

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: October 14, 2011

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, October 18, 2011 at 8:00 P.M. in Room 119 of Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 18, 2011

8:00 P.M.

ROOM 119
Town Hall

PUBLIC HEARING

Amendment of Special Permit #245, Infinity Fitness, LLC, 264 Heights Road. Proposing to establish a new Indoor Recreational Facility (fitness studio) use in the ground floor space underneath Palmer's Market, in the space formerly occupied by Darien Physical Therapy Center. *POSTPONED UNTIL OCTOBER 25, 2011.*

Special Permit Application #269, Graham & Jennifer Foster, 36 Crooked Mile Road. Proposing to construct an outdoor recreation court ("sports court") in the northern portion of the yard and perform related site development activities. The subject property is located on the south side of Crooked Mile Road approximately 1,500 feet southwest of its intersection with Hollow Tree Ridge Road and is shown on Assessor's Map #3 as Lot #49 and is located in the R-2 Zone.

Business Site Plan #24-R/Special Permit, Koko FitClub, 25 Old King's Highway North. Proposing to establish a new Indoor Recreational Facility use (automated personal training studio) in the space currently occupied by Stride Rite. The subject site is located within Goodwives Shopping Center, which is located on the south side of Old King's Highway North, approximately 150 feet southwest of its intersection with Brookside Road, and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

Continuation of Public Hearing Regarding Proposed: Amendments to the Darien Zoning Regulations (COZR #6-2011); Amendment of the Darien Zoning Map (COZM #1-2011); Site Plan Application #280; Special Permit Application #268; Land Filling & Regrading Application #265, Baywater 745 BPR, LLC, 745 Boston Post Road. Proposing to replace the existing building at 745 Boston Post Road with a new mixed use building and perform related site development activities. Zoning Regulation amendments are proposed to Sections 585, 614, 615 and 616 to permit the development as proposed. Proposed amendment of the Zoning Map would make the entire property in the DB-1 Zone. 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 northwest corner formed by the intersection of Academy Street and Boston Post Road, and is shown on Assessor's Map #16 as Lots #15 and #16 and is in the DB-1, and R-1/3 Zones and DBR overlay Zone. *HEARING OPENED ON 9/27/2011. DEADLINE TO CLOSE PUBLIC HEARING IS NOVEMBER 1, 2011, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

GENERAL MEETING

Amendment of Coastal Site Plan Review #248, Connor, 42 Contentment Island Road, R-1 Zone.

Request to install generator, underground propane tank, and drainage, all within a regulated area.

Discussion regarding Flair Fitness, 551 Boston Post Road.

Discussion, deliberation and possible decision on:

Business Site Plan #182-B/Special Permit, Darien Station Associates, LLC, Lanphier Day Spa, 20 West Avenue. Proposing renovation and alterations of the existing building and perform related site development activities to establish a day spa/ beauty salon/ retail sales business along with business and professional offices.

Deliberations ONLY on any public hearings closed on October 18, 2011.

Approval of Minutes

September 27, 2011 Public Hearing/General Meeting

October 4, 2011 Public Hearing/General Meeting

Since this is a special meeting, no Other Business can be discussed.

ADJOURN.