

**PLANNING AND ZONING COMMISSION  
AGENDA**

**Room 206**

Tuesday, July 26, 2016

8:00 P.M.

Town Hall

---

**PUBLIC HEARING**

**Special Permit Application #42-I/Site Plan, Land Filling & Regrading Application #391, Parklands Office Park, LLC, 1 Parklands Drive.** Request to raze the existing 1 Parklands Drive office building and construct a new Assisted Living Facility/Memory Care Facility, and to perform related site development activities. The subject property is located on the south side of Parklands Drive, approximately 500 feet south of its intersection with Old King's Highway North, and is shown on Assessor's Map #35 as Lot #34, in the DOR-1 Zone.

**Business Site Plan #110-G/Special Permit, H&L Chevrolet, 1416 Boston Post Road.** Proposal to construct a one-story addition to the existing building to enlarge the interior repair shop and to update certain site features; and to perform related site development activities. The subject property is located on the east side of Boston Post Road, approximately 300 feet north of its intersection with Hecker Avenue, and is shown on Assessor's Map #63 as Lot #15, #16, and #17 in the Service Business (SB) Zone.

**Coastal Site Plan Review #314, Land Filling & Regrading Application #392, Clover Properties, LLC, 67 Salem Straits.** Proposal to construct a replacement single-family residence with in-ground pool; regrade for a new retaining wall and garage backout area; and to perform related site development activities within a regulated area. The subject property is located on the north side of Salem Straits approximately 200 feet northeast of its intersection with Candlewood Lane, and is shown on Assessor's Map #62 as Lot #65 in the R-1 (Residential) Zone.

**Business Site Plan #237-A/Special Permit, Dolman Properties, LLP, 22 Grove Street.** Request to expand existing driveway to accommodate additional on-site parking, and to establish a real estate office on the first floor of the existing building. The subject property is located on the north side of Grove Street, approximately 130 feet west of its intersection with Brook Street, and is shown on Assessor's Map #73 as Lot #20, in the CBD Zone.

**GENERAL MEETING (to start no earlier than 9:30 p.m.)**

*Discussion and deliberations and possible decisions 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: 5/24/2016. DECISION DEADLINE: 7/28/2016.*

**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. *PUBLIC HEARING CLOSED: 6/7/2016. DECISION DEADLINE: 8/11/2016.*

**Coastal Site Plan Review #311, Flood Damage Prevention Application #356, Dan & Stacie Allen, 77 Five Mile River Road.** Proposal to construct additions and alterations to an existing residence; remove the existing pool and construct a new in-ground pool with associated retaining wall; and to perform related site development activities within regulated areas.

**Land Filling & Regrading Application #383, Nicholas & Autumn Robert, 7 Whaling Road.** Proposal to construct a new swimming pool with associated retaining wall, stone patio, and underground storage (at garage level), and perform related site development activities.

**Flood Damage Prevention Application #351, Land Filling & Regrading Application #374, Hernandez, 15 Waverly Road.**  
Request for extension of time for an additional year to start work on the project.

**Subdivision Application #615, Michael Nikolas, 2 Silver Lakes Drive.**  
Request for extension of time to obtain Demolition Permit, demolish house, and file a mylar in the land records to implement the approved subdivision.

**Approval of Minutes**

June 7, 2016	Public Hearing/General Meeting
June 21, 2016	Public Hearing/General Meeting
June 28, 2016	Public Hearing/General Meeting
July 19, 2016	Public Hearing (no quorum)

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

**ADJOURN.**