

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, January 5, 2016

8:00 P.M.

*Room 206  
Town Hall*

**PUBLIC HEARING**

**Continuation of Public Hearing regarding Land Filling & Regrading Application #369, Luciano Lombardi, Jr., 8 West Elm Street.** Proposing to regrade back yard, construct associated retaining wall, and to perform related site development activities. The subject property is located on the south side of West Elm Street approximately 200 feet west of its intersection with Noroton Avenue and is shown on Assessor's Map #21 as Lot #167 & #168 in the R-1/3 Zone. *PUBLIC HEARING OPENED 11/24/2015; DEADLINE TO CLOSE PUBLIC HEARING IS 1/5/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Business Site Plan Application #186-D/Special Permit, Bar Nala, LLC, 800 Boston Post Road.** Proposal to establish a personal service use in the first floor space formerly occupied by Patriot Bank. The subject property is located on the southeast corner formed by the intersection of Boston Post Road and Sedgwick Avenue, and is shown on Assessor's Map #71 as Lots #1, #2, and #17 in the Central Business District (CBD) Zone.

**GENERAL MEETING**

**Informal discussion with David Genovese regarding 26 East Lane.**

**Business Site Plan #289-A/Special Permit, Land Filling & Regrading Application #351-A, 1950 Post Road, LLC, 1950 Boston Post Road.**

Request for clarification regarding required parking. There is a discrepancy in the Adopted Resolution approving the site plan/special permit application. Paragraph 7 (bottom of page 3 and top of page 4) mentions a parking requirement of 2.5 spaces per apartment and a total of 38 spaces on the site. Section 606(d) requires one space per bedroom, and not 2.5 spaces per unit. The application narrative contains the parking calculation and concludes that 32 are required.

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

Review and action on 2016 Special Events Schedule.

*Deliberations and possible decisions regarding:*

**Land Filling & Regrading Application #370, Patricia Hemingway LLC, 23 Patricia Lane.**

Proposing to construct a replacement single-family residence and associated stormwater management, and perform related site development activities.

**Proposed Amendments to the Darien Zoning Regulations (COZR #5-2015), Special Permit Application #153-D/Site Plan, Land Filling & Regrading Application #366, Atria Darien, 50 Ledge Road.** Proposed zoning regulation amendments to Sections 664, 667 and 668 to: correct existing references; eliminate the distinction between ILF and ALF units; provide minimum and maximum size units; modify parking standards; and allow the Commission to waive or reduce setback or buffering requirements. Proposing to construct additions and alterations to the existing structure, modify the driveway, add on-site parking, and perform related site development activities.

The subject property is located on the north side of Ledge Road, approximately 2,700 feet west of its intersection with Boston Post Road, and is shown on Assessor's Map #40 as Lot #43 in the Service Business (SB) Zone.

Deliberations ONLY regarding:

**Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission (COZR #2-2015).** Proposing to amend the Darien Zoning Regulations as follows: Defining Building Coverage; Modifying how side lot lines are defined; Modify Section 230 to allow Monument Signs and to allow such signs in certain non-residential zones; Modify Section 334 and 385 regarding building lots which have at least 50% of the required Lot Width and Depth; Modify Section 371—Height of Buildings or Structures (clarify Building Height relative to cupolas and mechanical equipment.); clarify Section 384; Modify Section 406 #7—Eliminate the Total of Two side yards requirement; Modify Section 406f regarding detached accessory structures, to not allow finished space in detached accessory structures which do not meet the principal setbacks; Modify Section 575 Area and Bulk Requirements DCR Zone; Modify Inclusionary Zoning Regulations (Sections 583, 588a through 588e); Modify Section 572 to refer to the DMR Zone, when it should refer to the DCR Zone; Modify Section 577 to reference signs allowed in the DCR zone; Modify Section 625 Item 15 to be Maximum Average Floor Area of All Dwelling Units; and Modify Section 873. to reflect updated report name and date.

**Approval of Minutes**

November 24, 2015 Public Hearing/General Meeting  
December 8, 2015 General Meeting

**Discussion of upcoming schedule.**

**Project status update.**

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

**ADJOURN.**