

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, October 16, 2012

8:00 P.M.

**ROOM 206
Town Hall**

GENERAL MEETING

Amendment of 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.
THIS ITEM HAS BEEN POSTPONED TO NOVEMBER 13, 2012.

PUBLIC HEARING

Special Permit Application #60-L/Site Plan, Country Club of Darien, 300 Mansfield Avenue. Proposing to construct new platform tennis hut immediately adjacent to the platform tennis courts, move two existing courts, and perform related site development activities. The subject property is located on the east side of Mansfield Avenue, approximately 1500 feet north of its intersection with Buttonwood Lane, and is shown on Assessor's Map #5 as Lot #40, in the R-2 Zone.

Land Filling & Regrading Application #280, George & Pat Chieffe, 241 Hollow Tree Ridge Road. Proposing to construct a loose boulder wall and place fill behind it, and perform related site activities. The subject property is located on the west side of Hollow Tree Ridge Road approximately 300 feet north of its intersection with Middlesex Road, and is shown on Assessor's Map #26 as Lot #11, R-1 Zone.

Land Filling & Regrading Application #281, Shay Homes, LLC, 569 Middlesex Road. Proposing to construct new single-family residence with associated driveway and perform related site development activities. The subject property is located on the north side of Middlesex Road approximately 500 feet east of its intersection of Ox Ridge Lane, and is shown on Assessor's Map #2 as Lot #2A, R-2 Zone.

GENERAL MEETING

Amendment of Subdivision Application #602, Nastro/Blair, 360, 362, 366 Brookside Road. Discussion regarding Commission's October 2, 2012 approval of a proposed modification of previously approved subdivision, by eliminating a shared driveway; and the subsequent October 6, 2012 letter from Attorney Robert F. Maslan, Jr. on behalf of the Lowmans.

Amendment of Subdivision Application #471-B, Welsh, 1 Musket Lane. Request to modify/clarify previously approved setbacks for the subject property.

Site Plan Application #279/Special Permit Application #266, Maplewood of Darien, 599 Boston Post Road. Request to allow issuance of a Temporary Certificate of Occupancy to allow on-site staff training prior to all required work being completed.

Amendment of Business Site Plan #143-A, Dominick Briganti, 1936 Boston Post Road.

Request to construct a handicap-accessible ramp. Informal discussion regarding establishment of a residential use on the second floor and an office on the third floor of the existing building.

Deliberations and possible decision on the following closed public hearing item:

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 CLOSED ON OCTOBER 2, 2012.*

Deliberations ONLY on public hearing items closed on October 16, 2012.

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

ADJOURN.