

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, June 28, 2011

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

Coastal Site Plan Review #44-A, Land Filling & Regrading Application #261, Leslie Sutton, 227 Old King's Highway South. Proposing to construct additions and alterations to the existing single-family residence with associated filling and regrading, and perform related site development activities within a regulated area. The subject property is on the east side of Old King's Highway South, approximately 1,000 feet south of its intersection with McCrea Lane, and is shown on Assessor's Map #49 as Lot #45 and is located in the R-1 and R-1/2 Zones.

Land Filling & Regrading Application #262, Kelly Banner, 11 Archer Lane. Proposing to regrade back yard and construct associated retaining wall to create a more level yard and perform related site activities. The subject property is on the northwest side of Archer Lane, approximately 450 feet west of its intersection with Fitch Avenue, and is shown on Assessor's Map #42 as Lot #112 and is located in the R-1/3 Zone.

GENERAL MEETING

Amendment of Coastal Site Plan Review #227, Flood Damage Prevention Application #254, Site Plan Application #253, Town of Darien, Weed Beach, 155 Nearwater Lane. Proposing to add fitness equipment along an existing trail within regulated areas. The subject properties are located on the southwest side of Nearwater Lane approximately 250 feet southwest of the corner formed by its intersection with Brush Island Road, and are shown on Assessor's Map #56 as Lots #3, #4, #8, #9, and #10 in the R-1 Zone.

Amendment of Business Site Plan #263/Special Permit #64-B, Darien Police Station, 25 Hecker Avenue.

Construction of retaining wall along the rear property line.

Amendment of Business Site Plan #186-A, Sunrise Group, Inc., 800 Boston Post Road, CBD Zone.

Request to establish a massage therapy personal service business in third floor space formerly occupied by an office use.

Amendment of Special Permit #125-B(3), Darien Town Hall, 2 Renshaw Road.

Requested use of Room B2 in the basement of Town Hall for Darien Arts Center private music lessons.

Amendment of Special Permit #126-C, Darien Senior Center, Edgerton Street

Requested use of the Senior Center six days a week for use by the Darien Arts Center for classes.

Amendment of Special Permit #15-L, Wee Burn Country Club, Hollow Tree Ridge Road.

Replacement of existing pump house.

Amendment of Special Permit Application #254/Site Plan, Espresso Neat, 20 Grove Street.

Request for temporary sales within Grove Street Plaza for Darien Summer Nights 2011.

Amendment of Business Site Plan #24-M/Special Permit, Cessco Trattoria, 25 Old King's Highway North, Goodwives Shopping Center, DC Zone.

Request to create additional indoor seating and a bar in the space formerly occupied by Tre Amici, Mamma Mia Restaurant, and Four Brothers Pizza, and to establish seasonal outdoor dining.

Deliberations and possible decisions on the following:

Proposed Amendments of Darien Zoning Regulations #2-2011, Site Plan Application #269-A/Special Permit Application #265, Land Filling & Regrading Application #225-A, Post Road Eleven, LLC, 1292 Boston Post Road.

Proposing to raze the existing building, and to construct a new two-story building with associated landscaping and shared parking; and to regrade and construct a new retaining wall and perform related site development activities. Associated amendments to Darien Zoning Regulations Subsections 226, 661, and 666 are proposed, as is the creation of a new subsection 667.1. The change to subsection 226 (Design Standards for Parking) would allow high eaves to be excluded from the calculation of parking space and aisle dimensions. The change to subsection 661 (Background and Purposes in the SB Zone) is to add to the Background and Purposes subsection a statement regarding lots of less than 10,000 square feet in size. The change to subsection 666 (Area and Bulk Requirements in the SB Zone) is to add a new note "e" to the Area and Bulk requirements, which refers to subsection 667.1. A new subsection 667.1 is proposed, which is entitled, "Special Controls and Design Standards for Small Lots in Existence on January 1, 2010", and proposes to establish such special controls and design standards for certain lots of less than 10,000 square feet in size. 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 southeast side of Boston Post Road at the corner formed by its intersection with the northbound on ramp at interchange 11 of I-95, and is shown on Assessor's Map #63 as Lot #1 and is located in the Service Business (SB) Zone. *HEARING CLOSED: 6/7/2011. DECISION DEADLINE: 8/11/2011.*

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. *HEARING CLOSED: 6/7/2011. DECISION DEADLINE: 8/11/2011.*

Flood Damage Prevention Application #251-A, Roy & Susan Mackenzie, 30 Driftway Lane.

Proposing to construct additions and alterations to the existing single-family residence, with associated stormwater management, and perform related site development activities within a regulated area. *HEARING CLOSED: 6/7/2011. DECISION DEADLINE: 8/11/2011.*

Deliberations only regarding the following, if the public hearings have been closed:

Coastal Site Plan Review #44-A, Land Filling & Regrading Application #261, Leslie Sutton, 227 Old King's Highway South.

Proposing to construct additions and alterations to the existing single-family residence with associated filling and regrading, and perform related site development activities within a regulated area.

Land Filling & Regrading Application #262, Kelly Banner, 11 Archer Lane. Proposing to regrade back yard and construct associated retaining wall to create a more level yard and perform related site activities.

Approval of Minutes

May 3, 2011 Public Hearing/General Meeting

May 10, 2011 Public Hearing/General Meeting

At 9:00 p.m.

Presentation by Commission staff regarding the Service Business (SB) and Service Business-East (SB-E) Zones.

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

ADJOURN.