

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, July 13, 2010

8:00 P.M.

**Auditorium  
Town Hall**

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**PUBLIC HEARING**

**Continuation of Public Hearing regarding 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 OPENED ON JUNE 15, 2010. DEADLINE TO CLOSE PUBLIC HEARING IS JULY 20, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Special Permit Application #262, Darien Land Management LLC, (tenant: Trorient), 76 Tokeneke Road (formerly known as 70 Tokeneke Road).** Proposing a commodity trading office use in a portion of the existing first floor space. The subject property is located on the northeast side of Tokeneke Road, directly across from the I-95 Exit 12 on-ramp (southbound), and is shown on Assessor’s Map #38 as Lot #2, and is in the DC Zone.

**Special Permit Application #263, Janet Resino, 80 West Avenue.** Proposing to establish a home occupation within a portion of the existing residence. The subject property is located on the north side of West Avenue approximately 700 feet west of its intersection with Leroy Avenue, and is shown on Assessor’s Map #18 as Lot #5, and is in the R-1/2 Zone.

**Land Filling & Regrading Application #243, Robert & Natalie MacDonald, 3 Lakeside Avenue.** Proposing to fill and regrade and to install an associated curb along a portion of Lakeside Avenue and to perform related site activities. The subject property is located on the northwest corner formed by the intersection of West Avenue and Lakeside Avenue, and is shown on Assessor’s Map #17 as Lot #102, and is in the R-1/5 Zone.

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

**ADJOURN.**