

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, October 5, 2010

8:00 P.M.

Room 206
Town Hall

GENERAL MEETING

Mandatory Referral #2-2010. Board of Selectmen, 2 Renshaw Road.

Proposal to convert the Board of Education office and storage space to a Senior/Community Center.

Mandatory Referral #3-2010. Board of Selectmen, 35 Leroy Avenue.

Proposal to convert the former Darien Library building at 35 Leroy Avenue to the Board of Education offices and other possible uses including office space for municipal functions and/or program space for the Darien Arts Center.

PUBLIC HEARING

Continuation of Public Hearing regarding Business Site Plan #276/Special Permit, Callari Auto Group d/b/a Mini of Fairfield County, 154 Boston Post Road.

Proposing to raze the existing building formerly occupied by the Cookhouse and construct a new building for automobile dealership with associated service bays and to perform related site development activities. The subject property is located on the southeast side of Boston Post Road across the street and approximately 400 feet east of its intersection with Richmond Drive, and is shown on Assessor's Map #32 as Lot #8, and is in the SB-E (commercial) Zone.

Continuation of Public Hearing regarding Coastal Site Plan Review #257, Flood Damage Prevention Application #289, Land Filling & Regrading Application #245, Dale & Hillary Miller, 5 Tokeneke Beach Drive.

Proposing to raze the existing residence and demolish the existing pool, and to construct a new single-family residence and pool and to perform related site development activities within regulated areas. The subject property is located on the east side of Tokeneke Beach Drive approximately 500 feet south of its intersection with Contentment Island Road, and is shown on Assessor's Map #67 as Lot #67, and is in the R-1 Zone. *HEARING OPENED ON JULY 27, 2010, AND WAS IMMEDIATELY CONTINUED TO SEPTEMBER 7, 2010. APPLICANT GRANTED AN EXTENSION OF TIME UNTIL OCTOBER 5, 2010 TO CONTINUE THE PUBLIC HEARING. PUBLIC HEARING MUST CLOSE ON OCTOBER 5, 2010, UNLESS A FURTHER EXTENSION IS GRANTED BY THE APPLICANT.*

GENERAL MEETING

Amendment of Business Site Plan #90-K, Jos A. Bank, 1077 Boston Post Road, CBD Zone.

Request to construct vestibule/entryway addition to the front of the building, underneath the existing marquee.

Deliberations and possible decisions regarding the following:

Land Filling & Regrading Application #248, Michael Kadish, 4 Robinson Street. Proposing to fill and regrade in the back yard with associated stormwater management system in the side yard and perform related site activities. *HEARING CLOSED: 9/28/2010. DECISION DEADLINE: 12/2/2010.*

Proposed Amendment to Zoning Map (COZM #1-2010) and Proposed Amendment to Zoning Regulations (COZR #2-2010), Thomas E. Golden Realty, Co., 169 Noroton Avenue LLC, & Noroton Heights Shopping Center Inc., 22 through 346 Heights Road; 72 Edgerton Street, and Edgerton Street (Map #75 Lot #30); and 273 West Avenue. Proposing to amend the Zoning Regulations to establish a new overlay zone—the Noroton Heights Mixed Use (NHMU) Zone and to amend the Zoning Map by “landing” that Overlay zone on the subject properties; and to create a new Section of the Zoning Regulations entitled, “Noroton Heights Mixed Use Zone (NHMU)” and to modify existing Sections 311 (Zone Classifications), 905 (Joint Parking) and 907 (Parking Structures) of the Zoning Regulations. The subject properties are located on the north side of Heights Road, consisting of approximately 18 acres, and are shown on Assessor’s Map #74 as Lots #8 through #20; and Assessor’s Map #75 as Lots #1-#4 and #22-30, all now within the DC (commercial) Zone. *PUBLIC HEARING CLOSED ON 7/27/2010. DECISION DEADLINE: 10/5/2010, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Coastal Site Plan Review #258, Flood Damage Prevention Application #292, Land Filling & Regrading Application #246, Robert & Justine Stewart, 24 Cross Road. Proposing to raze the existing residence and construct a new single-family residence with associated septic system and stormwater management system and perform related site development activities within regulated areas. *HEARING CLOSED: 9/28/2010. DECISION DEADLINE: 12/2/2010.*

Deliberations only regarding the following item if the public hearing has been closed:

Business Site Plan #276/Special Permit, Callari Auto Group d/b/a Mini of Fairfield County, 154 Boston Post Road. Proposing to raze the existing building formerly occupied by the Cookhouse and construct a new building for automobile dealership with associated service bays and to perform related site development activities. The subject property is located on the southeast side of Boston Post Road across the street and approximately 400 feet east of its intersection with Richmond Drive, and is shown on Assessor’s Map #32 as Lot #8, and is in the SB-E (commercial) Zone.

Approval of Minutes

September 14, 2010 Public Hearing/General Meeting

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

ADJOURN.