

**PLANNING AND ZONING COMMISSION  
AGENDA**

**Room 119**

Tuesday, February 23, 2010

8:00 P.M.

Town Hall

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**PUBLIC HEARING**

**Proposed Amendments to the 2006 Town Plan of Conservation & Development, put forth by the Darien Planning & Zoning Commission.** Proposal put forth by the Darien Planning and Zoning Commission for amendments to the 2006 Town Plan of Conservation & Development (the “Town Plan”) in three groups. The first group of amendments would modify pages 8-2, 8-3, 9-5, 9-6 and A9-17 of the Town Plan relative to classification of private land as open space for certain properties within Darien per Section 12-107e of the Connecticut General Statutes. The second group of amendments would add a new #20 on page 9-5 of the Town Plan, which would specifically reference the Town of Darien Commercial Design Guidelines document. The third group of amendments is to modify the inside cover page, table of contents, and index of the Town Plan to reflect any amendments adopted by the Commission. *POSTPONED TO MARCH 23, 2010.*

**Continuation of Public Hearing regarding Coastal Site Plan Review #239-A, Flood Damage Prevention Application #264-A, Kevin & Jennifer Fay, 22 Beach Drive.** Proposing to construct a replacement patio at a different grade and to perform related site development activities within regulated areas. The subject property is located on the west side of Beach Drive approximately 1,000 feet south of its intersection with Boston Post Road and is shown on Assessor’s Map #53 as Lot #11, in the R-1/2 Zone. *PUBLIC HEARING OPENED ON: 2/2/2010.*

**Land Filling & Regrading Application #236, Philip & Lorraine Weyhe, 42 Stanton Road.** Proposing to fill and regrade south of the existing residence and to perform related site activities. The subject property is located on the east side of Stanton Road, at the northwest corner formed by its intersection with Gardiner Street and is shown on Assessor’s Map #46 as Lot #68, in the R-1/2 Zone.

**Coastal Site Plan Review #249, Flood Damage Prevention Application #279, Edward “Tim” Brown & Yael van Hulst, 2 Baywater Drive.** Proposing to remove the existing pier, ramp and dock, and replace it with a new pier, ramp and dock, and perform related site activities within regulated areas. The subject property is on the south side of Baywater Drive, at the southeast corner formed by its intersection with Nearwater Lane, and is shown on Assessor’s Map #55 as Lot #105 & #106, in the R-NBD Zone.

**Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission.** Proposing to modify the existing zoning regulations relative to the Town’s Flood Damage Prevention regulations, specifically with changes proposed to Section 210 (Definitions), including the insertion of new definitions and the amendment of some existing definitions; and changes to Section 820 (Flood Damage Prevention), including changes to Sections 822, 825, 826 and 828.

**Coastal Site Plan Review #228-A, Flood Damage Prevention Application #256-A, Land Filling & Regrading Application #201-A, Real & Tara LeClerc, 16 Cross Road.** Proposing to construct additions and alterations to the existing residence and relocate the driveway from Hope Drive to Cross Road and perform related site development activities within regulated areas. The subject property is on the northwest corner formed by the intersection of Cross Road and Hope Drive, and is shown on Assessor's Map #69 as Lot #12, in the R-1 Zone.

## **GENERAL MEETING**

*Discussion, deliberation and possible decision regarding:*

**Land Filling & Regrading Application #235, Jim Reilly, 54 Stanton Road.** Proposing to fill and regrade behind the proposed residence and construct an associated retaining wall and to perform related site activities. The subject property is located on the east side of Stanton Road approximately 700 feet north of its intersection with Gardiner Street and is shown on Assessor's Map #46 as Lot #65, in the R-1/2 Zone.

*Deliberation only on any public hearings closed on February 23, 2010.*

**Amendment of Business Site Plan #24-Q, Lanphier Day Spa, 25 Old King's Highway North, DC Zone.**

Request to modify previously approved plans for the addition to the rear of the Goodwives Shopping Center.

### **Approval of Minutes**

February 2, 2010 Public Hearing/General Meeting

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

**ADJOURN.**