

PLANNING AND ZONING COMMISSION AGENDA

Date and Time: Tuesday, February 9, 2016 at 8:00 P.M.

Location: **Mather Center (café extension) Room 113, 2 Renshaw Road, Darien**

GENERAL MEETING

Public Information Session regarding:

Town Plan of Conservation & Development.

Glenn Chalder of Planimetrics will present the “second draft” of the Town Plan of Conservation & Development, and the Commission will accept comments from the general public.

REMAINDER OF GENERAL MEETING

(To start following the Town Plan Public Information Session)

Amendment of Land Filling & Regrading Application #111-A/Site Plan, Darien Little League, Cherry Lawn Park, 120 Brookside Road.

Installation of scoreboard and flagpole with ground lighting at Gallagher Field.

Special Permit Application #66-M, Darien YMCA, 2420 Boston Post Road

Request to continue early morning hours, which allow the YMCA to open at 5:00 A.M. on Monday through Friday, and 7:00 A.M. on Saturday and 8:00 A.M. on Sunday.

Deliberations and possible decisions on the following:

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.

Coastal Site Plan Review #272-C, Flood Damage Prevention Application #342-A, Mitch & Jody Truwit, 123 Five Mile River Road. Proposing to install a dock and perform related site development activities within regulated areas.

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.

Deliberations ONLY on the following:

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.

Discussion of upcoming schedule.

Project status update.

Approval of Minutes

January 5, 2016	Public Hearing/General Meeting
January 12, 2016	General Meeting
January 26, 2016	Executive Session/Public Hearing/General Meeting

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

ADJOURN.