

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: June 17, 2016

SUBJECT: Special Meeting

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TOWN CLERK'S OFFICE  
DARIEN CT.

The Planning and Zoning Commission will hold a Special Meeting on Tuesday, June 21, 2016 at 8:00 P.M. in the Auditorium of Town Hall. A copy of the agenda is below.

### **PLANNING AND ZONING COMMISSION AGENDA**

Tuesday, June 21, 2016

8:00 P.M.

<b>Auditorium</b> Town Hall
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### **PUBLIC HEARING**

**Proposed Amendments to the Darien Zoning Map (COZM #3-2016) and Proposed Amendments to Darien Zoning Regulations (COZR #7-2016) put forth by Baywater Corbin Partners, LLC.**

Proposal to amend the Darien Zoning Map to create a new Corbin Subarea within the Central Business District (CBD). The proposed zoning regulation amendments would provide for larger, mixed use developments in the subarea. The regulation amendments would also allow for redevelopment in the Corbin Subarea by Special Permit; a minimum building height of two stories and 25 feet, and a maximum building height of six stories and 95 feet if the building meets certain setbacks; 9' x 18' parking spaces, rather than the 9' x 20' parking spaces allowed elsewhere in Darien, and would require that Building Height be calculated differently in this zone than elsewhere in Darien. It would also require that public plaza space be provided, and sets out criteria and required features for such public plazas.

### **GENERAL MEETING (to start about 10:00 p.m.)**

*Discussion and deliberations and possible decisions regarding the following:*

**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. *PUBLIC HEARING CLOSED ON 4/26/2016. DECISION DEADLINE: 6/30/2016.*

**Business Site Plan #146-D/Special Permit, Lithos, 319 Boston Post Road.** Proposal to establish outdoor dining in front of the restaurant. *PUBLIC HEARING CLOSED ON 5/5/2016.*

**Amendments to the Darien Zoning Regulations put forth by Darien Board of Education (COZR #8-2016), Flood Damage Prevention Application #354, Land Filling & Regrading Application #53-E/Site Plan, Darien High School, 80 High School Lane.** The applicant proposes to install a new turf field system for the Stadium East field over a larger footprint than previously proposed; and construct a paved turnaround at the end of a parking area; and perform related site development activities within a regulated area. *PART OF THIS REQUEST, THE ZONING REGULATION AMENDMENT ASPECT OF THIS APPLICATION, HAS BEEN WITHDRAWN.*

**Deliberations only regarding the following:**

**Amendments to the Darien Zoning Regulations put forth by Noroton Heights Shopping Center, Inc., and FR Darien, LLC (COZR #6-2016).** Proposal to amend Section 680 *et. seq.* and the inclusion of a new subsection 687 (Public Plazas). These proposed amendments address redevelopment in the Noroton Heights Redevelopment (NHR) Zone, and would allow for an increase in: number of stories of building height; building height in feet; Developed Site Area; and allow for larger dwelling units. Amendments are also proposed to Sections 905 (Joint Parking), by adding a new subsection 905.2 (Joint Parking in Mixed Use Developments). This will allow residential parking to be separated from non-residential parking. Amendments to subsection 907 (Parking Structures), would allow for subsurface parking without such being counted as stories, and will allow such subsurface parking structures to be located within minimum yard areas. The amendments to Sections 905 and 907 would apply to all zoning districts in Darien. *PUBLIC HEARING CLOSED ON MAY 24, 2016.*

**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.

**Coastal Site Plan Review #246-A, Flood Damage Prevention Application #91-B, Anne Dempsey Sullivan, 124 Pear Tree Point Road.** Proposal to demolish most of an existing residence, construct an addition, and raise the floor elevation to be compliant with the current FEMA flood zone, and perform related site development activities within regulated areas.

**Business Site Plan #138-B/Special Permit, BLCR Holdings, LLC, William Raveis Real Estate, 22 Old King's Highway South.** Proposal to construct additions and alterations to the existing office building and perform related site development activities; and to apply for a Special Permit for a first floor real estate office use in the CBD Zone.

**Since this is a Special Meeting, no "Other Business" can be considered.**

**ADJOURN.**