

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, January 13, 2015

8:00 P.M.

**ROOM 119  
Town Hall**

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**GENERAL MEETING**

**Town Plan of Conservation & Development.**

Discussion of conservation, cultural and historic resource related issues. Public Input is welcome and encouraged.

**Remainder of General Meeting to start no earlier than 9:30 p.m.:**

**Public Comment Session—first meeting of each month**

Opportunity for the general public to present comments to the Commission on topics or items which are not pending applications.

**Amendment of Business Site Plan #200-D, Center Street Public House, 22 Center Street.**

Request for a temporary tent for up to six days in March 2015.

**Special Permit #66-I, Darien YMCA, 2420 Boston Post Road.**

Review and action on 2015 Special Events Schedule.

**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.

**Discussion of Zoning Map in the area of Brookside Drive north of the Turnpike as well as the I-95 DOT southbound rest stop area (property owned by ConnDOT).**

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

**Business Site Plan #24-W/Special Permit, Chocolate Works, Goodwives Shopping Center, 25 Old King's Highway North.** Proposing to establish a convenience food service use within the Goodwives Shopping Center. *DECISION DEADLINE: 3/12/2015.*

**Special Permit Application #9-C, Flood Damage Prevention Application #2-A, First Congregational Church of Darien, 11 Brookside Road.** Proposing to renovate and construct alterations to the existing building (the former ABC House)--to establish a youth center for church youth programs, a meeting room, and a residence for an Associate Pastor; within a regulated area. *PUBLIC HEARING CLOSED: 11/25/2014. DECISION DEADLINE: 1/29/2015.*

**Special Permit Application #60-M/Site Plan, Land Filling & Grading Application #121-B, Country Club of Darien, 300 Mansfield Avenue.** Proposing to implement alterations to the existing main clubhouse, including alterations and addition to the existing "Medallion Room" and Terrace; alterations to the landscape of the "South Lawn and Pub Patio" and alterations to the existing roof along the west façade; and to perform related site development activities. *DECISION DEADLINE: 3/12/2015.*

**Special Permit Application #283, Land Filling & Regrading Application #336, David & Helen Lowham, 67 Peach Hill Road.** Proposing to fill and regrade and install stormwater management in association with a replacement single-family residence, install a sports court at the end of the proposed driveway, and to perform related site development activities. *DECISION DEADLINE: 3/12/2015.*

**Land Filling & Regrading Application #337, Ellie Eglin, 210 Leroy Avenue.** Proposal for cutting, filling, and regrading associated with the construction of a replacement single-family residence and swimming pool and to perform related site development activities. *DECISION DEADLINE: 3/12/2015.*

*Discussion ONLY 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.*

**Approval of Minutes**

November 17, 2014 Public Hearing/General Meeting  
November 25, 2014 Public Hearing/General Meeting

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

**ADJOURN.**