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MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg JG

DATE: November 28, 2016

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, November 29, 2016 in Town Hall. A copy of the agenda is attached.

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PLANNING AND ZONING COMMISSION AGENDA

Auditorium

Tuesday, November 29, 2016 8:00 P.M. Town Hall

GENERAL MEETING

Election of Officers

Adoption of the 2017 Meeting Schedule.

PUBLIC HEARING

Special Permit Application #125-B(4), Darien Arts Center, 2 Renshaw Road. Proposing to renew the lease to use spaces within Town Hall for the Darien Arts Center, and to provide classes and performances within those spaces. The subject building is Darien Town Hall, which is located on the north and east side of Renshaw Road, approximately 1,000 feet north of its intersection with Boston Post Road, and is shown on Assessor's Map #41 as Lot #85 and is located in the R-1/3 Zone.

Proposed Amendments to the Darien Zoning Regulations (COZR #10-2016), Special Permit Application #188-F/Site Plan, Darien Board of Education, 80 High School Lane. Proposal to amend the Darien Zoning Regulations to permit permanent lighting facilities up to eighty (80) feet high; and to request a special permit/site plan review for proposed permanent lighting facilities and an upgraded public address (PA) system at the football stadium. The subject property is located on the north side of High School Lane, approximately 800 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lots #80 & #81 and is located in the R-2 Zone.

GENERAL MEETING (time permitting)

Discussion, deliberations, and possible decision regarding:
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.*

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.

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.

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.

Amendment of Business Site Plan #90-K, Pear Partners, Darien Playhouse building, 1077 Boston Post Road.
Request to relocate Verizon into the space formerly occupied by Jos. A. Bank.

Special Permit Application #15-N/Site Plan, Wee Burn Country Club, 410 Hollow Tree Ridge Road.
Request for extension of time to complete project, and request for replacement tennis storage shed. family residences and accessory uses.

Approval of Minutes

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

Since this is a Special Meeting, Other Business cannot be considered.

ADJOURN.