

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, July 9, 2013

8:00 P.M.

**Room 206  
Town Hall**

**PUBLIC HEARING**

**Continuation of Public Hearing regarding Special Permit Application #47-E/Site Plan, Darien Community Association, 274 Middlesex Road.** Proposing to install parking lot lighting, and a deer fence, and perform related site activities. The subject property is located on the south side of Middlesex Road, approximately 750 feet northeast of its intersection with Libby Lane, and is shown on Assessor's Map #20 as Lot #42 in the R-1 Zone. *PUBLIC HEARING OPENED ON JUNE 25, 2013 AND WAS IMMEDIATELY CONTINUED TO JULY 9, 2013.*

**Continuation of Public Hearing regarding Subdivision Application #131-A, Coastal Site Plan Review #288, Flood Damage Prevention Application #329, Land Filling & Regrading Application #308, Margaret C. Hand, 25 Brush Island Road.** Proposal to resubdivide the existing property into two building lots and construct a single-family residence and swimming pools on each lot, and perform related site development activities within regulated areas. The subject property is located approximately 1,300 feet west of the intersection of Nearwater Lane and Brush Island Road, and is shown on Assessor's Map #56 as Lot #17 in the R-1 Zone. *PUBLIC HEARING OPENED ON JUNE 25, 2013 AND WAS CONTINUED TO JULY 9, 2013.*

**GENERAL MEETING**

**Amendment of Site Plan Application #281/Special Permit, Town of Darien, 35 Leroy Avenue. Amendment of Special Permit #23-A, McGuane Field, Noroton Avenue/West Avenue.** Request by Registrar of Voters to amend existing Special Permits for McGuane Field and for 35 Leroy Avenue to establish those locations as polling sites for elections.

**Amendment of Special Permit #60-L/Site Plan, Country Club of Darien, 300 Mansfield Avenue**  
Proposal for cart barn addition.

**Amendment of Special Permit Application #80-C, St. John Roman Catholic Church, 1986 Boston Post Road.**  
Proposal to increase size of existing day care from 45 to 48 children.

**Amendment of Business Site Plan #177-C/Special Permit, Ken Kronberg, 1358 Boston Post Road**  
Request for outdoor storage, including: ice machine, and propane tank refill/sales.

**Amendment of Coastal Site Plan Review #222-A, Flood Damage Prevention Application #244-A, Land Filling & Regrading Application #176-A, Kane, 147 Five Mile River Road.**  
Request to install 15' x 15' plunge pool.

*Deliberations and possible decisions on the following:*

**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.

**Land Filling & Regrading Application #307, Tomas & Ana Maria Chadwick, 6 Sylvan Road.** Proposing to construct a circular driveway from the existing driveway to Sylvan Road; install a retention system for the new impervious areas, and perform related site development activities. The subject property is located on the south side of Sylvan Road, approximately 150 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #11 as Lot #26 in the R-1 Zone.

**Special Permit Application #276, One Ten Post Road Partners, LLC, Post Modern Home, 110 Boston Post Road.** Proposal to establish Post Modern Home--a business specializing in refurbished, restored furniture which will also offer refinishing to the trade; to be located in the first floor space occupied by Goldenberry. *HEARING CLOSED: 6/25/2013.*

*Discussion and deliberation only on:*

**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.

**Approval of Minutes**

June 4, 2013 Public Hearing/General Meeting

June 11, 2013 Public Hearing/General Meeting

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

**ADJOURN.**