

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 206

Tuesday, April 26, 2016

8:00 P.M.

Town Hall, 2 Renshaw Road

PUBLIC HEARING

Continuation of Site Plan Application #291/Special Permit, Land Filling & Regrading Application #378, Darien Housing Authority, 719 Boston Post Road. Proposal to raze the residential structures on the property and construct 55 units of multi-family housing with associated parking and stormwater management and perform related site development activities. The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Academy Street, and is shown on Assessor's Map #16 as Lot #59, now in the DB-1/DB-R Zone. *DEADLINE TO CLOSE PUBLIC HEARING IS 4/26/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Continuation of Public Hearing regarding Flood Damage Prevention Application #352, Land Filling & Regrading Application #377, Everett Schenk, 19 Salisbury Road. Proposal to fill and regrade in conjunction with the construction of a replacement residence, with associated stormwater management and septic system, and to perform related site development activities within a regulated area. The subject property is located on the east side of Salisbury Road, approximately 700 feet south of its intersection with Pembroke Road, and is shown on Assessor's Map #1 as Lot #101 in the R-2 Zone. ***PUBLIC HEARING TO BE IMMEDIATELY CONTINUED TO 5/24/2016.***

Continuation of Public Hearing regarding Business Site Plan Application #292, Carnegie Hill Skin Care, 1472 Boston Post Road. Proposal to remove the existing garage and walk-in refrigerator and construct an addition to the rear of the structure, and perform related site development activities. The subject property is located at the northeast corner formed by the intersection of Boston Post Road and Cross Street, and is shown on Assessor's Map #63 as Lot #18 in the Service Business (SB) Zone. *HEARING WAS OPENED 3/29/2016 AND WAS IMMEDIATELY CONTINUED TO 4/26/2016.*

Coastal Site Plan Review #60-C, Land Filling & Regrading Application #318-A, Thomas & Elizabeth Ritchie, 8 Cross Road. Proposal to install a pool, patio, stormwater management, and perform related site development activities within a regulated area. The subject property is located on the north side of Cross Road, approximately 150 feet east of its intersection with Tokeneke Trail, and is shown on Assessor's Map #65 as Lot #8-4 in the R-1 Zone.

Land Filling, Excavation, & Regrading Application #380, Jeff Urban, 10 Crane Road. Proposing to fill, excavate, and regrade and construct retaining walls in association with the construction of a replacement single-family residence, and to perform related site development activities. The subject property is located on the east side of Crane Road, approximately 650 feet south and east of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #60 as Lot #27 in the R-1 Zone.

Special Permit Application #290, Daniel Lew d/b/a UBreakIFix, 115 Old King's Highway North. Proposal to establish a personal service use in the space formerly occupied by State Farm Insurance. The subject property is located on the west side of Old King's Highway North, approximately 250 feet south of its intersection with Boston Post Road, and is shown on Assessor's Map #35 as Lot #19 in the DB-2 Zone.

Coastal Site Plan Review #309, Flood Damage Prevention Application #353, Robert & Carol Gray, 1 Brush Island Road. Proposal to construct a 4' x 60' open grate pier with a 3' x 8' cantilevered platform and an attached 21" wide x 7' high access ladder and perform related site development activities within regulated areas. The subject property is located on the north side of Brush Island Road, at its northwestern intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #22, in the R-1 Zone. The proposed activity will occur on Brush Island Road approximately 950 feet west of the intersection of Nearwater Lane and Brush Island Road.

GENERAL MEETING (TIME PERMITTING)

Discussion, deliberation and possible decisions regarding:

Business Site Plan #33-D & #33-E/Special Permit, Brian McKay, 537-567 Boston Post Road
Proposal to establish a karate studio (personal service) tenant on the second floor above Compleat Angler at 537 Boston Post Road; and to establish a reflexology (personal service) tenant at 555 Boston Post Road in the first floor space formerly occupied by Core Health. *HEARING CLOSED: 3/29/2016. DECISION DEADLINE: 6/2/2016.*

Land Filling & Regrading Application #381, John & Lindsay O'Donnell, 48 Old Farm Road.
Proposal to remove existing Searles Road driveway, and relocate the existing curb cut on Old Farm Road and create an associated parking court with retaining wall and perform related site development activities. *HEARING CLOSED: 3/29/2016. DECISION DEADLINE: 6/2/2016.*

Coastal Site Plan Review #225-A, Brian & Sheryl Ramsay, 229 Long Neck Point Road. Proposal to remove the existing structures from the property and construct a replacement single-family residence, pool, and spa, and perform related site development activities within a regulated area. *HEARING CLOSED: 4/5/2016.*

Deliberations only on the following applications:

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. *HEARING CLOSED ON 3/29/2016. DECISION DEADLINE: 6/2/2016.*

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.

Amendments to the Darien Zoning Regulations put forth by Knobel Hill, LLC (COZR #4-2016). Proposal to amend various subsections of Section 430 of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. These changes would: reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and would remove the age restriction from the off-site BMR units.

Amendments to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #5-2016). Proposal to amend Section 627 of the Zoning Regulations to allow that Area and Bulk Requirements for an Assisted Living Facility (ALF), Memory Care Facility (MCF), or a combination thereof be determined on a case-by-case basis by the Commission. The proposal seeks to correct an internal inconsistency that exists within Section 620 (DB-2 Zone). *PUBLIC HEARING CLOSED: 4/5/2016.*

Deliberations only on the following, if the public hearings are closed on the items on April 26, 2016:

Business Site Plan Application #292, Carnegie Hill Skin Care, 1472 Boston Post Road.

Coastal Site Plan Review #60-C, Land Filling & Regrading Application #318-A, Thomas & Elizabeth Ritchie, 8 Cross Road.

Land Filling, Excavation, & Regrading Application #380, Jeff Urban, 10 Crane Road.

Special Permit Application #290, Daniel Lew d/b/a UBreakIFix, 115 Old King's Highway North.

Coastal Site Plan Review #309, Flood Damage Prevention Application #353, Robert & Carol Gray, 1 Brush Island Road.

Approval of Minutes

March 22, 2016	Public Hearing
March 29, 2016	Special Meeting/Public Hearing/General Meeting
April 5, 2016	Public Hearing/General Meeting

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

ADJOURN.