

PLANNING AND ZONING COMMISSION
AGENDA

Room 119

Tuesday, February 3, 2015

8:00 P.M.

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding 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. *PUBLIC HEARING OPENED 1/20/2015.*

Continuation of Public Hearing regarding 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. *PUBLIC HEARING OPENED 1/20/2015.*

Continuation of Public Hearing regarding 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. *PUBLIC HEARING OPENED 1/20/2015.*

Continuation of Public Hearing regarding 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. *PUBLIC HEARING OPENED 1/20/2015.*

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: 2/3/2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

GENERAL MEETING

Discussion, deliberation and possible decision on the following application:

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: 2/3/2015.*

BMW of Darien, 136-140 Ledge Road

Discussion regarding potential request to install parking devices/lifts in the rear portion of the lot.

Approval of Minutes

January 6, 2015	Public Hearing
January 13, 2015	General Meeting
January 20, 2015	Public Hearing/General Meeting

Discussion ONLY on the following if the public hearing has been closed (time permitting)

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.

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.

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.

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.

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