

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 119

Tuesday, April 7, 2015

8:00 P.M.

Town Hall

GENERAL MEETING

Deliberation and possible decisions 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.*

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; and install associated stormwater management;.

Deliberations only on the following:

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. *DECISION DEADLINE: 5/14/2015.*

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

PUBLIC HEARING

Continuation of Public Hearing regarding Land Filling & Regrading #160-A, David Jones, 93 Mansfield Avenue. Proposing to fill and regrade back yard and install new associated retaining wall, and to perform related site development activities. The subject property is located on the west side of Mansfield Avenue, approximately 20 feet northwest of its intersection with Roland Drive, and is shown on Assessor's Map #17 as Lot #27 in the R-1/3 Zone.

Continuation of Public Hearing regarding 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.

By Order dated November 19, 2014 in the matter of *Christopher & Margaret Stefanoni v. The Darien Planning and Zoning Commission* – Docket No.: HHB-CV-11-5015368S (the “Appeal”), and the related case of *Gregory v. Darien Planning and Zoning Commission* Docket No.: CV-13-6023798S Judge Henry Cohn remanded the matter back to the Darien Planning & Zoning Commission for an amendment to the Commission’s October 29, 2013 resolution to specify an approved number of units or a range of numbers of units, based on the record. The legal notice for the original application read as follows:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor’s Map #27 as Lot #168-1, within the R-1/3 zone.

ADJOURN.