

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, September 6, 2011

8:00 P.M.

ROOM 119
Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #261-A, Flood Damage Prevention Application #28-B, Land Filling & Regrading Application #2-B, Foster Kaali-Nagy, 144 Five Mile River Road. Proposing to construct a single-family residence, garage, 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 7/26/2011.*

Coastal Site Plan Review #257-A, Flood Damage Prevention Application #289-A, Land Filling & Regrading Application #245-A, Dale & Hillary Miller, 5 Tokeneke Beach Drive. Proposing to raze the existing residence and demolish the existing pool, and to construct a new single-family residence and pool and to perform related site development activities within regulated areas. The subject property is located on the east side of Tokeneke Beach Drive approximately 500 feet south of its intersection with Contentment Island Road, and is shown on Assessor's Map #67 as Lot #67, and is in the R-1 Zone.

Special Permit Application #125-D(2)/Site Plan, Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road. Proposing to install three temporary lights at Holahan Field for DJFL team practices on weekdays in the fall 2011 and 2012 seasons. The subject property is located on the northeast corner of the intersection formed by Renshaw Road and Park Place, and Holahan Field is behind Town Hall. The property is shown on Assessor's Map #41 as Lot #85, in the R-1/3 Zone.

GENERAL MEETING

Modification of Site Plan Application #251-A, Special Permit Application #246-A, Land Filling & Regrading Application #184-A, Lot line Adjustment #609-A, CL Partners, LLC, (formerly Hoyt Street Partners, LLC), Hoyt Street/Wakemore Street.

Requested amendments to reconfigure the units; adjust the on-site filling and regrading; and proposed naming of private access driveway.

Flood Damage Prevention Application #303, Patrick & Lauren Palomo, 104 Rose Lane. Proposing to construct a one-story addition to the existing single-family residence and to perform related site development activities within a regulated area. The subject property is located on the south side of Rose Lane approximately 100 feet east of the intersection of Denhurst Place and Rose Lane and is shown on Assessor's Map #25 as Lot #14, in an R-1/5 (residential) Zone.

Land Filling & Regrading Application #221, Robert Lavin, 480 Middlesex Road.
Discussion of ongoing issues related to implementation of project.

Business Site Plan #228-A, Little Red Schoolhouse, 21 Tokeneke Road, CBD Zone.
Request for a new dog grooming tenant for a portion of the first floor.

Discussion, deliberation and possible decision regarding:

Coastal Site Plan Review #218-B, Flood Damage Prevention Application #255-A, Land Filling & Regrading Application #46-A, Robert Minicucci, 159 Long Neck Point Road. Proposing to: construct a fixed pier, ramp and float; restore a tidal wetland by removing Phragmites and lowering the elevation of the wetlands; and perform related site development activities within regulated areas.

Coastal Site Plan Review #267, Flood Damage Prevention Application #302, Spencer F. Segura, 24 Tokeneke Trail. Proposing to construct a detached garage, cabana, modify the existing driveway, and perform related site development activities within regulated areas.

Amendment of Land Filling & Regrading Application #145-B, Gene Sykes, 5 Homewood Lane, R-1 Zone.

Request to construct retaining walls and steps in the rear of the residence.

Approval of Minutes

July 26, 2011 Public Hearing/General Meeting

Deliberations ONLY on any public hearings closed on September 6, 2011.

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

ADJOURN.