

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, September 17, 2013

8:00 P.M.

**Room 119**

Town Hall

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**PUBLIC HEARING**

**Continuation of Public Hearing regarding: 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. ***PUBLIC HEARING OPENED ON JULY 23, 2013. TO BE IMMEDIATELY CONTINUED TO OCTOBER 22, 2013.***

**Coastal Site Plan Review #291, Land Filling & Regrading Application #311, John & Charlotte Suhler, 200 Long Neck Point Road.**

Proposal to 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 Long Neck Point Road approximately 1,400 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #18C in the R-1 Zone. ***POSTPONED.***

**Continuation of Public Hearing regarding:**

By Order dated December 19, 2012 in the matter of Christopher & Margaret Stefanoni 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 Coastal Site Plan Review #290, Flood Damage Prevention Application #333, Land Filling & Regrading Application #310, ASL Partners, LLC, 203 Long Neck Point Road.**

Proposal to demolish the existing single-family residence and construct a new single-family residence with pool, and perform related site activities within regulated areas. The subject property is located on the east side of Long Neck Point Road approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone. ***PUBLIC HEARING OPENED ON JULY 30, 2013.***

**Special Permit Application #188-B(2)/Site Plan, Darien Board of Education, Darien High School, 80 High School Lane.**

Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by Darien High School fall sports teams for five years. The subject property is located on the north side of High School Lane approximately 1,200 feet

west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lots #80 and #81, R-2 Zone.

**Special Permit Application #188-D(2)/Site Plan, Darien Junior Football League (DJFL), Darien High School, 80 High School Lane.** Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by DJFL for at least five years. The subject property is located on the north side of High School Lane approximately 1,200 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lots #80 and #81, R-2 Zone.

**Special Permit Application #125-D(3), Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road.** Proposing to install three temporary lights at Holahan Field for DJFL team practices on weekdays in the fall for at least five years. The subject property is located on the northeast corner of the intersection formed by Renshaw Road and Park Place, and Holahan Field is behind Town Hall. The property is shown on Assessor's Map #41 as Lot #85, in the R-1/3 Zone.

**Special Permit Application #279/Site Plan, Beth DuPont, 51 Tokeneke Road.** Proposing to establish a convenience food service use in a portion of the first floor of the building formerly occupied by Pedal and Pump. The subject property is located on the south side of Tokeneke Road at the southwest corner formed by its intersection with Old King's Highway South, and is shown on Assessor's Map #72 as Lot #43, CBD Zone.

**Coastal Site Plan Review #292, Land Filling & Regrading Application #312, 99 Wit's End LLC, 99 Long Neck Point Road.** Proposing to raze the existing residence and construct a new single-family residence with associated filling/excavation and regrading work and retaining wall, 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 1,300 feet north of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #59 as Lot #1 in the R-1 Zone.

**Continuation of Public Hearing regarding Proposed Amendments to the Zoning Regulations (COZR #3-2013) put forth by the Darien Planning & Zoning Commission** as outlined in a June 17, 2013 memo from Jeremy Ginsberg. These proposed changes include: Amendments related to Personal Service Businesses: Modify Section 210—Definition of Commercial Sales and Service; Add subsections 604d, 614g, 634g, 654f, and 684j., to specifically call out Personal Service Business as a Special Permit use in certain zones.

Other proposed changes are amendments recommended by the Zoning Board of Appeals (ZBA):  
1. Modify Section 210 (Definition of Building Coverage) by noting that the first six inches (6") of building eave, and up to twenty (20) square feet for overhangs for stairs, stair landings, and stoops do not count toward Building Coverage. Delete subsection 416h. Modify subsection 351 (Porches) to better reflect current policy of acceptable size covered front porches which would be exempt from setbacks or subject to reduced setbacks. Modify subsection 354 (Stairs and Ramps) to better reflect current policy of acceptable size entry stairs which would be exempt from setbacks or subject to reduced setbacks. Modify subsection 1126b (General Rules of the Zoning Board of Appeals) regarding submitted application materials. Modify subsection 1126e (General Rules of the Zoning Board of Appeals) regarding reapplications to the ZBA. Modify subsection 1127 (Notification-ZBA) to have proof of mailing submitted one week prior to the public hearing.

Other proposed changes are amendments recommended by the Architectural Review Board (ARB):  
Modify subsections 923.1b, c, and d, regarding wall signs in the CBD, DC, and NB Zones; Modify

subsection 923.2b regarding hanging signs in the CBD, DC, and NB Zones; Modify subsection 923.5 Prohibited Signs in the in the CBD, DC, and NB Zones; Modify subsection 925.2b, regarding wall signs in the OB, DOR-1 and DOR-5 Zones; Modify subsection 926.1, regarding wall signs in the SB and SB-E Zones. ***PUBLIC HEARING OPENED ON JULY 30, 2013.***

**GENERAL MEETING (Time permitting)**

**Coastal Site Plan Review #293, Reed & Renee Schwandt, 36 Baywater Drive, R-NBD Zone.**  
Request to remove four trees.

**Amendment of Subdivision Application #602, Nastro/Blair, 360, 362, 366 Brookside Road.**  
Proposed modification of previously approved subdivision, by eliminating a shared driveway.

**Approval of Minutes**

July 23, 2013      Public Hearing/General Meeting  
July 30, 2013      Public Hearing/General Meeting

**Deliberations and possible decisions on the following (AND IF TIME PERMITS):**

**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.

**Coastal Site Plan Review #223-A Patrick & Janienne Hackett, 112 Pear Tree Point Road.**  
Proposal to construct a new detached garage, relocate the existing generator, install stormwater management, and perform related site development activities within a regulated area.

**Proposed Amendments to the Zoning Regulations (COZR #4-2013) put forth by the Tokeneke Club, Inc.** Proposal to modify the definition of Building Coverage in Section 210 of the Darien Zoning Regulations. This change would include only the first and largest court of any pervious tennis or recreational court in the calculation of "Building Coverage" for lots in commercial zones or special permit uses on lots in residential zones.

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

**ADJOURN.**