

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: July 25, 2014

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, July 29, 2014 at 8:00 P.M. in room 206 of Darien Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

Room 206

Tuesday, July 29, 2014 8:00 P.M. Darien Town Hall, 2 Renshaw Road

The following highlighted public hearing and general agenda items were on the Planning and Zoning Commission's July 22 agenda and were continued to July 29, 2014. Due to the lack of a quorum on July 29, these agenda items will be continued again to Thursday, July 31 at 8 P.M. in room 206 of Darien Town Hall.

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer. Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property. *DEADLINE TO CLOSE PUBLIC HEARING IS 7/31/2014.*

Continuation of Public Hearing regarding Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Town of Darien, 36 and 30 Goodwives River Road, and 11 Queens Lane. Proposing to repair the Upper Pond dam; construct a fish ladder; remove approximately 9,000 cubic yards of sediment; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 11 Queens Lane (Map #63 Lot #99), approximately 800 feet south of its intersection with Old King's Highway South, in the R-1 Zone. *PUBLIC HEARING OPENED 7/15/2014.*

GENERAL MEETING

Deliberations and possible decisions on the following matters:

Land Filling & Regrading Application #234-A, Jim & Mary Wise, 7 Andrews Drive. Proposal to add to the existing residence; add a new terrace; remove the old deck and build a new deck; and replace existing retaining wall with terraced retaining walls; and perform related site development activities. *DECISION DEADLINE: 9/11/2014.*

Coastal Site Plan Review #200-A, Flood Damage Prevention Application #217-A, Dmitry Melnick, 2572 Boston Post Road. Proposing to construct a fixed pier with access stairs, and perform related site development activities within regulated areas.

Land Filling & Regrading Application #330, Edward and Colleen Lyons, 17 Salt Box Lane. Proposal to fill and regrade in association with the construction of a stone masonry ramp within fifteen feet of the southwest property line; and perform related site development activities.

Coastal Site Plan Review #205-A, Flood Damage Prevention Application #219-A, Land Filling & Regrading Application #331, Mark Filanowski, 71 Arrowhead Way. Proposing to reposition the driveway; reposition the front walkway and steps; extend the existing front portico; and to perform related site development activities within regulated areas.

Flood Damage Prevention Application #303-A, Patrick & Lauren Palomo, 104 Rose Lane. Proposing to construct an addition to the existing residence and perform related site development activities within a regulated area.

Coastal Site Plan Review #84-E, Flood Damage Prevention Application #74-E, Land Filling & Regrading Application #301-A, Hokin, 25 Shipway Road and Love, 17 Shipway Road. Proposing to jointly grade the two properties and to perform related site development activities within regulated areas.

Deliberations and discussion ONLY on the following matter:

Business Site Plan #218-A/Special Permit, Papa Joe's Restaurant, 1973 Boston Post Road. Proposing to expand the existing restaurant into approximately 1,275 square feet of first floor space, establish a bar within a portion of the space, and to perform related site activities.

Staff update regarding ongoing projects.

Approval of Minutes

June 24, 2014 Public Hearing/General Meeting

July 1, 2014 General Meeting

July 8, 2014 Public Hearing

Due to the lack of a quorum on July 29, the following public hearing items will be opened on July 29 and immediately continued to Monday August 4, 2014 at 8 P.M. in the Auditorium of Darien Town Hall.

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #300, Flood Damage Prevention Application #341, Land Filling & Regrading Application #329, 145 NWL, LLC, 145 Nearwater Lane. Proposing to raze the existing residence, pool, and construct a new single-family residence and pool with associated stormwater management and perform related site development activities within regulated areas. The subject property is located on the west side of Nearwater Lane approximately 500 feet north of its intersection with Brush Island Road, and is shown on Assessor's Map #56 as Lot #24, in the R-1 Zone. *HEARING OPENED 7/8/2014.*

Continuation of Public Hearing regarding Coastal Site Plan Review #272-B, Flood Damage Prevention Application #342, Land Filling & Regrading Application #273-B, Mitch & Jody Truwit, 123 Five Mile River Road. Proposing to raze the existing residence and garage and construct one new single-family residence and in-ground pool; install associated retaining walls; abandon the existing septic system and tie into existing public sewer; and perform related site development activities within regulated areas. The subject property is located on the south and east side of Five Mile River Road approximately 700 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #2 in the R-1/2 Zone. *HEARING OPENED 7/8/2014.*

Business Site Plan #33-C/Special Permit, Douglas McKay/537 Post Road, LLC, 537 Boston Post Road. Proposing to convert office space to three apartments within 1,850+/- square feet of the second floor of the existing building at 537 Boston Post Road (above the Compleat Angler), as part of an "after-the-fact" permit. The subject property is located on the north side of Boston Post Road approximately 700 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #14 as Lot #36 in the DB-2 Zone.

Business Site Plan #288/Special Permit, Standard Realty, LLC/Valero, 1927 Boston Post Road. Proposing to install a 20' x 26' canopy over new fuel dispensers to be installed, and to perform related site development activities. The subject property is located on the north side of the Boston Post Road approximately 70 feet east of the intersection with Garden City Road and is shown on Assessor's Map #42 as Lot #3, in the Neighborhood Business (NB) Zone.

Coastal Site Plan Review #301, Flood Damage Prevention Application #343, Land Filling & Regrading Application #332, David & Tina Madon, 15 Shennamere Road. Proposal to construct additions and alterations to the existing residence; and perform related site development activities within regulated areas. The subject property is located on the west side of Shennamere Road approximately 700 feet south of its intersection with Contentment Island Road, and is shown on Assessor's Map #68 as Lot #10 in the R-1 Zone.

ADJOURN.