

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, February 25, 2014

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

All meetings of the Planning and Zoning Commission will be concluded by no later than 11:00 PM. Any necessary continuation of a meeting or hearing will be scheduled generally for the first Tuesday of the following month at 8:00PM.

Applicants and others addressing the Commission are requested to limit their presentations to not more than fifteen minutes in order to complete all agenda items in a timely manner.

Continuation of Public Hearing regarding Subdivision Application #613, Estate of Mary Metzger/Oak Crest Developers LLC, 174 Middlesex Road. Proposing to subdivide the existing property into two lots. The subject property is located at the southeast corner formed by the intersection of Middlesex Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #22 as Lot #81 in the R-1/2 Zone. *DEADLINE TO CLOSE PUBLIC HEARING IS FEBRUARY 25, 2014 UNLESS EXTENSION IS GRANTED BY APPLICANT.*

Proposed Amendments to the Darien Zoning Regulations (COZR #1-2014) put forth by the Darien Planning & Zoning Commission regarding a temporary moratorium related to medical marijuana dispensaries and production facilities. The Commission proposes a new Subsection 1134 of the Zoning Regulations, which establishes a one-year moratorium on medical marijuana dispensaries and production facilities. A copy of the proposal is on file with the Town Clerk's office, Town Hall, and Planning and Zoning Commission at the Town Hall and may be inspected there during regular business hours or on the Town website at www.darienct.gov.

Special Permit Application #160-D, AT&T (New Cingular Wireless, PCS, LLC), 24 Chestnut Street. Proposing to install twelve panel antennas behind the existing water tank enclosure, install a replacement generator, and perform related site development activities. The subject property is located on the north side of Chestnut Street approximately 220 feet east of its intersection with Noroton Avenue, and is shown on Assessor's Map #20 as Lot #60 in the R-1/3 Zone.

Land Filling & Regrading Application #320, Bourdo, LLC, 120 Long Neck Point Road. Proposing to regrade the back yard of the property and construct associated retaining walls and perform related site development activities. The subject property is located on the west side of Long Neck Point Road approximately 600 feet north of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #60 as Lot #7 in the R-1 Zone.

GENERAL MEETING (time permitting)

Amendment of Subdivision Application #544-A, Jaime & Christina Vicencio, 19 Morley Lane.
Request to amend roof line over previously approved garage.

Discussion, deliberation and possible decision on the following if public hearing is closed:

Proposed Amendments to the Darien Zoning Regulations (COZR #1-2014) put forth by the Darien Planning & Zoning Commission regarding a temporary moratorium related to medical marijuana dispensaries and production facilities. The Commission proposes a new Subsection 1134 of the Zoning Regulations, which establishes a one-year moratorium on medical marijuana dispensaries and production facilities. A copy of the proposal is on file with the Town Clerk's office, Town Hall, and Planning and Zoning Commission at the Town Hall and may be inspected there during regular business hours or on the Town website at www.darienct.gov.

Flood Damage Prevention Application #340, Ken DeLeo, 21 Canoe Trail.

Proposed filling/excavating/regrading work within flood zone to accommodate septic system, and associated compensating area.

Amendment of Business Site Plan #24-V, Goodwives Shopping Center, Old King's Highway North. Request to install electric car charger adjacent to one parking space near People's Bank.

Amendment of Coastal Site Plan Review #273, Jerrold & Sally Fine, 172 Long Neck Point Road. Request to amend planting plan.

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

ADJOURN.