

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, March 1, 2011

8:00 P.M.

**Room 206  
Town Hall**

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**PUBLIC HEARING**

**Flood Damage Prevention Application #269-A, Arthur Collins, 45 Pear Tree Point Road.**

Proposing to install a generator and propane tank on a platform, and perform related site activities within a regulated area. The subject property is on the west side of Pear Tree Point Road approximately 800 feet south of its northernmost intersection with Long Neck Point Road, and is shown on Assessor's Map #60 as Lot #52, in the R-1 Zone.

**GENERAL MEETING**

*Discussion, deliberation AND POSSIBLE DECISION regarding the following:*

**Affordable Housing Application Under CGS 8-30g (#2-2010), Coastal Site Plan Review #259, Site Plan Application #278, Land Filling & Regrading Application #249, Christopher & Margaret Stefanoni, Tokeneke Road.**

Proposing to construct 30 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the south side of Tokeneke Road at the southeast corner formed by the intersection of Tokeneke Road and Pheasant Run, and is shown on Assessor's Map #66 as Lot #104-A1, within the R-1 Zone. *PUBLIC HEARING WAS CLOSED ON 1/4/2010. DEADLINE FOR COMMISSION DECISION: 3/10/2011.*

*Discussion and deliberation ONLY regarding the following items:*

**Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street.**

Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor's Map #27 as Lot #168-1, within the R-1/3 zone. *PUBLIC HEARING CLOSED ON 1/18/2010. DEADLINE FOR DECISION: 3/24/2011.*

**Flood Damage Prevention Application #269-A, Arthur Collins, 45 Pear Tree Point Road.**

Proposing to install a generator and propane tank on a platform, and perform related site activities within a regulated area. The subject property is on the west side of Pear Tree Point Road approximately 800 feet south of its northernmost intersection with Long Neck Point Road, and is shown on Assessor's Map #60 as Lot #52, in the R-1 Zone. *(if public hearing has been closed)*

**Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission—Proposed Modification of Subsection 922c.**

Proposing to modify subsection 922 of the Darien Zoning Regulations--Permitted Signs (subsection 922c specifically addresses real estate signs). The changes affect the maximum sign size and permitted locations of such proposed signs. *HEARING CLOSED: 2/15/2011.*

**Coastal Site Plan Review #229-B, Flood Damage Prevention Application #293-A, Foster Kaali-Nagy, 125 Five Mile River Road.** Proposing to install a pier, ramp and float, and perform related site activities within regulated areas. *HEARING CLOSED: 2/15/2011. DECISION DEADLINE: 4/21/2011.*

**Coastal Site Plan Review #263, Flood Damage Prevention Application #300, Ralph F. Reynolds, Delafield Island Road (Lot #35).** Proposing to construct a fixed timber pier, ramp, and float on Lot #35, and perform related site activities within regulated areas. *HEARING CLOSED: 2/15/2011. DECISION DEADLINE: 4/21/2011.*

**Coastal Site Plan Review #131-B, Flood Damage Prevention Application #298, and Land Filling & Regrading Application #254, Leo & Diane Schlinkert, 3 North Road.** Proposing to raze the existing residence and construct a new single-family residence with associated septic system and boathouse and perform related site development activities within regulated areas. *HEARING CLOSED: 2/15/2011. DECISION DEADLINE: 4/21/2011.*

**Business Site Plan #205/Special Permit, 205 Post Road Development Partners, LLC, 205 Boston Post Road, SB-E Zone.**

Request for extension of time to finalize plans and commence project.

**Coastal Site Plan #237-B, Flood Damage Prevention Application #263-B, Abigail Knott, 70 Five Mile River Road.**

Request for modifications to the Commission's Adopted Resolution, and request for extension of time.

**Discussion of schedule for proposed land use fee amendments to be reviewed and acted upon by the RTM.**

**Approval of Minutes**

January 25, 2011      Public Hearing/General Meeting  
February 8, 2011     General Meeting

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

**ADJOURN.**