

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 22, 2011

8:00 P.M.

**ROOM 206
Town Hall**

GENERAL MEETING

Discussion, deliberation and possible decisions regarding:

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. *PUBLIC HEARING WAS CLOSED ON 1/18/2010. DECISION DEADLINE: 3/24/2011.*

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. The subject property is on the east side of Delafield Island Road, approximately 1,900 feet south of its intersection with Raider's Lane, and is shown on Assessor's Map #70 as Lot #35, in the R-1 Zone. *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.*

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.

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #261, Flood Damage Prevention Application #28-A, Land Filling & Regrading Application #2-A, Joseph & Kimberly Cesare, 144 Five Mile River Road. Proposing to construct a single-family residence, garage, guest cottage, and swimming pool and to perform related site development activities within regulated areas. The subject property is on the south side of Five Mile River Road at its terminus, and is shown on Assessor's Map #67 as Lot #10 & #11, in the R-1/2 Zone. *PUBLIC HEARING OPENED ON 1/25/2011, AND CONTINUED TO 2/15/2011 AND 3/22/2011. DEADLINE TO CLOSE PUBLIC HEARING IS 3/22/2011, UNLESS AN EXTENSION IS GRANTED BY THE APPLICANT.*

Continuation of Public Hearing regarding Coastal Site Plan Review #262, Flood Damage Prevention Application #299, Land Filling & Regrading Application #255, Kieran & Tiernan Cavanna, 38 Old Farm Road. Proposing to demolish a portion of the existing residence, construct additions and alterations to the residence, construct a new detached garage, and perform related site development activities within regulated areas. The subject property is on the south side of Old Farm Road approximately 235 feet east of its intersection with Driftway Lane, and is shown on Assessor's Map #66 as Lot #84, in the R-1 Zone. *PUBLIC HEARING OPENED ON 2/15/2011, AND CONTINUED TO 3/22/2011. DEADLINE TO CLOSE PUBLIC HEARING IS 3/22/2011, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Coastal Site Plan Review #264, and Filling & Regrading Application #256, Robert & Kimberlee Ageloff, 18 Crane Road. Proposing to: construct additions and alterations to the existing single-family residence with associated stormwater management; construct a replacement pool with associated patio; install a new driveway and construct a driveway expansion area; and perform related site development activities within a regulated area. The subject property is located on the east side of Crane Road, approximately 1,100 feet south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #60 as Lot #29, in the R-1 Zone.

GENERAL MEETING

Approval of Minutes

January 25, 2011	Public Hearing
February 15, 2011	Public Hearing
March 1, 2011	Public Hearing/General Meeting
March 8, 2011	General Meeting

Deliberations on any public hearings closed on March 22, 2011. (time permitting).

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

ADJOURN.