

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 206

Tuesday, September 6, 2016

8:00 P.M.

Town Hall

GENERAL MEETING

Mandatory Referral #2-2016, Board of Selectmen, lease of land at 126 Ledge Road to BMW of Darien. Request to lease 14,000+/- square foot section of Town-owned land to store inventory.
REQUEST RECEIVED: 8/25/2016. DEADLINE TO ISSUE REPORT: 10/1/2016.

Mandatory Referral #3-2016, Darien Board of Education, Darien High School, 80 High School Lane. Request for report regarding 80' high permanent lights on the high school stadium field and upgrading the current stadium sound system.
REQUEST RECEIVED: 8/26/2016. DEADLINE TO ISSUE REPORT: 9/30/2016.

Flood Damage Prevention Application #254-A/Site Plan, Park and Recreation Junior Sailing, Weed Beach.
Request for extension of time.

Deliberations ONLY on the following (no decision to be made this evening):

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. *DECISION DEADLINE HAS BEEN EXTENDED TO: 9/27/2016.*

Discussion and deliberations and possible decisions regarding the following:

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. *DECISION DEADLINE: 9/15/2016.*

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. *PUBLIC HEARING CLOSED: 8/2/2016. DECISION DEADLINE: 10/7/2016.*

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. DECISION DEADLINE: 10/2/2016.

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.

PUBLIC HEARING CLOSED ON: 8/9/2016. DECISION DEADLINE: 10/14/2016.

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.

PUBLIC HEARING CLOSED ON: 8/9/2016. DECISION DEADLINE: 10/14/2016.

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 CLOSED ON: 8/9/2016. DECISION DEADLINE: 10/14/2016.

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.

PUBLIC HEARING CLOSED ON: 8/9/2016. DECISION DEADLINE: 10/14/2016.

Approval of Minutes

July 12, 2016	Executive Session/Public Hearing/General Meeting
July 26, 2016	Public Hearing/General Meeting
August 2, 2016	Executive Session/General Meeting/Public Hearing
August 9, 2016	Public Hearing

Project Status Update.

Discussion of Upcoming Schedule.

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

ADJOURN.