

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, November 1, 2011

8:00 P.M.

ROOM 206
Town Hall

GENERAL MEETING

Amendment of Special Permit #66-L/Site Plan, Darien YMCA, 2420 Boston Post Road

Requested amendments to the previously approved nursery school building.

PUBLIC HEARING

Business Site Plan #110-F/Special Permit, H&L Chevrolet, 1416 Boston Post Road. Proposing to construct a one-story addition to the rear of the existing building and perform related site development activities. The subject property is located on the south (east) side of Boston Post Road, directly across its intersection with Hecker Avenue, and is shown on Assessor's Map #63 as Lots #15, #16, #17, in the SB Zone. *POSTPONED.*

Continuation of Public Hearing regarding Land Filling & Regrading Application #264, Lot Line Adjustment/Amendment of Subdivision #370-B, William Storrs Morehouse, 21 Morehouse Drive. Proposing to fill and regrade in association with a new residence and driveway, install associated stormwater management, adjust a shared lot line with Lot #12 (15 Morehouse Drive) and perform related site development activities. The subject property is on the northeast side of Morehouse Drive, approximately 525 feet north of its intersection with Prospect Avenue, shown on Assessor's Map #15 as Lot #11 in the R-1/2 Zone. *PUBLIC HEARING OPENED ON 9/27/2011.*

GENERAL MEETING

Discussion regarding temporary seasonal ice rinks.

Discussion, deliberation and possible decision on:

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.

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.

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.

Deliberations ONLY on the following, and on any public hearing closed on November 1, 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. DECISION DEADLINE: DECEMBER 22, 2011.*

Approval of Minutes

October 18, 2011 Public Hearing/General Meeting

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

ADJOURN.