

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 119

Tuesday, April 1, 2014

8:00 P.M.

Darien Town Hall, 2 Renshaw Road

PUBLIC HEARING

Special Permit Application #78-B, Noroton Fire Department, 1873 Boston Post Road. Proposal to construct a one and one-half story detached garage/storage building, install landscaping, and perform related site development activities. The subject property is situated on the northeast corner formed by the intersection of Dickinson Road and Boston Post Road and is shown on Assessor's Map #42 as Lot #7, in an R-1/3 (residential) Zone.

Land Filling & Regrading Application #321, 23 Arnold Street, LLC, 43 Arrowhead Way. Proposing to fill, regrade and excavate in association with the construction of a new single-family residence and driveway; and perform related site development activities. The subject property is located on the southeast side of Arrowhead Way approximately 10 feet east of its intersection with Winding Lane, and is shown on Assessor's Map #69 as Lot #15 in the R-1 Zone.

Business Site Plan #80-C, Patriot Bank, 233 Boston Post Road. Proposing to raze the existing Darien Golf Building and construct a new bank with associated drive-up lanes and parking; and perform related site development activities. The subject property is located on the north side of Boston Post Road approximately 350 feet west of its intersection with Richmond Drive, and is shown on Assessor's Map #13 as Lot #4 in the Service Business East (SB-E) Zone. *DECISION DEADLINE: 5/1/2014, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Coastal Site Plan Review #109-B, Flood Damage Prevention Application #339, Ralph Reynolds, 104 Delafield Island Road. Proposing to install a timber pier, stepped fixed timber pier head, and a boat cradle and perform related site development activities within regulated areas. The subject property is located on the west side of Delafield Island Road approximately 1,560 feet south of its intersection with Raiders Lane, and is shown on Assessor's Map #70 as Lot #40 in the R-1 Zone.

Coastal Site Plan Review #298-A, Karen Bonner, 148 Goodwives River Road. Proposing to raze the existing residence and garage, and construct a new single-family residence and pool; and perform related site development activities within a regulated area. The subject property is located on the east side of Goodwives River Road approximately 100 feet north of its intersection with Ring's End Road, and is shown on Assessor's Map #62 as Lot #86 in the R-1 Zone.

GENERAL MEETING

Discussion and deliberation ONLY regarding:

Land Filling & Regrading Application #53-D/Amendment of Site Plan, Darien Athletic Foundation, Darien High School, 80 High School Lane. Proposing to convert three existing natural turf fields on the High School campus to artificial turf fields, and convert one natural turf practice field to a softball stadium, all over a three year time period, and perform related site development activities.

Mandatory Referral #1-2014, Board of Education, Darien High School, 80 High School Lane.

Request for a report regarding the installation of synthetic turf on three existing fields, conversion of an existing practice field to a softball stadium, and related site work. *DEADLINE TO ISSUE REPORT: 4/22/2014.*

Coastal Site Plan Review #288-A, Flood Damage Prevention Application #329-A, Land Filling & Regrading Application #308-A, James Caulfield, Jr., 25 Brush Island Road.

Proposing to construct a new shared driveway and septic system to serve the existing house on Lot #1; and to construct a new single-family residence, pool, associated stormwater management system and septic system on Lot #2; and perform related site development activities within regulated areas.

Coastal Site Plan Review #174-B, Flood Damage Prevention Application #185-B, Land Filling & Regrading Application #85-B, Eric & Katherine Stein, 21-23 Cross Road.

Proposal to demolish existing pool, terrace and driveway, modify a portion of the existing septic system to accommodate the proposed driveway and parking area, install new swimming pool, and terraces, and perform related site development activities within regulated areas.

Coastal Site Plan Review #193-A, Flood Damage Prevention Application #338, William Zak & Patricia Browne-Zak, 19-25 Five Mile River Road.

Proposing to install a boardwalk, ramp, and float and perform related site development activities within regulated areas.

Business Site Plan #31-F, TTJ Realty, LLC, Palmers Market, 264 Heights Road. Proposal to construct a one-story addition to the northeast corner of Palmer's Market, and perform related site development activities.

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

ADJOURN.