

**PLANNING AND ZONING COMMISSION  
AGENDA**

Room 119

Tuesday, April 8, 2014

8:00 P.M.

Darien Town Hall, 2 Renshaw Road

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**GENERAL MEETING**

**Discussion of Town Plan of Conservation & Development**

Glenn Chalder, of the consulting firm Planimetrics, will be present to discuss the many ways to proceed with a Town Plan of Conservation & Development; discuss some of his recent work in other communities; and how they have approached this work.

**Public Comment Session—first meeting of each month**

Opportunity for the general public to present comments to the Commission on topics or items which are not pending applications.

**Amendment of Coastal Site Plan Review #138-C and Flood Damage Prevention #140-C, Baiera, 26 Shipway Road.**

Request to extend an existing patio and install an outdoor kitchen.

**Protected Town Landmark #8, Coastal Site Plan Review #279, Flood Damage Prevention Application #311, Land Filling & Regrading Application #285, Jim & Susan Ozanne, 94 Ring's End Road.** Request for extension of time to complete project.

**Amendment of Special Permit #202-C, and Amendment of Business Site Plan #109, Bodega Taco Bar, 980 Boston Post Road, CBD Zone.**

Requests to:

- 1) have two-day Cinco de Mayo event in May 2014 in a portion of the Center Street South parking lot
- 2) have outdoor dining in front of and behind the building.

**Coastal Site Plan Review #257-C, Flood Damage Prevention Application #289-C, Land Filling & Regrading Application #245-C, Hillary Miller, 5 Tokeneke Beach Drive.**

Request to amend previously approved pool and pool patio.

*Discussion, deliberation and possible decisions regarding:*

**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.*

**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.

**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.

**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.

**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.

*Discussion and deliberation ONLY on the following:*

**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. *DECISION DEADLINE: 5/1/2014, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**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.

**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.

**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.

**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.

**Approval of Minutes**

March 20, 2014 General Meeting  
March 25, 2014 Public Hearing/General Meeting  
April 2, 2014 Executive Session

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

**ADJOURN.**