

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, June 4, 2013

8:00 P.M.

**Room 206
Town Hall**

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #285, Land Filling & Regrading Application #302, James & Janeen Eckert, 165 Long Neck Point Road. Proposing to construct an in-ground pool, retaining walls, and expand on-site drainage, and perform related site development activities within a regulated area. The subject property is located on the east side of Long Neck Point Road, approximately 500 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #3 in the R-1 Zone.

Special Permit Application #66-M, Darien YMCA, 2420 Boston Post Road. Proposing to modify previously approved hours of operation. The subject property is located on the south side of Boston Post Road, approximately 350 feet east of its intersection with Weed's Landing, and is shown on Assessor's Map #53 as Lot #60 in the R-1/2 Zone. ***POSTPONED TO JUNE 18, 2013.***

Continuation of Public Hearing regarding:

By Order dated December 19, 2012 in the matter of Christopher & Margaret Stefanoni, et. al. v. The Darien Planning and Zoning Commission – Docket No.: HHB-CV-11-5015368S (the "Appeal"), Judge Henry Cohn remanded the matter back to the Darien Planning & Zoning Commission for limited reconsideration. The legal notice for the original application read as follows:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street.

Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor's Map #27 as Lot #168-1, within the R-1/3 zone.

GENERAL MEETING

Mandatory Referral #1-2013, Darien Board of Education, Darien High School, 80 High School Lane.

Proposal to install a replacement scoreboard.

Business Site Plan #267-A/Special Permit, Town of Darien, 126 Ledge Road.

Proposal to construct a building for fire training purposes, or a request for an extension of time to obtain necessary Zoning and Building Permits for a previously approved fire training building.

Special Permit Application #60-L/Site Plan, Country Club of Darien, 300 Mansfield Avenue.

Proposing a modification to increase the size of the previously approved new platform tennis hut immediately adjacent to the platform tennis courts.

Amendment of Special Permit #98-A, Coastal Site Plan #219, Flood Damage Prevention Application #237-A, Noroton Bay Property Owners, Inc., Nearwater Lane.

Request for 10' x 10' building to serve as temporary snack bar for the summer of 2013

Amendment of Special Permit #47-D, Darien Community Association (DCA), 274 Middlesex Road.

Request for indoor graduation party on June 20, 2013.

Discussion, deliberation and possible decisions on:

Coastal Site Plan Review #286, Land Filling & Regrading Application #304, Claudia Little, 6 Shennamere Road. Proposing to relocate a portion of the existing driveway, and perform related site development activities within a regulated area. The subject property is located on the southeast side of Shennamere Road, approximately 50 feet southwest of its intersection with Contentment Island Road, and is shown on Assessor's Map #68 as Lot #4, in the R-1 Zone.

Flood Damage Prevention Application #230-B, Land Filling & Regrading Application #303, James & Diane Bosek, 8 Waverly Road. Proposing to raze the existing residence and construct a new single-family residence, and perform related site development activities within a regulated area. The subject property is located on the west side of Waverly Road, approximately 200 feet north of its intersection with Baywater Drive, and is shown on Assessor's Map #55 as Lot #16 & #17 in the R-NBD Zone.

Approval of Minutes

May 14, 2013 Public Hearing/General Meeting

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

ADJOURN.