

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 206

Tuesday, November 1, 2016

8:00 P.M.

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Land Filling & Regrading Application #338-A, Todd Marcy, 5 Top O’Hill Road. Proposing to fill and regrade and construct an associated retaining wall, and to perform related site development activities. The subject property is located on the west side of Top O’ Hill Road approximately 300 feet north of its intersection with Christie Hill Road, and is shown on Assessor’s Map #29 as Lot #84 in the R-1 Zone. *PUBLIC HEARING WAS OPENED ON 9/22/2016, WAS IMMEDIATELY CONTINUED TO 10/4/2016, AND THEN TO 10/25/2016. THIS ITEM TO BE IMMEDIATELY CONTINUED TO 11/22/2016.*

Continuation of Public Hearing regarding Special Permit Application #266-A, Site Plan Application #279-A, Land Filling & Regrading Application #259-A, Maplewood at Darien, 581-599 Boston Post Road. Proposing to demolish the building at 581 Boston Post Road; combine the property with 599 Boston Post Road; and to construct an addition to the existing Assisted Living and Memory Care building--with units for both traditional assisted living and for memory care; to create underground parking, and to perform related site development activities. The subject properties are on the north side of Boston Post Road, approximately 285 feet east of the intersection of Brookside Road, and are shown on Assessor's Map #14 as Lots #33 (599 Boston Post Road) and #34 (581 Boston Post Road) and are located in the DB-2 and R-1/2 Zones. *PUBLIC HEARING ORIGINALLY OPENED ON 9/27/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 11/1/2016, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

GENERAL MEETING

Discussion, deliberations, and possible decisions regarding:

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. *PUBLIC HEARING CLOSED: 9/27/2016. DECISION DEADLINE: 12/1/2016.*

Flood Damage Prevention Application #362, Land Filling & Regrading Application #395, Wesley & Kristine Depp, 11 Holly Lane. Proposing to raze the existing dwelling and to construct a new replacement single-family residence and to perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 10/18/2016. DECISION DEADLINE: 12/23/2016.*

Special Permit Application #291, Brad & Ashley Katsuyama, 6 Windsor Road. Proposing to install a sport court with associated stormwater management and to perform related site development activities. *PUBLIC HEARING CLOSED: 10/18/2016. DECISION DEADLINE: 12/23/2016.*

Special Permit Application #293, Karen Hand, 679 Boston Post Road. Proposing to establish an acupuncture office (a personal service use) in the first floor of the existing building.

Business Site Plan #258-A, BlueMercury, 1015 Boston Post Road. Request to offer services ancillary to the existing retail business. *PUBLIC HEARING CLOSED: 10/25/2016.*

Deliberations only regarding the following four items:

Special Permit Application #89-H/Site Plan, Flood Damage Prevention Application #363, Land Filling & Regrading Application #396, Town of Darien Public Works Garage, 126 Ledge Road. Proposing to construct additions and alterations to the existing Public Works Garage; install a new above ground fuel tank; and to perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 10/25/2016.*

Land Filling & Regrading Application #393, Almond & Carol Nickerson, 20 Robin Hood Lane. Proposing to fill and regrade in association with the construction of a replacement single-family residence and associated in-ground pool, and to perform related site development activities. *PUBLIC HEARING CLOSED: 10/25/2016.*

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. *PUBLIC HEARING CLOSED: 10/25/2016.*

Coastal Site Plan Review #166-A, Flood Damage Prevention Application #128-B, Carter Sullivan, 118 Five Mile River Road. Proposing to construct additions and alterations to the existing single-family residence and to perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED: 10/25/2016.*

Project Status Update.

Discussion of Town Plan Implementation work.

Approval of Minutes

September 27, 2016 General Meeting/Public Hearing

October 4, 2016 Executive Session/General Meeting/Public Hearing

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

ADJOURN.