

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, November 13, 2012

8:00 P.M.

**ROOM 206
Town Hall**

GENERAL MEETING

Election of Officers (Chairman, Vice-Chairman, Secretary, SWRPA Representative)

Adoption of Year 2013 meeting schedule for Commission & Aquifer Protection Agency.

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.

PUBLIC HEARING

Continuation of Public Hearing Regarding Special Permit Application #273, Brendan Johnson, 30 Stephanie Lane. Proposing to establish a 30' x 30' asphalt sport court and perform related site activities. The subject property is located on the south side of Stephanie Lane, approximately 1,700 feet west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #8 as Lot #60, in the R-1/2 Zone. *TO BE IMMEDIATELY CONTINUED TO 11/27/2012.*

Continuation of Public Hearing Regarding Business Site Plan #86-D/Special Permit, Bob Bantle, 365 Boston Post Road. Proposing to remodel/renovate the existing 365 Boston Post Road building formerly occupied by United Rentals, and to establish a new personal service use with related retail sales and office use, and perform related site development activity. The subject property is located on the north side of Boston Post Road, approximately 250 feet west of its intersection with Birch Road, and is shown on Assessor's Map #14 as Lot #50, in the DB-2 Zone. *PUBLIC HEARING ORIGINALLY OPENED 10/23/2012.*

Special Permit Application #274, Dominick Briganti, 1936 Boston Post Road. Proposing to establish a dwelling unit on the second floor of the existing building at 1936 Boston Post Road. The subject property is located on the south side of Boston Post Road, approximately 200 feet west of its intersection with Ring's End Road, and is shown as Assessor's Map #51 as Lot #39, NB Zone.

GENERAL MEETING

Amendment of Special Permit #15-H/Site Plan, Wee Burn Country Club, Hollow Tree Ridge Road. Request for terrace room alterations, including a new fireplace.

Discussion, deliberation, and possible decision regarding the following closed public hearing matters:
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. *PUBLIC HEARING CLOSED: 10/16/2012. DECISION DEADLINE: 12/20/2012.*

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. *PUBLIC HEARING CLOSED: 10/16/2012. DECISION DEADLINE: 12/20/2012.*

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. *HEARING CLOSED: 10/23/2012. DECISION DEADLINE: 12/27/2012.*

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. *PUBLIC HEARING CLOSED: 10/23/2012. DECISION DEADLINE: 12/27/2012.*

Coastal Site Plan Review #277, Land Filling & Regrading Application #279, Chris & Christine Barkley, 5 North Road. Proposing to construct an addition to the existing residence, install a new driveway, and perform related site development activities within a regulated area.

Coastal Site Plan Review #156-B, Flood Damage Prevention Application #268-A, Land Filling & Regrading Application #282, Contentamiento, LLC, 12 Shennamere Road. Proposing to: construct additions to the existing residence; install new components to the septic system; update the stormwater management system; and perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED: 10/23/2012. DECISION DEADLINE: 12/27/2012.*

Proposed Amendment to the Darien Zoning Map (COZM #1-2012) put forth by the Nielsen Company and One Thorndal Circle Inc., 1, 22, 28, 16 and 20 Thorndal Circle. Proposing to amend the Darien Zoning Map to rezone the subject properties and a portion of the Hecker Avenue, Thorndal Circle, and I-95 rights-of-way from DOR-1 (Designed Office Research-1 Acre) to Office Business (OB). The subject properties are located on the north side of Boston Post Road, approximately 650 feet north of its intersection with Thorndal Circle, and are shown on Assessor's Map #39 as Lots #18, #17B, and #11, now located within the DOR-1 Zone.

Discussion of status of the following application:

Proposed Amendments to the 2006 Town Plan of Conservation & Development, put forth by the Darien Planning & Zoning Commission. Proposal put forth by the Darien Planning and Zoning Commission for amendments to the 2006 Town Plan of Conservation & Development (the "Town Plan") in three groups. The first group of amendments would modify pages 8-2, 8-3, 9-5, 9-6 and A9-17 of the Town Plan relative to classification of private land as open space for certain properties within Darien per Section 12-107e of the Connecticut General Statutes. The second group of amendments would add a new #20 on page 9-5 of the Town Plan, which would specifically reference the Town of Darien Commercial Design Guidelines document. The third group of amendments is to modify the inside cover page, table of contents, and index of the Town Plan to reflect any amendments adopted by the Commission.

Discussion, deliberation and possible decision on the following, if the public hearing has been closed:
Special Permit Application #274, Dominick Briganti, 1936 Boston Post Road. Proposing to establish a dwelling unit on the second floor of the existing building at 1936 Boston Post Road.

Discussion of impacts of recent storm Sandy

Approval of Minutes

October 2, 2012	Public Hearing/General Meeting
October 16, 2012	General Meeting/Public Hearing
October 23, 2012	Public Hearing

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

ADJOURN.