

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 206

Tuesday, November 22, 2016

8:00 P.M.

Town Hall

GENERAL MEETING

Mandatory Referral #6-2016, Darien Board of Selectmen, Middlesex Road.

Purchase of 16.2+/- acres of property by the Town from the Ox Ridge Hunt Club.

Discussion of Town Plan Implementation work (sign regulation update; residential intensity; business zoning district review).

Amendment of Business Site Plan #237-A/Special Permit, Dolman Properties, 22 Grove Street.

Request to substitute insurance tenant on first floor and a physical therapist and pilates instructor on the second floor in lieu of the previously approved real estate office on both floors.

Amendment of Business Site Plan #124-F, Dolcetti, Inc., 975 Boston Post Road.

Request for a dentist office for the entire second floor above The Studio and Steam.

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #315, Flood Damage Prevention Application #361, Land Filling & Regrading Application #394, 53 Contentment Island LLC, 53 Contentment Island Road.

Proposing to construct a new, replacement single-family residence with associated septic system and regrading; and to perform related site development activities within regulated areas. The subject property is located on the south side of Contentment Island Road, approximately 1,400 feet south of its intersection with Shennamere Road, and is shown on Assessor's Map #68 as Lots #17-21, in the R-1 Zone. *PUBLIC HEARING OPENED: 10/18/2016.*

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. *HEARING OPENED ON: 9/22/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 11/22/2016 UNLESS EXTENSION IS GRANTED.*

Protected Town Landmark #9/Special Permit, The Mather Homestead Foundation, Inc., 19 Stephen Mather Road.

Proposing to designate the subject property as a Protected Town Landmark, and to approve activities related to the historic preservation and educational purposes of the applicant. The subject property is located on the northwest corner formed by the intersection of Stephen Mather Road and Brookside Road, shown on Assessor's Map #1 as Lot #58, R-2 Zone.

Land Filling & Regrading Application #397, Michael Sieckhaus, 16 Phillips Lane.

Proposing to construct a pool with associated retaining walls, terraces/patios and related site grading to perform related site development activities. The subject property is located on the south side of Phillips Lane, approximately 1,000 feet west of its intersection with Hoyt Street, and is shown on Assessor's Map #25 as Lot #109 and is located in the R-1/3 Zone.

GENERAL MEETING

Discussion, deliberations, and possible decisions regarding:

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. *HEARING CLOSED: 9/13/2016. DECISION DEADLINE: 11/22/2016.*

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. *PUBLIC HEARING CLOSED: 9/27/2016.*

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.

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

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

Deliberations only 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; and to create underground parking. *HEARING CLOSED ON 11/1/2016.*

Approval of Minutes

October 18, 2016 General Meeting/Public Hearing
October 25, 2016 General Meeting/Public Hearing
November 1, 2016 Public Hearing/General Meeting

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

ADJOURN.