

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, April 21, 2015

8:00 P.M.

**Room 206
Town Hall**

GENERAL MEETING

Amendment of Coastal Site Plan #227, Flood Damage Prevention Application #254, Site Plan, Darien Parks and Recreation Commission, Weed Beach, 155 Nearwater Lane.

Request to install an air conditioning unit.

Amendment of Special Permit # 264-A, Kirby & Company 1025 Boston Post Road.

Request for chairs and two tables on the front sidewalk.

Business Site Plan #136-B and #136-C, Dolcetti, 2 Squab Lane

Informal discussion with the Commission regarding the development plans approved in 2006.

Deliberations and possible decisions on the following:

Business Site Plan #186-C/Special Permit, Performance Physical Therapy, 800 Boston Post Road.

Proposal to establish a physical therapy practice in a portion of the third floor of the existing building at 800 Boston Post Road.

Coastal Site Plan Review #184-C, Flood Damage Prevention Application #195-C, Land Filling & Regrading Application #102-C, Town of Darien, 36 and 30 Goodwives River Road, and 15 Morley Lane. Proposing to reconstruct the Upper Pond dam; construct a fish ladder; remove approximately 7,500 cubic yards of sediment from the lower portion of Upper Pond; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas.

Coastal Site Plan Review #306, Flood Damage Prevention Application #347, Land Filling & Regrading Application #347, John & Julie Hekker, 85 Goodwives River Road. Proposal to construct parking areas on the north and south side of the existing residence with associated regrading, expand a deck, and perform related site development activities within regulated areas.

Business Site Plan #96-J/Special Permit, PAG Connecticut LR1, LLC, 1335 Boston Post Road. Proposal to construct additions and alterations to the existing building, and to perform site development activities.

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.*

Amendment of Special Permit Applications #22-O and 22-P, Coastal Site Plan Review #27-D and 27-E, Flood Damage Prevention Application #20-D and 20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive. Proposing to amend the previously approved plans for the clubhouse and bathhouse by modifying: the width of the service driveway; the tennis courts; and the lockers; and to perform related site development activities within regulated areas.

Subdivision Application #612-B, ASL Partners, LLC, 203 Long Neck Point Road. Proposal to subdivide a 2.8+/- acre property into two rear lots, each with a 25 foot access to Long Neck Point Road.

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.

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.

Approval of Minutes

January 29, 2015	Public Hearing/General Meeting
February 10, 2015	General Meeting
February 24, 2015	Public Hearing/General Meeting
March 10, 2015	General Meeting/Public Hearing
March 19, 2015	Public Hearing/General Meeting
March 24, 2015	General Meeting/Public Hearing
April 7, 2015	Executive Session

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

PUBLIC HEARING

Continuation of Public Hearing regarding the following:

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.