

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, July 23, 2013

8:00 P.M.

Room 206  
Town Hall

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**PUBLIC HEARING**

**Continuation of Public Hearing regarding Coastal Site Plan Review #287, Flood Damage Prevention Application #328, Land Filling & Regrading Application #306, Stephen Milman, 5 Pratt Island.** Proposal to install a retaining wall with associated fill, and perform related site activities within regulated areas. The subject property is located approximately 600 feet southwest of the intersection of Nearwater Lane and Baywater Drive, and is shown on Assessor's Map #55 as Lot #110 in the R-1 Zone. ***PUBLIC HEARING OPENED ON JUNE 25, 2013. TO BE CONTINUED AGAIN AT APPLICANT'S REQUEST TO JULY 30, 2013.***

**Continuation of Public Hearing regarding Special Permit Application #277/Amendment of Site Plan #248, Day Street Development LLC./Nicholas Roberts Group, 13 Grove Street.** Proposing to establish a wine bar/restaurant and retail wine store in the first floor of the building now under construction at 13 Grove Street. The subject property is located on the southwest corner formed by the intersection of Day Street and Grove Street, and shares a parking lot with 1015 Boston Post Road, and is shown on Assessor's Map #73 as Lots #15 & #16 in the CBD Zone. ***PUBLIC HEARING OPENED ON JUNE 25, 2013. TO BE CONTINUED AT APPLICANT'S REQUEST TO SEPTEMBER 24, 2013.***

**Flood Damage Prevention Application #331, Land Filling & Regrading Application #309, Michael & Elizabeth DeSanctis, 9 Plymouth Road.** Proposing to elevate the existing residence, construct additions and alterations, and perform related site development activities within a regulated area. The subject property is located on the east side of Plymouth Road, approximately 500 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #76 in the R-NBD Zone.

**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.

**Continuation of Public Hearing regarding Amendment of Subdivision Application #544-A(7), Jaime & Christina Vicencio, 19 Morley Lane ("North Lot").** Request to modify previously approved single-family residence to be constructed on the now-vacant lot. The subject property is located on the west side of Morley Lane, approximately 1,000 feet north of its intersection with

Redcoat Pass, and is shown on Assessor's Map #63 as Lot #55A, in the R-1 Zone. ***PUBLIC HEARING OPENED 5/28/2013, then continued to 6/11/2013 6/18/2013 and 7/23/2013.***

**Coastal Site Plan Review #289, Flood Damage Prevention Application #332, Jacqueline Judge, 97 Nearwater Lane.** Proposing to elevate the existing residence and its associated mechanical units, and construct additions and alterations to the house, and perform related site development activities within regulated areas. The subject property is located on the west side of Nearwater Lane, approximately 465 feet south of its intersection with Nickerson Lane, and is shown on Assessor's Map #52 as Lot #3 in the R-1 Zone.

**Coastal Site Plan Review #83-A, Flood Damage Prevention Application #71-A, Job & Sascha Sandberg, 47 Pear Tree Point Road.** Proposing to remove existing pier, ramp and float, and construct a new pier, ramp, and float, and to perform related site development activities within regulated areas. The subject property is located on the west side of Pear Tree Point Road, approximately 1,300 feet south of its intersection with Rings End Road, and is shown on Assessor's Map #60 as Lot #51 in the R-1 Zone.

**Flood Damage Prevention Application #180-B, Peter Sikora & Melanie Branca, 16 Mayflower Road.** Proposing to elevate the existing residence and construct additions and alterations, and to perform related site development activities within a regulated area. The subject property is located on the west side of Mayflower Road, approximately 450 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #45 in the R-NBD Zone.

## **GENERAL MEETING**

**Amendment of Special Permit Application #26-C, Darien Arts Center, 30 Edgerton Street.**  
Request to use Senior Center for Darien Arts Center activities September-December 2013.

**Amendment of Special Permit Application #11-M, Ox Ridge Hunt Club, 512 Middlesex Road.**  
Request for Opus Person-to-Person special event in September 2013.

**Amendment of Special Permit Application #221-F, Darien Fire/Police/EMS, 4 Tower Drive.**  
Request to change size of shed approved on July 16, 2013 from 6' x 7' to 8' x 12'.

**Deliberations only on any public hearings closed on July 23, 2013.**

### **Approval of Minutes**

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|---------------|--------------------------------|
| June 18, 2013 | Public Hearing/General Meeting |
| June 25, 2013 | Public Hearing/General Meeting |
| July 9, 2013  | Public Hearing/General Meeting |

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

**ADJOURN.**