

RECEIVED  
11:53 AM  
JAN 16 2015

TOWN CLERK'S OFFICE  
DARIEN CT.

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department

FROM: Jeremy B. Ginsberg *JBG*

DATE: January 16, 2015

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, January 20, 2015 at 8:00 P.M. in Room 206 of Town Hall. A copy of the agenda is below.

### PLANNING AND ZONING COMMISSION AGENDA

Room 206

Tuesday, January 20, 2015

8:00 P.M.

Town Hall

### PUBLIC HEARING

**Continuation of Public Hearing regarding 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. *PUBLIC HEARING OPENED 10/28/2014. DEADLINE TO CLOSE PUBLIC HEARING IS: 1/20/2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Land Filling & Regrading Application #340, Michael & Charlotta West, 45 Swift's Lane.** Proposal to excavate, fill and regrade in order to accommodate a replacement house, pool, and driveway, and to perform related site development activities. The subject property is located on the south side of Swift's Lane approximately 1,300 feet east of its intersection with Ring's End Road, and is shown on Assessor's Map #50 as Lot #9 in the R-1 Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO FEBRUARY 3, 2015 AT 8PM.*

**Special Permit Application #285, Land Filling & Regrading Application #213-A, Anthony & Elizabeth Minella, 53 Horseshoe Road.** Proposing to construct a 60' x 100' sports court with associated lighting; along with a related structure attached to the existing residence; install related stormwater management; and to perform related site development activities. The subject property is located on the southwest side of Horseshoe Road approximately 400 feet west of its intersection with Inwood Road, and is shown on Assessor's Map #3 as Lot #23 in the R-2 Zone.

**Coastal Site Plan Review #304, Flood Damage Prevention Application #345, Eleven Baywater Drive LLC, 11 Baywater Drive.** Proposal to construct additions and alterations to the existing residence; install HVAC units on a platform; and perform related site development activities within regulated areas. The subject property is located on the south side of Baywater Drive approximately 25 feet east of its intersection with Waverly Road, and is shown on Assessor's Map #55 as Lot #101 & #102 in the R-NBD Zone.

**Land Filling & Regrading Application #341, J. Scott Lesko, 16 West Elm Street.** Proposing to regrade the back and side yards and install stormwater management in association with additions and alterations to the existing residence, and to perform related site development activities. The subject property is located on the south side of West Elm Street approximately 400 feet west of its intersection with Noroton Avenue, and is shown on Assessor's Map #21 as Lot #171 in the R-1/3 Zone.

**Land Filling & Regrading Application #342, John Gallagher & Meredith Re, 18 Raymond Heights.** Proposing to fill and regrade the property and install stormwater management in association with the construction of a replacement single-family residence, and to perform related site development activities. The property is situated on the east side of Raymond Heights approximately 315 feet north of its intersection with Raymond Street and is shown on Assessor's Map #36 as Lot #126-1, and is located in an R-1/5 Zone.

## **GENERAL MEETING**

### **Mandatory Referral #1-2015, Knobel Hill, LLC, 40 Locust Hill Road.**

Request for an adjustment of the boundary of Locust Hill Road and the right-of-way along the northerly boundary of the 40 Locust Hill Road property, the property at the corner of Settler's Trail. *DEADLINE TO ISSUE REPORT IS: 1/30/2015.*

*Discussion, deliberation and possible decisions on the following two applications:*

**Special Permit Application #282, Carmen Molinos, 16 Stony Brook Road.** Proposing to construct a 30' x 60' sport court and to perform related site development activities. *PUBLIC HEARING CLOSED: 11/25/2014. DECISION DEADLINE: 1/29/2015.*

**Special Permit Application #277-A/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. *PUBLIC HEARING CLOSED: 11/25/2014. DECISION DEADLINE: 1/29/2015.*

**Since this is a Special Meeting, Other Business cannot be considered.**

**ADJOURN.**