

SPECIAL MEETING
AGENDA

Wednesday, November 30, 2011 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OPENING

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce another's protections as defined within the Zoning Regulations. Therefore any information considered must be clearly provided and all hearing comments are recorded. **Please speak only into the microphones near the podium. And in order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations** within the meeting room and hallway near the door.

The ZBA will make every reasonable effort to complete this agenda in a timely manner. However complications may arise and it may be difficult to properly consider all of the requests tonight. You can be helpful by making your presentation efficiently. Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting. And some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. After the hearing of the project you are interested in is concluded, you may choose to make subsequent inquiries about a possible decision to ZBA office staff at 203-656-7351 during regular business hours.

CONTINUATION OF PUBLIC HEARING

Opened on October 19, 2011 and continued to November 16, 2011 due to complications that developed. Reopened on November 16, 2011 and continued to tonight, November 30, 2011 due to lack of proper newspaper publication of the Legal Notice. **The previously**

seated ZBA members for this request are Vic Capellupo, Gary Greene, Jeff Williams, Ruth Anne Ramsey, John Ashburne, and Rich Wood. This hearing must be completed by tonight, November 30th. However the applicant may provide up to a 65 day extension allowing the ZBA to continue this hearing to continue these hearings until no later than January 27, 2012 (up to 100 total days). The next scheduled ZBA meeting is on January 18, 2012. Or the ZBA may provide an advisory of the deficient information available to properly evaluate the proposal and Deny the application Without Prejudice.

CALENDAR NO. 44-2011

The application of Anthony Lafo and American Sign Inc. on behalf of F.A. Miller Realty dba Range Rover/Land Rover of Darien filed on September 21, 2011 for variances of Sections 675, 925 and 926 of the Darien Zoning Regulations, to allow the installation of an internally illuminated replacement ground/monument sign; Section 675: 24.2 in lieu of 30.0 feet minimum required front yard setback; and Sections 925 and 926: 5 ¾ in lieu 4 inches maximum allowable letter height, 8.5 in lieu of 4.0 maximum allowable sign height, and 51.7 in lieu of 20.0 maximum allowable square footage. The property is situated on the southeast side of Boston Post Road approximately 200 feet west of the intersection of West Norwalk Road and Boston Post Road and is shown on Assessor's Map #32 as Lot #3, being 90 Boston Post Road and located in the SB-E (commercial) Zone.

CONTINUATION OF PUBLIC HEARINGS

Opened on November 16, 2011 and immediately continued to tonight, November 30, 2011 due to the lack of proper newspaper publication of the Legal Notice. Since no testimony, comment, or additional information was provided to the ZBA on November 16, 2011 the seated ZBA panel for these requests is those members present tonight. These hearings must be completed by December 21, 2011 (within 35 days after their November 16, 2011 opening). However, the next scheduled regular ZBA meeting is January 18, 2012. Therefore, if the ZBA determines to continue any of these hearings further, a special meeting must be scheduled by December 21, 2011 when all of the seated members can attend. Or the applicants may provide up to a 65 day extension allowing the ZBA to continue these hearings until no later than February 24, 2012 (up to 100 total days). Or the ZBA may provide an advisory of the deficient information available to properly evaluate the proposal and Deny the application Without Prejudice.

CALENDAR NO. 47-2011

The application of Geoffrey & Andrea Cragin filed on October 19, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story addition; Section 406: 12.9 in lieu of 40.0 feet minimum required rear yard setback. The property is situated on the south side of Dellwood Road approximately 350 feet east of the

intersection of Maywood Road and Dellwood Road and is shown on Assessor's Map #12 as Lot #12, being 6 Dellwood Road and located in an R-1 (residential) Zone.

CALENDAR NO. 48-2011

The application of Thomas Sturges Construction, LLC filed on October 19, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a garage entry trellis; Section 406: 16.9 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Wakeman Road approximately 250 feet north of the intersection of Old Kings Highway North and Wakeman Road and is shown on Assessor's Map #32 as Lot #28A, being 3 Wakeman Road and located in an R-1/2 (residential) Zone.

CALENDAR NO. 49-2011

The application of William J. Hennessey, Jr., Esq. on behalf of Francis X. Gallagher & Catherine A. Gallagher filed on October 19, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the reconstruction of the garage wing of the house and the construction of a second story addition; Section 406: 73.5 in lieu of 90.0 feet minimum required front yard setback. The property is situated on the southeast side of Pasture Lane approximately 2300 feet east of the intersection of Nearwater Lane and Pasture Lane and is shown on Assessor's Map #51 as Lot #57A, being 32 Pasture Lane and located in an R-1 (residential) Zone.

OTHER BUSINESS

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Requested amendment to the previously approved plans (now expired) of Calendar No. 20-2006, to allow restoration of a nonconforming cottage, Mario Lombardi, 72-74 Old Kings Highway South.
2. Approval of Minutes of meeting on October 12, 2011. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Chuck Deluca, Jeff Williams, John Ashburne, and Rich Wood.
3. Approval of Minutes of meeting on October 19, 2011. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Jeff Williams, John Ashburne, Ruth Anne Ramsey, and Rich Wood.

4. Election of Officers by regular ZBA members.
5. General discussion of Application Materials, **applicant identity, application review procedures**, hearing guidelines, hardship criteria, decision practices/guidelines/staff questions, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
6. No additional business can be added to a Special Meeting agenda.