

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, November 20, 2012

8:00 P.M.

ROOM 206

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #138-D, Flood Damage Prevention Application #140-D, Land Filling & Regrading Application #283, Gavin & Melissa Baiera, 26 Shipway Road. Proposing to construct a pool, and related pool terrace; install pool equipment and rain garden, and perform related site development activities within regulated areas. The subject property is located at the north side of Shipway Road, approximately 300 feet east of its intersection with Plymouth Road, and is shown on Assessor's Map #57 as Lot #43, in the R-1 Zone. *HEARING OPENED 10/23/2012 AND WAS IMMEDIATELY CONTINUED TO 11/20/2012. HEARING TO BE CONTINUED TO 1/8/2013 AT APPLICANT'S REQUEST.*

Business Site Plan #24-T/Special Permit, JoyRide Darien, LLC, 25 Old King's Highway North. Proposing to establish an indoor recreational use/exercise facility in a portion of the space formerly occupied by Darien YMCA gymnastics program within the Goodwives Shopping Center, and to add a fence and perimeter landscaping. The space is located within Goodwives Shopping Center, which is located on the south side of Old Kings Highway North, approximately 150 feet southwest of its intersection with Brookside Road and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

Amendment of Subdivision Application #602, Nastro/Blair, 360, 362, 366 Brookside Road. Public Hearing regarding the 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, Michael Scott & Suzanne Welsh, 1 Musket Lane. Request to modify the previously approved 90 foot building setback along the southerly property line as shown on Map #3671 in the Darien Land Records for the property at 1 Musket Lane. The subject property is located at the southeastern corner formed by the intersection of Raymond Street and Musket Lane, and is shown on Assessor's Map #33 as Lot #5-12 in the R-1/2 Zone.

Flood Damage Prevention Application #309, Bill & Lynn Hamlen, 7 Davis Lane. Proposing to relocate an existing storage shed from the west side of the property to the east side of the property, and to perform related site development activities within a regulated area. The subject property is located on the south side of Davis Lane approximately 250 feet west of its intersection with Five Mile River Road, and is shown on Assessor's Map #67 as Lot #25, R-1 and R-1/2 Zones.

GENERAL MEETING

Amendment of Special Permit #42-H/Site Plan, Parklands Office Park, LLC, 3 Parklands Drive

Request for reconsideration of Stipulations G AND H. Request to: 1) move the dumpster enclosure; and 2) to extend the deadline for the "as-built" survey to December 4, 2012.

Business Site Plan #205-D/Special Permit, 205 Post Road Development Partners, LLC, 205 Boston Post Road.

Request for extension of time to commence project.

Discussion, deliberation and possible decision on the following, if the public hearing has been closed:

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

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Amendment of Subdivision Application #471-B, Michael Scott & Suzanne Welsh, 1 Musket Lane. Request to modify the previously approved 90 foot building setback along the southerly property line as shown on Map #3671 in the Darien Land Records for the property at 1 Musket Lane. The subject property is located at the southeastern corner formed by the intersection of Raymond Street and Musket Lane, and is shown on Assessor's Map #33 as Lot #5-12 in the R-1/2 Zone.

Flood Damage Prevention Application #309, Bill & Lynn Hamlen, 7 Davis Lane. Proposing to relocate an existing storage shed from the west side of the property to the east side of the property, and to perform related site development activities within a regulated area. The subject property is located on the south side of Davis Lane approximately 250 feet west of its intersection with Five Mile River Road, and is shown on Assessor's Map #67 as Lot #25, R-1 and R-1/2 Zones.

Approval of Minutes

November 13, 2012 General Meeting/Public Hearing

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

ADJOURN.