

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: July 29, 2016

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, August 2, 2016 in Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 2, 2016

7:00 P.M.

Town Hall

EXECUTIVE SESSION to be held in room 213

Executive Session with Town Counsel and Staff to discuss pending litigation.

GENERAL MEETING to be held in room 206 (to start no earlier than 8:00 p.m.)

Amendment of Business Site Plan #281/Special Permit, Darien Board of Education/Darien Public Schools, 35 Leroy Avenue.

Request for parking four Suburban vehicles as part of Board of Education transportation use.

Amendment of Coastal Site Plan #288-B, Flood Damage Prevention Application #329-B, Land Filling & Regrading Application #308-B, Scura, 27 Brush Island Road.

Request to install a spa, and to build a terrace in the east side yard that was going to be a sloped and landscaped area according to the approved plan. Some minor regrading will be involved.

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: 8/4/2016.*

Coastal Site Plan Review #300, Flood Damage Prevention Application #341, Land Filling & Regrading Application #329, Mark Lokhin/145 NWL, LLC, 145 Nearwater Lane.

Request for extension of time to complete work.

Approval of Minutes

June 28, 2016 Public Hearing/General Meeting

Deliberations ONLY on the following three items:

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. *PUBLIC HEARING CLOSED: 7/12/2016. DECISION DEADLINE: 9/15/2016.*

Business Site Plan Application #293/Special Permit, John Hertz & Robert Wood, 131 Hollow Tree Ridge Road. Proposal to construct a self-storage facility with associated office, housing, and commuter parking, and to perform related site development activities. *PUBLIC HEARING CLOSED: 7/12/2016. DECISION DEADLINE: 9/15/2016.*

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. *PUBLIC HEARING CLOSED: 7/26/2016.*

PUBLIC HEARING to be held in room 206 (to start no earlier than 8:20 p.m.)

Site Plan Application #289-B/Special Permit, Land Filling & Regrading #351-B, 1950 Post Road, LLC, 1950 Boston Post Road. Proposing to build a two-story mixed use building with associated parking and to perform related site development activities. This proposal differs from that approved by the Planning and Zoning Commission in November 2015 in that the driveway has been moved to the eastern boundary, and the proposed building is more parallel to Boston Post Road. The new plan also incorporates the comments from the State of CT DOT. The subject property is located on the south side of Boston Post Road, directly across from its intersection with Garden City Road, and is shown on Assessor's Map #51 as Lot #40 in the NB Zone.

Subdivision Application #616, Land Filling & Regrading Application #386, Suzanne Okie, 0 & 10 Raider's Lane. Request for subdivision approval; and associated regrading for the proposed single-family residences and accessory uses; and to perform related site development activities. The subject properties are located on the east side of Raider's Lane, approximately 300 feet south of its intersection with Tory Hole Road, and are shown on Assessor's Map #70 as Lots #17, #18, and #19, in the R-1 Zone.

No "Other Business" can be considered, since this is a Special Meeting.

ADJOURN.