

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, May 10, 2011

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendments to the Darien Zoning Regulations (#4-2011), Special Permit Application #266, Site Plan Application #279, Land Filling & Regarding Application #259, Hunter Gregory Realty Corp., 599 Boston Post Road.

Proposing to convert the existing building at 599 Boston Post Road into 66 assisted living units—some for traditional assisted living and some for memory care; with associated pathways and landscaping in the rear of the property; and perform related site development activities. Zoning Regulation amendments are proposed to Section 210 (Definitions) to specifically define Memory Care Facility; a new subsection 624i to allow Assisted Living Facilities and Memory Care Facilities in the DB-2 zone by Special Permit; and a new subsection 627 created with further criteria. The full text of the proposed zoning regulation amendments is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection. The subject property is on the northeast corner formed by the intersection of Brookside Road and Boston Post Road, and is shown on Assessor's Map #14 as Lot #35 and is located in the DB-2 and R-1/2 Zones. *PUBLIC HEARING OPENED ON 4/26/2011. DEADLINE TO CLOSE PUBLIC HEARING IS MAY 31, 2011 UNLESS AN EXTENSION OF TIME IS GRANTED BY APPLICANT.*

GENERAL MEETING

Informal discussion regarding potential redevelopment of 745 Boston Post Road. (15-20 mins.)

Site Plan Application #251-A, Special Permit Application #246-A, Land Filling and Regrading Application #184-A, Lot Line Adjustment #609-A, CL Darien Partners, LLC (formerly Hoyt Street Partners, LLC) Cedar Lane.

Request for extension of time to submit a revised site plan and related materials.

Business Site Plan #249-A/Special Permit, Whole Foods Market, 150-152 Ledge Road.

Request for seasonal farmer's market outside of the store.

Coastal Site Plan Review #39-B, Flood Damage Prevention Application #30-B, Shannon & Pamela Bass, 240 Long Neck Point Road, R-1 Zone.

Request for extension of time to construct dock.

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

Request for an extension of time to commence project.

Subdivision Application #323-A, Coastal Site Plan Review #222-A, Flood Damage Prevention Application #244-A, Land Filling & Regrading Application #176-A, Kane, 147 Five Mile River Road.

Request for two-year extension of time.

Discussion, deliberation and possible decisions regarding:

Coastal Site Plan Review #264, and Land 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.

Business Site Plan #200-E/Special Permit, Tokeneke Properties, LLC, 23-33 Tokeneke Road. Proposing to convert a portion of the existing second floor from office use to six apartments, with two of those apartments being designated as below market rate units as required by Section 580 of the Darien Zoning Regulations.

Discussion and Deliberation ONLY on the following:

Coastal Site Plan Review #265, Flood Damage Prevention Application #301, Peter & Susan Markham, 4 Shipway Road. Proposing to lift the existing single-family residence, and construct additions and alterations to it; relocate the existing driveway; and to perform related site development activities within regulated areas. *DECISION DEADLINE: 7/7/2011.*

Coastal Site Plan Review #36-B, Flood Damage Prevention Application #34-B, Robert & Amy Rupp, 3 Candlewood Lane. Proposing to construct additions and alterations to the existing residence, remove the existing cottage and perform related site development activities within regulated areas. *DECISION DEADLINE: 7/7/2011.*

Land Filling & Regrading Application #257, Christopher & Margaret Stefanoni, 149 Nearwater Lane. Proposing to allow fill placed adjacent to stone wall on the northerly and westerly boundaries of the property to remain. *DECISION DEADLINE: 7/7/2011.*

Approval of Minutes

March 22, 2011 General Meeting/Public Hearing

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

ADJOURN.