

**PLANNING AND ZONING COMMISSION  
AGENDA**

**Room 206**

Tuesday, February 2, 2016

8:00 P.M.

Town Hall

---

**GENERAL MEETING**

**Amendment of Special Permit #89-G, Public Works Department, Ledge Road.**

Request to allow for processing of material at the transfer station for a one year period.

**Discussion, deliberation and possible decisions on the following:**

**Special Permit Application #153-D/Site Plan, Land Filling & Regrading Application #366, Atria Darien, 50 Ledge Road.**

Proposing to construct additions and alterations to the existing structure, modify the driveway, add on-site parking, and perform related site development activities. *DECISION DEADLINE FOR THE APPLICATION IS 2/3/2016, UNLESS FURTHER EXTENSION IS GRANTED BY APPLICANT.*

**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. *DECISION DEADLINE: 3/9/2016.*

**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. *DECISION DEADLINE: 3/9/2016.*

**PUBLIC HEARING**

**Flood Damage Prevention Application #351, Land Filling & Regrading Application #374, Blas Hernandez, 15 Waverly Road.** Proposal to raze the existing residence and construct a replacement single-family residence and perform related site development activities within a regulated area. The subject property is located on the east side of Waverly Road approximately 450 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #32-33 in the R-NBD Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO 2/23/2016. REVISED PLANS AVAILABLE FOR REVIEW IN THE PLANNING & ZONING OFFICE.*

**Continuation of Public Hearing regarding: Coastal Site Plan Review #83-B, Flood Damage Prevention Application #71-B, Land Filling & Regrading Application #371, Justin Scott, 47 Pear Tree Point Road.** Proposing to lift the existing residence; lift the garage slab and modify the internal circulation; regrade the driveway, garage access and new entrance stair; and perform related site development activities within regulated areas. The subject property is situated on the west side of Pear Tree Point Road, approximately 900 feet south of its northernmost intersection with Long Neck Point Road, and is shown on Assessor's Map #60 as Lot #51, in the R-1 Zone. *DEADLINE TO CLOSE PUBLIC HEARING IS 2/2, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Business Site Plan Application #290/Special Permit, Land Filling & Regrading Application #375, Shake Shack, 1340 Boston Post Road.** Proposing to construct a restaurant with outdoor dining, associated parking, and associated stormwater management, and to perform related site development activities. The property is situated on the south side of Boston Post Road approximately 225 feet

northeast from its southerly intersection with Thorndal Circle, and is shown on Assessor's Map #63 as Lot #7-9 & #24-26, in the Service Business (SB) & R-1/3 Zones.

**Special Permit Application #35-C/Site Plan, Coastal Site Plan Review #79-B, Flood Damage Prevention Application #68-B, Noroton Yacht Club, 23 Baywater Drive.** Proposal to construct a launch shed, improve the existing docks, and construct a replacement clubhouse, and to perform related site development activities within regulated areas. The property is situated on the south/southeast side of Baywater Drive approximately 100 feet east of the intersection with Plymouth Road and is shown on Assessor's Map #55 as Lots #80, #81, #82, #84, #91, #92-95, and #96, located in the Noroton Bay District (R-NBD) Zone.

**Land Filling & Regrading Application #373, Robert & Debra Riley, 64 DuBois Street.** Proposal to regrade and construct an associated retaining wall in the back yard of the property and perform related site development activities. The subject property is located on the east side of DuBois Street approximately 400 feet south of its intersection with Relihan Road, and is shown on Assessor's Map #43 as Lot #56 in the R-1/3 Zone.

**ADJOURN.**