

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, April 28, 2009

8:00 P.M.

**Room 206
Town Hall**

PUBLIC HEARING

Special Permit Application #172-D/Site Plan, Darien Diner (former Driftwood Diner), 171 Boston Post Road. Proposing to construct first floor additions to the front of the existing building, install a handicap access ramp, allow use of the second floor for customer seating/increase seating capacity, install an exterior stair, and perform related site development activities. The subject property is on the northeast corner formed by the intersection of Richmond Drive and Boston Post Road, and is shown on Assessor's Map #12 as Lot #35 and is located in the SB-E Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO MAY 26, 2009.*

Continuation of Public Hearing regarding Special Permit Application #160-C, Cellco Partnership d/b/a Verizon Wireless, 24 Chestnut Street. Proposing to install wireless telecommunications antennas on an existing water tank and to install an equipment room within a rebuilt wooden shed. The subject property is located on the north side of Chestnut Street approximately 250 feet east of its intersection with Noroton Avenue, and is shown on Assessor's Map #20 as Lot #60, R-1/3 Zone. *HEARING MUST CLOSE ON APRIL 28, 2009, UNLESS EXTENSION GRANTED BY APPLICANT.*

Continuation of Public Hearing regarding Subdivision Application #323-A, Coastal Site Plan Review #222-A, Flood Damage Prevention Application #244-A, Land Filling & Regrading Application #176-A, James & Katherine Kane, 147 Five Mile River Road. Proposal to raze the existing residence, garage and cottage; abandon the existing septic systems; subdivide the subject property; construct one new residence on each of the two properties and a pool on one of the properties; tie the new residences into the existing sanitary sewer system; and to perform related site development activities within regulated areas. The subject property is located on the east side of Five Mile River Road approximately 1,500 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #9 in the R-1/2 Zone.

Special Permit Application #251-A, Joan Davey, 192 Middlesex Road. Proposing to create a 25' x 45' terraced/blacktopped area in the backyard for a basketball court with associated drainage and perform related site activities. The subject property is on the south side of Middlesex Road, approximately 150 feet west of its intersection with Edgerton Street, and is shown on Assessor's Map #22 as Lot #77, in the R-1/2 Zone.

Land Filling & Regrading Application #224, Craig Ferguson, 6 Old Parish Road. Proposing to relocate existing driveway to the south side of the residence and perform related site development activities. The subject property is on the west side of Old Parish Road, approximately 650 feet south of its intersection with Middlesex Road, and is shown on Assessor's Map #20 as Lot #40 and is located in the R-1 Zone.

Coastal Site Plan Review #39-B, Flood Damage Prevention Application #30-B, Joseph & Christine Donelan 240 Long Neck Point Road. Proposing to install a fixed pier with gangway and floating dock and perform related site development activities within regulated areas. The subject property is on the west side of Long Neck Point Road, approximately 2,250 feet south of its southern

intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #14 and is located in the R-1 Zone.

Continuation of Public Hearing regarding Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission. Create a new Section 880 *et. seq.* of the Zoning Regulations. The purpose of these Regulations is to require storm water management plans for certain projects and applications. The Regulations define the applicability of the new Section and establishes components of Stormwater management plans.

Continuation of Public Hearing regarding Proposed Amendments to the Darien Subdivision Regulations put forth by the Darien Planning & Zoning Commission. Add to Article IV Section I a new #8 requiring that all subdivisions shall comply with the requirements for Stormwater management as outlined within Section 880 *et. seq.* of the Darien Zoning Regulations.

ADJOURN.