

**PLANNING AND ZONING COMMISSION  
AGENDA**

*Room 206  
Town Hall*

Tuesday, November 3, 2015

8:00 P.M.

---

**GENERAL MEETING**

**Amendment of Site Plan #264-A, Holmes School, 18 Hoyt Street, R-1/3 Zone.**

Proposal for emergency generator at Holmes School.

**Amendment of Business Site Plan #96-J, PAG Connecticut LR1, LLC, Land Rover/Jaguar, 1335 Boston Post Road.**

Request to: construct a small stone wall and a hedge in the front yard, near Boston Post Road; replace existing perimeter fence with a new fence; and eliminate traffic island and move light pole.

**Informal presentation regarding 131 Hollow Tree Ridge Road (the “Duhaime property”).**

**Informal discussion regarding redevelopment of 1340 Boston Post Road (former Chuck’s Steakhouse) and signage regulations.**

**Business Site Plan #136-B, Dolcetti, Inc., 2 Squab Lane, CBD Zone.**

Request for extension of time to implement project.

**Discussion, deliberation, and possible decisions regarding:**

**Special Permit Application #15-N/Site Plan, Land Filling & Regrading Application #44-B, Wee Burn Country Club, 410 Hollow Tree Ridge Road.**

Proposal to: incorporate 480 and 490 Hollow Tree Ridge Road into the site; improve and expand the driving range and practice area; expand on-site parking; and perform related site development activities. *DECISION DEADLINE: 12/10/2015.*

**Deliberation only on public hearings closed on October 27:**

**Amendments to Darien Zoning Map (COZM2-2015), Amendment to Darien Zoning Regulations (COZR4-2015) put forth by 1950 Post Road, LLC.**

Proposing to: 1) amend the Darien Zoning Map by changing the current boundary between the NB Zone and the R-1/2 Zone to run along the property boundaries, rather than being 100 feet from the Boston Post Road right-of-way; and 2) amend Section 604(c) of the Darien Zoning Regulations to allow dwelling units on upper floors: The Zoning Map amendments would rezone the following parcels from being split-zoned, to be entirely within the NB Zone: 1926, 1936, 1950 & 1958 Boston Post Road (shown on Assessor’s Map #51 as Lots #38, #39, #40, and #41). The parcel which will be rezoned to become entirely within the R-1/2 Zone is 8 Ring’s End Road (Map #51, Lot #34). Parcels in the vicinity which will not be changed: 1910 and 1918 Boston Post Road and 6 Ring’s End Road. They are shown as Lots #35, #36, & #37.

**Business Site Plan Application #289-A/Special Permit, Land Filling & Regrading #351-A, 1950 Post Road, LLC, 1950 Boston Post Road.**

Proposing to: demolish the existing structures on the site; build a two-story mixed use building with associated on-site parking; and perform related site development activities.

**Flood Damage Prevention Application #329-B, Land Filling & Regrading Application #308-B, 25 Brush Island Road, LLC & James Degnan, 19, 23, and 25 Brush Island Road.** Proposal to expand existing common driveway that serves #19 and #21 Brush Island Road to also serve #23 and #25 Brush Island Road and to perform related site activities within a regulated area.

**Land Filling & Regrading Application #368, Charles & Kristin Collier, 66 Pear Tree Point Road.** Proposing to fill and regrade front yard, construct associated retaining walls, and perform related site development activities.

**Flood Damage Prevention Application #193-A, 184 Nearwater Lane, LLC, 184 Nearwater Lane.** Proposing to construct a new single-family residence and to perform related site development activities within a regulated area.

**Appointment of Deputy Zoning Official.**

**Update on Pending Projects**

**Approval of Minutes**

October 6, 2015	Public Hearing/General Meeting
October 20, 2015	General Meeting/Public Hearing

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

**ADJOURN.**