to modify previously approved community building.

Subdivision Application #471-B, Welsh, 1 Musket Lane.

Request to modify/clarify previously approved setbacks for the subject property.

Amendment of Subdivision Application #602, Nastro/Blair, 360, 362, 366 Brookside Road.

Proposed modification of previously approved subdivision, by eliminating a shared driveway.

Amendment of Special Permit Application #266 and Business Site Plan #279, Maplewood, 599 Boston Post Road.

Request to modify plans to: relocate transformer; relocate retaining wall; rotate previously approved sign; modify plantings; modify pathways in rear and eliminate a portion of the wall in the rear.

Deliberations and possible decisions on the following closed public hearing items:

Special Permit Application #60-K, Flood Damage Prevention Application #208-A, Land Filling & Regrading Application #121-A, Country Club of Darien, 300 Mansfield Avenue. Proposing to replace failing existing spillway structure on Goodwives River; replace existing stone wall with realignment/relocation; replace two existing golf cart bridges; pond expansion and wetland plantings; rebuild 12th green; and perform related site development activities within a regulated area.

Coastal Site Plan Review #269-A, Land Filling & Regrading Application #269-A, Francis & Catherine Gallagher, 32 Pasture Lane. Proposing to construct a 17' x 20' shed on the north side of the property with associated landscaping, to move the pool equipment to the north side of the property; and perform related site development activities within a regulated area.

Land Filling & Regrading Application #277, Town of Darien Public Works Dept., 57 Camp Avenue. Proposing to eliminate existing wall, and fill and regrade within the existing Town right-of-way in front of 57 Camp Avenue.

Amendment of Special Permit Application #125-D(2)/Site Plan, Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road. Proposing to modify the previous approval for three temporary, portable lights to allow for a height of up to 30 feet for the fall 2012 DJFL season.

Special Permit Application #39-M/Site Plan, St. Luke's Episcopal Church, 1864 Boston Post Road. Proposing to renovate a portion of the undercroft (the basement area below the main sanctuary building), and excavation of a portion of the berm surrounding the church building to create a new entrance. The undercroft will be renovated to be used as a new choir room.

Business Site Plan Application #24-S/Special Permit, Flair Fitness, LLC., 25 Old Kings Highway North. Proposing to modify two storefronts to include the establishment of two smaller stores and two indoor recreation studios to accommodate up to 30 and 40 people.

Amendment of Special Permit Application #205, Flair Fitness, Goodwives Shopping Center, 25 Old King's Highway North.

Request to use a 1,200 square foot portion of the space previously approved by the Commission for YMCA gymnastics within Goodwives Shopping Center to hold a fitness class for one hour a day, three days a week, for three months.

Amendment of Subdivision Application #164-B, Karczewski, 40 Noroton Avenue.

Request to eliminate existing driveway on Noroton Avenue.

Helen Ainson, 1078 Boston Post Road.

Request for temporary tent for one-day special event fundraiser.

Business Site Plan #228, Little Red Schoolhouse, 21 Tokeneke Road, CBD Zone.

Request to allow The Hairy Barker Pet Grooming Salon to expand to the front side of the Little Red Schoolhouse which is currently occupied by D'Iorio Printing. This will allow the Hairy Barker to establish a retail aspect on the Tokeneke Rd. side of the building.

Subdivision Application #323-A, Kane, Five Mile River Road.

Request for clarification on time requirements.

**Special Permit Application #260, Land Filling & Regrading Application #221-A, Rob Lavin
480 Middlesex Road.**

Request for release of bond.

Business Site Plan #248/Special Permit, Swimm Pools, 512 Boston Post Road

Request to modify previously approved site plan by deleting requirement for landscaped island, and associated request for release of required bond.

Approval of Minutes

September 4, 2012 Public Hearing/General Meeting

September 18, 2012 Public Hearing/General Meeting

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

ADJOURN.