

**PLANNING AND ZONING COMMISSION  
MINUTES  
PUBLIC HEARING / GENERAL MEETING  
JULY 22, 2014**

Place: Room 206, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:

Cameron

STAFF ATTENDING: Keating

RECORDER: Syat

Channel 79

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Chairman Susan Cameron opened the meeting at 8 PM and announced that she found out a few minutes prior to the meeting that a quorum cannot be present this evening, thus no business can be undertaken. She continued all of the public hearing items on the agenda and they will be resumed at the July 29, 2014 meeting of the Commission, which is scheduled for 8 PM in Room 206 of the Darien Town Hall. If that meeting cannot be conducted due to lack of quorum or for any other reason, a subsequent meeting date will be established. The Commission and/or staff will notify the applicants and known concerned parties of when the meeting will be held, and someone will be present at 8 PM on July 29, 2014 to advise any and all other concerned persons of when the meeting will be held. The following public hearing items were continued to July 29:

**PUBLIC HEARING**

**Continuation of Public Hearing regarding Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer.** Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property. *DEADLINE TO CLOSE PUBLIC HEARING IS 7/29/2014 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Continuation of Public Hearing regarding Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Town of Darien, 36 and 30 Goodwives River Road, and 11 Queens Lane.** Proposing to repair the Upper Pond dam; construct a fish ladder; remove approximately 9,000 cubic yards of sediment; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 11 Queens Lane (Map #63 Lot #99), approximately 800 feet south of its intersection with Old King's Highway South, in the R-1 Zone. *PUBLIC HEARING OPENED 7/15/2014.*

Chairman Cameron announced that the following general meeting items will also be continued to the next Commission meeting on July 29, 2014 at 8 P.M. in Room 206 of Darien Town Hall.

## **GENERAL MEETING**

**Deliberations and possible decisions on the following matters:**

**Land Filling & Regrading Application #234-A, Jim & Mary Wise, 7 Andrews Drive.** Proposal to add to the existing residence; add a new terrace; remove the old deck and build a new deck; and replace existing retaining wall with terraced retaining walls; and perform related site development activities. *DECISION DEADLINE: 9/11/2014.*

**Coastal Site Plan Review #200-A, Flood Damage Prevention Application #217-A, Dmitry Melnick, 2572 Boston Post Road.** Proposing to construct a fixed pier with access stairs, and perform related site development activities within regulated areas.

**Land Filling & Regrading Application #330, Edward and Colleen Lyons, 17 Salt Box Lane.** Proposal to fill and regrade in association with the construction of a stone masonry ramp within fifteen feet of the southwest property line; and perform related site development activities.

**Coastal Site Plan Review #205-A, Flood Damage Prevention Application #219-A, Land Filling & Regrading Application #331, Mark Filanowski, 71 Arrowhead Way.** Proposing to reposition the driveway; reposition the front walkway and steps; extend the existing front portico; and to perform related site development activities within regulated areas.

**Flood Damage Prevention Application #303-A, Patrick & Lauren Palomo, 104 Rose Lane.** Proposing to construct an addition to the existing residence and perform related site development activities within a regulated area.

**Coastal Site Plan Review #84-E, Flood Damage Prevention Application #74-E, Land Filling & Regrading Application #301-A, Hokin, 25 Shipway Road and Love, 17 Shipway Road.** Proposing to jointly grade the two properties and to perform related site development activities within regulated areas.

**Deliberations and discussion ONLY on the following matter:**

**Business Site Plan #218-A/Special Permit, Papa Joe's Restaurant, 1973 Boston Post Road.** Proposing to expand the existing restaurant into approximately 1,275 square feet of first floor space, establish a bar within a portion of the space, and to perform related site activities.

**Deliberations ONLY on the following matters if the hearing is closed on July 22:**

**Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer.** Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property.

**Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Town of Darien, 36 and 30 Goodwives River Road, and 11 Queens Lane.** Proposing to repair the Upper Pond dam; construct a fish ladder; remove approximately 9,000 cubic yards of sediment; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on

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**Approval of Minutes**

June 24, 2014 Public Hearing/General Meeting

July 1, 2014 General Meeting

July 8, 2014 Public Hearing

The meeting was adjourned at 8:02 PM.

Respectfully submitted,

David J. Keating  
Assistant Director of Planning

*07.22.2014min*