

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 13, 2012

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

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. *POSTPONED TO 3/27/2012.*

Continuation of Public Hearing regarding Land Filling & Regrading Application #267, Scott Leahy, 117 Leeuwarden Road. Proposing to fill, regrade, and construct associated retaining walls along the sides and rear of the property, and perform related site development activities. The subject property is located on the west side of Leeuwarden Road, approximately 800 feet south of its intersection with Old Oak Road, and is shown on Assessor's Map #29 as Lot #122, and is in the R-1/2 Zone. *PUBLIC HEARING OPENED ON 1/10/2012. DEADLINE TO CLOSE PUBLIC HEARING IS 3/13/2012.*

Continuation of Public Hearing regarding Amendment of Business Site Plan #136-B/Special Permit, Dan Dolcetti, 2 Squab Lane, CBD Zone. Proposal to establish a law office on the 1st and 2nd floor of the existing 2 Squab Lane building. The establishment of a 1st floor professional office requires a Special Permit under Section 654d of the Darien Zoning Regulations. The subject property is located on the northeast corner formed by the intersection of Grove Street and Day Street, and is shown on Assessor's Map #73 as Lot #34, in the CBD Zone. *HEARING OPENED ON 2/28/2012. DEADLINE TO CLOSE PUBLIC HEARING IS 4/3/2012.*

GENERAL MEETING

Business Site Plan #33-B, Flair Fitness Studios, LLC, 551 Boston Post Road—2nd floor, DB-2 Zone.

Request for extension of approval of class size of 20 during daytime hours, and up to 40 students after business hours.

Amendment of Special Permit #150-B/Site Plan, Post 53, 0 Ledge Road.

Request to remove existing patio; construct new bluestone patio; install covered pergola with associated plantings and lighting—establishment of “The Giving Garden”; and retain basketball hoop.

Amendment of Flood Damage Prevention Application #243, Land Filling & Regrading Application #172, Ray Koziak, 3 Plymouth Road.

Request to construct a terrace within a regulated area.

Amendment of Special Permit #34-H, Woodway Country Club, 532 Hoyt Street.

Proposed addition to existing residence now owned by Club, and occupied by the General Manager.

Amendment of Business Site Plan #124-F, Dolcetti, Inc., 979 Boston Post Road, CBD Zone.

Request for a new tenant in 975 square feet of the second floor, in the space formerly occupied by Kids Care. It will be for additional space for the salon now on the first floor. The Commission's approval for this building requires that the Commission review all changes in tenants due to the presence of a joint parking agreement.

Amendment of Special Permit #66-L/Site Plan, Darien YMCA, 2420 Boston Post Road.

Proposed changes to the Site Lighting, Site Amenities and Parking plans for the YMCA.

Amendment of Coastal Site Plan Review #190, Flood Damage Prevention Application #203, Chris & Tina Piccaro, 35 Beach Drive.

Request to place a generator and underground propane tank within regulated areas.

Site Plan Application #280, Special Permit #268, Baywater 745 BPR, LLC, 745 Boston Post Road, DB-1 Zone.

Informal discussion regarding possible amendment of Section 585c of the Darien Zoning Regulations.

Discussion, deliberation and possible decision on any public hearing matters closed on March 13, 2012.

Approval of Minutes

February 28, 2012 Public Hearing/General Meeting

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

ADJOURN.