

**PLANNING AND ZONING COMMISSION
DRAFT MINUTES
PUBLIC HEARING/GENERAL MEETING
SEPTEMBER 27, 2012**

Place: Room 206, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING: Spain

STAFF ATTENDING: Ginsberg

PUBLIC HEARING

Vice-Chairman Spain opened the meeting at 8:00 P.M., and noted that a quorum of the Commission was not present this evening. He then read the first agenda item:

Continuation of Public Hearing regarding Special Permit Application #273, Brendan Johnson, 30 Stephanie Lane. Proposing to establish a 30' x 30' asphalt sport court and perform related site activities. The subject property is located on the south side of Stephanie Lane, approximately 1,700 feet west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #8 as Lot #60, in the R-1/2 Zone. *HEARING ORIGINALLY OPENED ON 9/18/2012. HEARING TO BE IMMEDIATELY CONTINUED TO NOVEMBER 13, 2012.*

Mr. Spain noted that this item will be immediately continued to Tuesday, November 13, 2012 at 8:00 p.m., in room 206 of Town Hall. Mr. Spain then read the next agenda item:

Continuation of Public Hearing regarding Coastal Site Plan Review #276, Flood Damage Prevention Application #308, Bryan & Sara Murphy, 1 Baywater Drive. Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within regulated areas. The subject property is located on the northeast corner of the intersection formed by Baywater Drive and Nearwater Lane, and is shown on Assessor's Map #55 as Lot #12 & #13, in the R-NBD Zone. *PUBLIC HEARING OPENED ON 9/18/2012.*

Mr. Spain noted that this item will be immediately continued to Tuesday, October 2, 2012 at 8:00 p.m., in room 206 of Town Hall. Mr. Spain then read the next agenda item:

Continuation of Public Hearing regarding Coastal Site Plan Review #252-A, Land Filling & Regrading Application #278, Hans Mende (253 Long Neck Point Road, LLC), 253 Long Neck Point Road. Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within a regulated area. The subject property is located at the east side of the terminus of Long Neck Point Road, and is shown on Assessor's Map #61 as Lot #13-4, in the R-1 Zone. *PUBLIC HEARING OPENED ON 9/18/2012. DEADLINE TO CLOSE HEARING: 10/23/2012.*

Mr. Spain noted that this item will be immediately continued to Tuesday, October 2, 2012 at 8:00 p.m., in room 206 of Town Hall.

Mr. Spain then read the various General Meeting agenda items, and noted that all of them will be placed on the Commission's October 2, 2012 agenda.

GENERAL MEETING

Amendment of Special Permit Application #266 and Business Site Plan #279, Maplewood, 599 Boston Post Road.

Request to modify plans to: relocate transformer; relocate retaining wall; rotate previously approved sign; modify plantings; modify pathways in rear and eliminate a portion of the wall in the rear.

Amendment of Subdivision Application #602, Nastro/Blair, 360, 362, 366 Brookside Road.

Proposed modification of previously approved subdivision, by eliminating a shared driveway.

Site Plan Application #268/Special Permit, The Heights at Darien (former Allen O'Neill), Allen O'Neill Drive.

Request to modify previously approved community building.

Deliberations and possible decisions on the following closed public hearing items:

Special Permit Application #60-K, Flood Damage Prevention Application #208-A, Land Filling & Regrading Application #121-A, Country Club of Darien, 300 Mansfield Avenue.

Proposing to replace failing existing spillway structure on Goodwives River; replace existing stone wall with realignment/relocation; replace two existing golf cart bridges; pond expansion and wetland plantings; rebuild 12th green; and perform related site development activities within a regulated area.

Coastal Site Plan Review #269-A, Land Filling & Regrading Application #269-A, Francis & Catherine Gallagher, 32 Pasture Lane.

Proposing to construct a 17' x 20' shed on the north side of the property with associated landscaping, to move the pool equipment to the north side of the property; and perform related site development activities within a regulated area.

Land Filling & Regrading Application #277, Town of Darien Public Works Dept., 57 Camp Avenue.

Proposing to eliminate existing wall, and fill and regrade within the existing Town right-of-way in front of 57 Camp Avenue.

Amendment of Special Permit Application #125-D(2)/Site Plan, Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road.

Proposing to modify the previous approval for three temporary, portable lights to allow for a height of up to 30 feet for the fall 2012 DJFL season.

Special Permit Application #260, Land Filling & Regrading Application #221-A, Rob Lavin 480 Middlesex Road.

Request for release of bond.

Business Site Plan #248/Special Permit, Swimm Pools, 512 Boston Post Road

Request to modify previously approved site plan by deleting requirement for landscaped island, and associated request for release of required bond.

Amendment of Subdivision Application #164-B, Karczewski, 40 Noroton Avenue.

Request to eliminate existing driveway on Noroton Avenue.

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Subdivision Application #323-A, Kane, Five Mile River Road.

Request for clarification on time requirements.

Helen Ainson, 1078 Boston Post Road.

Request for temporary tent for one-day special event fundraiser.

The meeting was then adjourned at 8:15 p.m.

Respectfully submitted,

Jeremy B. Ginsberg
Planning & Zoning Director

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