

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, May 12, 2009

8:00 P.M.

**Room 206  
Town Hall**

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**GENERAL MEETING**

**Mandatory Referral Pursuant to CGS §8-24 (#1-2009), Board of Selectmen, for Requested Private Improvements to Brook Street.** *REPORT DEADLINE: MAY 26, 2009.*

**Mandatory Referral, Pursuant to CGS §8-24 (#2-2009), Board of Selectmen, Possible Acquisition of 33 Cherry Street with Awarded FEMA Grant Funding.** *REPORT DEADLINE: MAY 26, 2009.*

**Business Site Plan #246/Special Permit, Darien Library, 1441 Boston Post Road.**

Discussion regarding LEED certification and the seven parking spaces with preferred parking for hybrid vehicles.

**Amendment of Business Site Plan #228-A/Protected Town Landmark #7-A, Charles Thomas, 21 Tokeneke Road, CBD Zone.**

Request to display and sell work from Nantucket Woodcarving within the existing building.

**Informal discussion with Richard Freedman of Garden Homes Management Corp., regarding 397 Boston Post Road.**

**Coastal Site Plan Review #232, Flood Damage Prevention Application #260, Land Filling & Regrading Application #205, Patrick & Jennifer Robinson, 88 Nearwater Lane.**

Request for a one-year extension of time to July 16, 2010 to implement and complete plan.

**Special Permit #66-K, Darien YMCA, 2420 Boston Post Road.**

Request to hold three days of summer camp at the YMCA.

*Discussion, deliberation and possible decisions regarding the public hearings closed on 4/28:*

**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.

**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.

**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.

**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.

**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.

**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.

**Amendment of Special Permit #39-L, St. Luke's Church, 1842-1864 Boston Post Road.**  
Proposal to modify one of the three previously approved residences.

*Discussion and deliberation only on the following item:*

**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. *DECISION DEADLINE: 7/2/2009.*

**Discussion of PA490/CGS12-107e—Classification of Land as open space land.**

**Discussion of Incentive Housing Zones and HomeConnecticut program.**

**Approval of Minutes**

April 14, 2009            General Meeting  
April 28, 2009            Public Hearing

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

**ADJOURN.**