

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg *JG*

DATE: August 3, 2016

SUBJECT: Special Meeting of the Planning & Zoning Commission

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10:55 AM
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TOWN CLERK'S OFFICE
DARIEN CT.

The Planning and Zoning Commission will hold a special meeting on Tuesday, August 9, 2016 at 8:00 p.m. in room 206 of Darien Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, August 9, 2016

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

Flood Damage Prevention Application #357, Long Island Brothers, LLC, 23 Lynn Court. Proposal to raze the existing residence, and construct a replacement single-family residence; river bank reconstruction; and to perform related site development activities within a regulated area. The subject property is located on the northwest side of Lynn Court, approximately 450 feet west of its intersection with Hoyt Street, and is shown on Assessor's Map #31 as Lot #23 in the R-1/3 Zone.

Flood Damage Prevention Application #189-B, Land Filling & Regrading Application #372-A, Michael Nikolas, 2 Silver Lakes Drive. Proposal to construction a single-family residence and associated filling and regrading and to perform related site development activities within a regulated area. The subject property is located on the northeast corner formed by the intersection of Silver Lakes Drive and Tokeneke Road, and is shown on Assessor's Map #37 as Lot #15 in the R-1/2 Zone.

Flood Damage Prevention Application #189-C, Land Filling & Regrading Application #372-B, Michael Nikolas, 4 Silver Lakes Drive. Proposal to construct a single-family residence, in-ground swimming pool, and associated filling and regrading and to perform related site development activities within a regulated area. The subject property is located on the east side of Silver Lakes Drive approximately 200 feet north of its intersection with Tokeneke Road, and is shown on Assessor's Map #37 as Lot #15 in the R-1/2 Zone.

Coastal Site Plan Review #312, Flood Damage Prevention Application #358, Land Filling & Regrading Application #389, Brush Island Road 17, LLC, 17 Brush Island Road. Proposal to raze the existing cottage; construct a single-family residence with associated septic system, patio, pool, and stormwater management; and to perform related site development activities within regulated areas. The subject property is located on the north side of Brush Island Road, approximately 1,200 feet west

of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #19, in the R-1 Zone.

Coastal Site Plan Review #313, Flood Damage Prevention Application #359, Land Filling & Regrading Application #390, Brush Island Road 21, LLC, 21 Brush Island Road. Proposal to raze the existing house and garage; construct a single-family residence with associated septic system, patio, pool, and stormwater management; and to perform related site development activities within regulated areas. The subject property is located on the north side of Brush Island Road, approximately 1,200 feet west of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #18, in the R-1 Zone.

Continuation of Public Hearing regarding Coastal Site Plan Review #290-A, Land Filling & Regrading Application #310-B, Paul & Kimberly Huffard, 203 Long Neck Point Road. Proposal to construct a single-family residence with detached structures, an in-ground swimming pool, and associated filling and regrading, and to perform related site development activities within a regulated area. The subject property is located on the east side of Long Neck Point Road, approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone. *PUBLIC HEARING OPENED ON 7/19/2016.*

Continuation of Public Hearing regarding Special Permit Application #259-A, Paula Glenges, 97 Noroton Avenue. Proposal to establish a sushi take-out business in a portion of the first floor of the existing building. The subject property is located on the southwest corner formed by the intersection of Noroton Avenue and Maple Street, and is shown on Assessor's Map #43 as Lot #43 in the Neighborhood Business (NB) Zone. *PUBLIC HEARING OPENED ON 7/19/2016.*

Continuation of Public Hearing regarding Special Permit Application #259-B, Paula Glenges, 97 Noroton Avenue. Proposal to establish a color bar/beauty salon/hairdresser/barber shop personal service business in a portion of the first floor of the existing building. The subject property is located on the southwest corner formed by the intersection of Noroton Avenue and Maple Street, and is shown on Assessor's Map #43 as Lot #43 in the Neighborhood Business (NB) Zone. *PUBLIC HEARING OPENED ON 7/19/2016.*

Continuation of Public Hearing regarding Land Filling & Regrading Application #387, Warren & Holly Friend, 18 Crooked Mile Road. Proposal to place fill and regrade, and to perform related site development activities. The subject property is located on the northwest side of Crooked Mile Road approximately 1,000 feet east of its intersection with Hollow Tree Ridge Road and Crooked Mile Road, and is shown on Assessor's Map #3 as Lot #54 in the R-2 Zone. *PUBLIC HEARING OPENED ON 7/19/2016.*

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

ADJOURN.