

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, September 24, 2013

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Special Permit Application #277/Amendment of Site Plan #248, Day Street Development LLC., 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, THEN CONTINUED TO JULY 23, 2013 AND SEPTEMBER 24, 2013.***

Special Permit Application #188-E/Site Plan, Darien Athletic Foundation, Darien High School, 80 High School Lane. Proposing to construct a pavilion building (including concession stand, ticket booth, and bathrooms) at the south end of the Stadium Field at Darien High School, and perform related site development activities. 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 #117-E/Site Plan, Land Filling & Regrading Application #314, Noroton Presbyterian Church, 2011 Boston Post Road and 2075 Boston Post Road and 25 Noroton Avenue. Proposal to construct additions and alterations to the existing Church, including modifying the existing parking area and playground; and to perform related site development activities. The subject properties are located on the northwest corner formed by the intersection of Boston Post Road and Noroton Avenue, and are shown on Assessor's Map #43 as Lots #3, #4, and #5 in the R-1/3 Zone.

Business Site Plan #31-E, TTJ Realty, LLC, Palmer's Market, 264 Heights Road. Proposal to construct a one-story addition to the northwest corner of Palmer's Market, and perform related site development activities. The subject property is located on the north side of Heights Road approximately 200 feet west of its intersection with Edgerton Street, and is shown on Assessor's Map #75 as Lot #27 in the Designed Commercial (DC) and Noroton Heights Redevelopment Overlay Zones.

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 ONLY 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.

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.

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.

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.

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

ADJOURN.