

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg *JBG*

DATE: August 1, 2014

SUBJECT: Special Meeting

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CLERK'S OFFICE
DARIEN CT.

The Planning and Zoning Commission will hold a special meeting on Monday, August 4, 2014 at 8:00 P.M. in the Auditorium of Darien Town Hall. A copy of the agenda is below.

**PLANNING AND ZONING COMMISSION
AGENDA**

Auditorium

Monday August 4, 2014 8:00 P.M. Darien Town Hall, 2 Renshaw Road

The following public hearing items were on the Planning and Zoning Commission's July 29 agenda. Due to the lack of a quorum on July 29, those agenda items (and some others) have been placed on this Special Meeting agenda.

PUBLIC HEARING

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. *POSTPONED TO SEPTEMBER 23, 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. DEADLINE TO CLOSE PUBLIC HEARING IS 8/19/2014 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT'S REPRESENTATIVE.*

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.*

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. *PUBLIC HEARING OPENED 7/8/2014.*

Continuation of Public Hearing regarding 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.

Continuation of Public Hearing regarding 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.

GENERAL MEETING

2016 Town Plan of Conservation & Development.

Review of consultant submittals, and selection of consultant(s).

Business Site Plan #136-B, Dolcetti, 2 Squab Lane, CBD Zone.

Update on status of project.

Time permitting:

Discussion and deliberation ONLY on the following matters if the public hearing has been closed:

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.

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.

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.

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.

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.

Any Other Business cannot be considered, since this is a Special Meeting.

ADJOURN.