

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 8, 2016

8:00 P.M.

Room 206
Town Hall

GENERAL MEETING

Town Plan of Conservation & Development.

Glenn Chalder of Planimetrics will review with the Commission the 190+ comments received thus far (from: the public at the various public meetings and via e-mail; the Commission; members of the RTM; and Department staff), and the Commission will determine which comments become incorporated into the final draft. A public hearing date on the final draft will be set by the Commission. It is anticipated that this meeting will not involve additional public input or comment.

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

Requested clarifications/corrections to the February 2, 2016 approval.

Amendment of Flood Damage Prevention Application #240-B, Thomas Mullaney, 9 Contentment Island Road. Request to change location of deck stair and add a firepit.

Land Filling & Regrading Application #341, J. Scott Lesko, 16 West Elm Street.

Request for extension of time to commence project.

Discussion of Total of Two Side Yards.

Deliberations and possible decision(s) 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. *PUBLIC HEARING CLOSED ON 2/2/2016. DECISION DEADLINE: 4/7/2016.*

Deliberations ONLY on the following:

Proposed Amendments to the Darien Zoning Regulations put forth by John Hertz & Robert Wood (COZR #2-2016). Proposing to modify Section 210 (Definitions) and Sections 540 to 550 (3.7 Acre Hollow Tree Ridge Road Small Acreage Zone for Affordable Housing) of the Darien Zoning Regulations to define Self Storage Facility and to allow self storage facilities with associated office, workforce housing, and commuter parking in that zone by Special Permit. *PUBLIC HEARING CLOSED: 2/23/2016. DECISION DEADLINE: 4/28/2016.*

Subdivision Application #615, Flood Damage Prevention Application #189-A, Land Filling & Regrading Application #372, Michael Nikolas, 2 Silver Lakes Drive. Proposal to subdivide the existing property into two building lots, with association construction of single-family residences and associated filling and regrading and to perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 2/23/2016. DECISION DEADLINE: 4/28/2016.*

Proposed Amendments to the Darien Zoning Map (COZM #1-2016) and Proposed Amendments to the Darien Zoning Regulations (COZR #1-2016), put forth by Parklands Office Park, LLC. Proposal to modify the Darien Zoning Map. The subject properties proposed to be rezoned are:

- Parklands Office Park (#1 and #3 Parklands Drive) - shown on Assessor's Map #35 as Lot #34 - which is proposed to be rezoned from DOR-5, R-1/2 and R-1 to be entirely DOR-1. Parklands Office Park is property 7.9+/- acres in size generally located between the I-95 northbound rest area and properties on the westerly side of Fairmead Road. It is located at the end of Parklands Drive approximately 400 feet south of its intersection with Old Kings Highway North; and
- A portion of State of CT DOT I-95 right-of-way and a portion of the adjacent northbound rest stop property (#1 CT Turnpike East) - shown on Assessor's Map #35 as Lot #36 - which is proposed to be rezoned from DOR-5 to DOR-1; and
- A portion of the Fairmead Road right of way south of #23 Fairmead Road which is proposed to be rezoned from DOR-5 to R-1. This portion of right-of-way is 0.13+/- acres in size and shares its northerly point with the southerly point of #23 Fairmead Road and is 26+/- feet wide and 281+/- long.

Proposal to modify the Darien Zoning Regulations to: modify the definition of Assisted Living Facility (ALF) and to permit senior living facilities in the DOR-1 and DOR-5 zones and make other regulation changes to allow the adaptive re-use and expansion of an office building to be used as an Assisted Living and Memory Care facility (Modifying Section 210 and Sections 701, 703, 705, and 706). *PUBLIC HEARING CLOSED: 2/23/2016. DECISION DEADLINE: 4/28/2016.*

Land Filling & Regrading Application #376, Odd Group, LLC, 11 Sunswyck Road. Proposal to fill and regrade in conjunction with the construction of a replacement residence and pool, with associated stormwater management and septic system, and to perform related site development activities. *PUBLIC HEARING CLOSED 3/1/2016. DECISION DEADLINE: 5/4/2016.*

Flood Damage Prevention Application #126-A, Land Filling & Regrading Application #379, Courtney Platt, 43 Contentment Island Road. Proposal to: create entry court/parking area in front of house; remove pool, retaining wall and terrace in back yard; add fill and lawn where pool was; and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED 3/1/2016. DECISION DEADLINE: 5/4/2016.*

Discussion of upcoming schedule.

Project status update.

Approval of Minutes

January 26, 2016	Executive Session/Public Hearing/General Meeting
February 2, 2016	General Meeting/Public Hearing
February 9, 2016	General Meeting
February 23, 2016	Public Hearing

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

ADJOURN.