

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, October 25, 2011

8:00 P.M.

**ROOM 206**

Town Hall

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**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.

**Coastal Site Plan #170-B, Flood Damage Prevention Application #281, Land Filling & Regrading Application #77-B, Mandi & AC Morgan, 4 Salem Straits.**  
Request for extension of time to commence project.

**Amendment of Business Site Plan #135/Special Permit, 934 Boston Post Road, CBD Zone.**  
Request to modify Special Permit to allow a restaurant to be established in the space formerly approved as gelato/bakery, and to allow an increase in the previously approved indoor and outdoor seating.

**Amendment of Business Site Plan #164-B, Normandy Darien Holdings, Darien Green, 320-330 Boston Post Road, OB Zone.**  
Request for professional office use within Darien Green.

*Discussion, deliberation and possible decision on:*

**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.

**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. The subject property is located on the north side of Heights Road approximately 625 feet east of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lot #27, in the DC Zone.

**Land Filling & Regrading Application #266, John & Christa McNamara, 69 St. Nicholas Road.** Proposing to establish an additional driveway curb cut on the subject property and perform related site development activities. The subject property is on the northwest side of St. Nicholas Road approximately 2,300 feet west of its intersection with Mansfield Avenue, and is shown on Assessor's Map #6 as Lot #91, in the R-2 Zone.

**Proposed Amendments to the Darien Zoning Regulations put forth by Christopher & Margaret Stefanoni (COZR #5-2011).** Proposing to establish a new section of the Darien Zoning Regulations entitled, "Affordable Housing Floating Zone". This new section would establish a floating zone which could be automatically applied to any lot in Darien at the option of the property owner. It would allow CGS 8-30g affordable housing developments on any lot in Town as a Principal Use as-of-right. It would establish specific Area and Bulk requirements regarding setbacks, and allow structures to be up to three stories and forty feet in height, with a maximum density of thirty-five (35) units per acre. The proposed new regulations would also allow for legalization of existing "in-law" unit(s). 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.

**GENERAL MEETING**

*Deliberations ONLY on the following applications closed on October 18, 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. *PUBLIC HEARING CLOSED ON 10/18/2011.*

**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. *PUBLIC HEARING CLOSED ON 10/18/2011.*

**Deliberations ONLY on any public hearings closed on October 25, 2011.**

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

**ADJOURN.**