

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, May 24, 2011

8:00 P.M.

**ROOM 206  
Town Hall**

---

**PUBLIC HEARING**

**Coastal Site Plan Review #226-A, Flood Damage Prevention Application #250-A, Land Filling & Regrading Application #260, PL Properties, LLC, 3 Purdy Lane.** Proposal to repair existing sea wall with some filling and regrading adjacent to the wall, enhance existing tidal wetlands, and perform related site activities within regulated areas. The subject property is on the south side of Boston Post Road, approximately 465 feet east of the Stamford City Line, and is shown on Assessor's Map #54 as Lot #33, in the R-1/3 Zone. *POSTPONED TO JUNE 7, 2011.*

**Special Permit Application #50-M, Middlesex Club Inc., 20 Echo Drive North.** Proposing to establish a schedule of outdoor events and activities. The subject property is at the west terminus of Echo Drive North, approximately 800 feet west of Hoyt Street, and is shown on Assessor's Map #30 as Lot #39 and is located in the R-1/3 Zone.

**Modification of Subdivision Application #563-A, David & Holly Hawes, 2269 Boston Post Road, Raymond Brown Associates, 2271 Boston Post Road and Raymond and Georgie Brown, 2273 Boston Post Road.** Request to reconfigure the existing shared driveway to include a small cul-de-sac with associated stormwater management and perform related site development activities. The subject properties are on the north side of Boston Post Road, approximately 360 feet east of its intersection with Salt Box Lane, and are shown on Assessor's Map #45 as Lots #28, #28A and #29A, all located in the R-1/3 Zone.

**GENERAL MEETING**

**Amendment of Business Site Plan #119-A, Darien Professional Building, 106 Noroton Avenue.** Proposing to create a new exterior fire exit/2<sup>nd</sup> floor connection on the east side of the existing office building. The subject property is on the east side of Noroton Avenue, at the northeast corner formed by its intersection with Hecker Avenue and Maple Street, and is shown on Assessor's Map #40 as Lots #44A and #70 and is located in the Office Business (OB) Zone. *DECISION DEADLINE: JUNE 30, 2011.*

**Amendment of Business Site Plan #31-D(2), Palmer's Market, 264 Heights Road, DC Zone.** Request for propane tank exchange cage alongside of Palmer's Market.

**Amendment of Business Site Plan #170-A/Special Permit, Planet Pizza, 874 Boston Post Road, CBD Zone.**  
Request for outdoor dining.

**Amendment of Business Site Plan #186-B/Special Permit, Burgers Shakes and Fries, 800 Boston Post Road, CBD Zone.**  
Request for six tables for outdoor dining.

**Amendment of Business Site Plan #88, 836 Boston Post Road, CBD Zone.**

Request to establish a nail salon in the space formerly occupied by the Rainbow Shoppe.

*Deliberations ONLY on the following closed public hearing matter:*

**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. *PUBLIC HEARING CLOSED ON 5/10/2011. DEADLINE TO MAKE DECISION IS: JULY 14, 2011 UNLESS AN EXTENSION OF TIME IS GRANTED BY APPLICANT.*

*Deliberations ONLY on the following if the public hearings have been closed:*

**Special Permit Application #50-M, Middlesex Club Inc., 20 Echo Drive North.** Proposing to establish a schedule of outdoor events and activities. The subject property is at the west terminus of Echo Drive North, approximately 800 feet west of Hoyt Street, and is shown on Assessor's Map #30 as Lot #39 and is located in the R-1/3 Zone.

**Modification of Subdivision Application #563-A, David & Holly Hawes, 2269 Boston Post Road, Raymond Brown Associates, 2271 Boston Post Road and Raymond and Georgie Brown, 2273 Boston Post Road.** Request to reconfigure the existing shared driveway to include a small cul-de-sac with associated stormwater management and perform related site development activities. The subject properties are on the north side of Boston Post Road, approximately 360 feet east of its intersection with Salt Box Lane, and are shown on Assessor's Map #45 as Lots #28, #28A and #29A, all located in the R-1/3 Zone.

*Discussion, deliberation and possible decisions regarding:*

**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.*

**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.*

**Discussion of Zoning Regulations.**

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

**ADJOURN.**