

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, June 23, 2015

8:00 P.M.

**Room 206  
Town Hall**

---

**GENERAL MEETING**

**Town Plan of Conservation & Development.**

Discussion with consultants regarding downtown and Noroton Heights strategic plans.

**Informal discussion regarding Kensett, Wakemore Street.**

Discussion regarding calculation of unit size.

**Amendment of Special Permit Application #173-A, Koko's, 841 Boston Post Road, CBD Zone.**

Request for indoor seating.

**Amendment of Business Site Plan #96-J/Special Permit PAG Connecticut LR1, LLC, 1335 Boston Post Road.**

Request for minor changes to the previously approved plans.

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

Request for sanitary sewer extension along Locust Hill Road.

*DEADLINE TO ISSUE REPORT: JULY 22, 2015.*

*Deliberations and possible decisions on the following items:*

**Proposed Amendment to Darien Zoning Regulations (COZR #1-2015), Special Permit Application #287/Site Plan review, Land Filling & Regrading #349, Knobel Hill, LLC, 40 Locust Hill Road.**

Proposing to demolish the existing structures on-site, apply the Active Senior Residential Overlay Zone to the subject property, and construct an "Active Senior Residential Development" under Section 430 of the Darien Zoning Regulations consisting of six total dwelling units; install associated stormwater management; and to perform related site development activities. The application also includes a proposed amendment to Subsection 436b of the Zoning Regulations regarding terraces and utility equipment.

*DECISION DEADLINE: 7/30/2015*

**Business Site Plan #168-F, Equity One, LLC--Trader Joe's, 430 Boston Post Road.**

Proposal to expand Trader Joe's into a portion of the space now occupied by Orvis and perform related site development activities. *DECISION DEADLINE: JUNE 23, 2015.*

**Coastal Site Plan Review #151-B, Flood Damage Prevention Application #153-B, Land Filling & Regrading Application #353, M. Campbell & Paget MacColl, 22 Searles Road**

Proposal to construct additions and alterations to the existing single-family residence, and to perform related site development activities within regulated areas.

**Land Filling & Regrading Application #355, John Barrett, 29 Greenleaf Avenue.**

Proposing to cut, fill, and regrade, and install stormwater management in association with the razing of an existing residence and construction of a new single-family residence, and perform related site development activities.

**Coastal Site Plan Review #230-B, Flood Damage Prevention Application #294-A, Mark Florian, 129 Five Mile River Road.**

Proposing to remove existing stepping stones and to install bluestone steps down to the Five Mile River and to modify and add plantings between the pool and the River, and to perform related site activities within regulated areas.

**Approval of Minutes**

May 5, 2015      Public Hearing/General Meeting  
May 12, 2015     Public Hearing/General Meeting  
May 26, 2015     General Meeting

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

**PUBLIC HEARING**

**Land Filling & Regrading Application #356, LTB Properties, LLC, 74 Brookside Road.** Proposing to fill and regrade in association with the construction of a replacement residence and new driveway and to perform related site development activities. *TO BE OPENED AND IMMEDIATELY CONTINUED TO 7/28/2015.*

**Land Filling & Regrading Application #354, Daniel & Amy Bradley, 27 Pasture Lane.** Proposal to raze the existing house and construct a new, replacement single-family residence with associated stormwater management and regrading, and to perform related site development activities. *WITHDRAWN.*

**Continuation of Public Hearing regarding Site Plan Application #289/Special Permit, Land Filling & Regrading #351, 1950 Post Road, LLC, 1950 Boston Post Road.** Proposing to: remove the existing structures on the site; build a two-story mixed use building on the NB Zone portion of the site; build a two story carriage house with a one bedroom residence above a garage in the R-1/2 Zone; and perform related site development activities. The subject property is located on the south side of Boston Post Road, directly across from its intersection with Garden City Road, and is shown on Assessor's Map #51 as Lot #40 in the NB and R-1/2 Zones.

**Business Site Plan #24-X/Special Permit, C2 Education, 25 Old King's Highway North (Goodwives Shopping Center).** Proposal to establish C2 Education as a personal service use within Goodwives Shopping Center in a 2,458+/- square foot space formerly occupied by Learning Express. The subject property is situated on the south side of Old King's Highway South, approximately 600 feet east of its intersection with Sedgwick Avenue and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

**Coastal Site Plan Review #288-B, Flood Damage Prevention Application #329-B, Land Filling & Regrading Application #308-B, John & Jeanne-Marie Scura, 27 Brush Island Road.** Proposing to raze the existing residence and garage/studio and construct a replacement residence with associated patio and pool, served by an on-site septic system and municipal water service, and to perform related site development activities within regulated areas. The subject property is situated on the north side of Brush Island Road, approximately 1,350 feet west of its intersection with Nearwater Lane and is shown on Assessor's Map #56 as Lot #16, in the R-1/2 Zone.

**Land Filling & Regrading Application #357, Julie Pagnozzi, 87 Old King's Highway South.** Request to allow the placement of fill, regrading, and an associated retaining wall constructed within fifteen feet of a property line to remain. The subject property is situated on the south side of Old King's Highway South, approximately 600 feet west of its intersection with Andrews Drive and is shown on Assessor's Map #63 as Lot #78, in the R-1/2 Zone.

**ADJOURN.**