

PLANNING AND ZONING COMMISSION AGENDA

Room 206

Tuesday, September 23, 2014 8:00 P.M. Darien Town Hall, 2 Renshaw Road

GENERAL MEETING

Discussion and deliberation and possible decision on the following:

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. *DECISION DEADLINE: 10/4/2014.*

Business Site Plan #124-F, 975 Boston Post Road.

Request for new second floor office tenant, Darien Academic Advisors, in the space now or formerly occupied by Hunter Recruiters.

Coastal Site Plan Review #302, Doug & Rhonda Sherwood, 245 Long Neck Point Road.

Proposing to raze the existing residence and construct a new single-family residence; and to perform related site development activities within a regulated area. The subject property is located on the east side of Long Neck Point Road approximately 2,600 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #13-2 in the R-1 Zone.

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

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.

Special Permit Application #281/Site Plan, Kumon of Darien, 899 Boston Post Road. Proposing to establish Kumon of Darien (a personal service use) in the first floor space formerly occupied by Koenig Art Emporium. The subject property is located on the northwest side of Boston Post Road approximately 30 feet east of its intersection with West Avenue, and is shown on Assessor's Map #17 as Lot #1 & #2 in the CBD Zone.

Coastal Site Plan Review #74-C, Flood Damage Prevention Application #327-A, Land Filling & Regrading Application #305-A, Hamilton & Anabel James, 50 Contentment Island Road.

Proposing to replace/expand existing patio/terrace; raise grade at rear of residence; modify driveway; install landscaping; and perform related site development activities within regulated

areas. The subject property is located on the south side of Contentment Island Road approximately 1,500 feet south of its intersection with Shennamere Road, and is shown on Assessor's Map #68 as Lot #22 in the R-1 Zone.

Coastal Site Plan Review #170-D, Land Filling & Regrading Application #77-D, Tom & Kathleen Arrix, 138 Goodwives River Road. Proposing to modify and expand existing driveway; establish motor court with associated retaining walls; install terrace; and to perform related site development activities within a regulated area. The subject property is located on the east side of Goodwives River Road approximately 10 feet south of its intersection with Salem Straits, and is shown on Assessor's Map #62 as Lot #84-A in the R-1 Zone.

Coastal Site Plan Review #296-A, Flood Damage Prevention Application #336-A, James & Elizabeth Lee, 19-23 Contentment Island Road. Proposal to rebuild and extend existing sitting wall; install fire pit with associated patio; and perform related site activities within regulated areas. The subject property is located on the east side of Contentment Island Road approximately 450 feet northeast of its intersection with Shennamere Road, and is shown on Assessor's Map #67 as Lot #57 and #58 in the R-1 Zone.

Land Filling & Regrading Application #333, Michael Glynn & Sara Hamon, 9 Hillside Avenue. Proposing to expand and extend the existing driveway, install associated retaining wall, and perform related site activities. The subject property is located on the west side of Hillside Avenue approximately 300 feet north of its intersection with Boston Post Road, and is shown on Assessor's Map #47 as Lot #29 in the R-1/3 Zone.

Land Filling & Regrading Application #334, Wilhem Darien, LLC., 14 Patricia Lane. Proposing to raze the existing residence and construct a new single-family residence with associated filling, regrading, and stormwater management, and perform related site development activities. The subject property is located on the west side of Patricia Lane approximately 550 feet north of its intersection with Dubois Street, and is shown on Assessor's Map #43 as Lot #82, in the R-1/3 Zone.

ADJOURN.