

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 3, 2015

8:00 P.M.

**Room 119
Town Hall**

PUBLIC HEARING

Special Permit Application #286, Karen Hand, 132 Heights Road. Proposing to establish an acupuncture office in a portion of the first floor of the existing building at 132 Heights Road. The subject property is located on the north side of Heights Road approximately 625 feet west of its intersection with Noroton Avenue, and is shown on Assessor's Map #74 as Lot #14 in the Designed Commercial (DC) Zone.

Coastal Site Plan Review #69-B, Flood Damage Prevention Application #57-B, Land Filling & Regrading #344, David & Sandra Kirchoff, 1 Beverly Place. Proposing to raze the existing residence and garage; construct a new single-family residence and attached garage to be connected to the municipal sewer system; construct a new in-ground swimming pool; install associated stormwater management; and to perform related site development activities within regulated areas. The subject property is located on the west side of Beverly Place approximately 100 feet east of its intersection with Hawthorne Road, and is shown on Assessor's Map #62 as Lot #83 in the R-1 Zone.

Coastal Site Plan Review #305, Flood Damage Prevention Application #346, Land Filling & Regrading Application #345, Kevin Kuryla, 9A Tokeneke Trail. Proposing to construct a new single-family residence, pool, patio, on-site stormwater management and septic system, and perform related site development activities within regulated areas. The subject property is located on the east side of Tokeneke Trail, approximately 300 feet north of its intersection with Cross Road and is shown on Assessor's Map #65 as Lot #8-2, in the R-1 Zone.

GENERAL MEETING

Informal discussion regarding the possible expansion of Atria Darien, 50 Ledge Road.

Amendment of Special Permit Application #248-A/Site Plan, Estia's American, Boston Post Road.

Request to change the fencing around their outside dining area, install a pergola with a retractable awning, and to eliminate the existing umbrellas.

Amendment of Special Permit Application #39-B, St. Luke's Church, Boston Post Road.

Request to expand the existing columbarium.

Discussion, deliberation and possible decisions on the following applications:

Coastal Site Plan Review #196-A, Flood Damage Prevention Application #212-A, Paul & Susan Tierney, 17 Butler's Island Road.

Proposal to build a new residential pier to replace an existing damaged pier, repair existing stone jetty, and to perform related site development activities within regulated areas.

Subdivision Application #612-A, ASL Partners, LLC, 203 Long Neck Point Road. Proposal to subdivide a two acre property into two one-acre lots.

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Deliberation only on the following:

Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *DECISION DEADLINE: 4/9/2015.*

Special Permit Application #277-B/Amendment of Business Site Plan #248, Day Street Development, LLC, 13 Grove Street. Request for Le Boudoir, a personal service use, for a 1,250+/- square foot portion of the first floor of the building at 13 Grove Street.

Approval of Minutes

January 29, 2015 Public Hearing/General Meeting

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

ADJOURN.