

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, June 26, 2012

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to the Darien Zoning Regulations (COZR #2-2012) put forth by the Darien Junior Football League (DJFL). Proposing to modify subsection 405b(3) of the Darien Zoning Regulations to allow temporary lighting of outdoor recreational facilities to be up to thirty (30) feet high. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection.

Special Permit Application #188-D(1)/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 from fall 2012-fall 2016. 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-B(1)/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 from Fall 2012-Fall 2016. 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.

Coastal Site Plan Review #273, Land Filling & Regrading Application #274, Jerrold & Sally Fine, 172 Long Neck Point Road. Proposing to construct a new single-family residence and pool; perform associated filling, excavating and regrading; install landscaping; 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 500 feet south of its southern intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #22, R-1 Zone.

Coastal Site Plan Review #274, Land Filling & Regrading Application #275, Patric & Xenia Mesot, 11 Queens Lane. Proposing to: construct a new single-family residence with associated septic system; perform associated filling, excavating and regrading; and perform related site development activities within a regulated area. The property is situated on the southwest side of the Queens Lane cul de sac, approximately 700 feet east of the intersection of Old Kings Highway South and Queens Lane and is shown on Assessor's Map #63 as Lot #99, in an R-1 (residential) Zone.

Special Permit Application #272, Coastal Site Plan Review #275, Scott & Kristin Fine, 163 Pear Tree Point Road. Proposing to construct a tennis court; install associated stormwater management; and perform related site development activities. The subject property is located on the south side of Pear Tree Point Road approximately 500 feet west of its southern intersection with Long Neck Point Road, and is shown on Assessor's Map #61 as Lot #25, R-1 Zone.

GENERAL MEETING (time permitting)

Deliberations and possible decisions on the following closed public hearing items:

Special Permit Application #173-A, KJD Properties, LLC, 841 Boston Post Road. Proposing to establish an ice cream shop in the space formerly occupied by Annie's House of Needlepoint.

Coastal Site Plan Review #233-A, Flood Damage Prevention Application #261-A, Mitchell Ross, 10 Nickerson Lane. Proposing to install an in-ground swimming pool and spa, with associated terrace, retaining wall and drainage, and perform related site development activities within regulated areas. This plan is different than the one approved by the Commission in September 2008.

Special Permit Application #34-I/Site Plan, Woodway Country Club, 540 Hoyt Street. Proposing to replace the existing pool complex and reconfigure the existing adjacent parking lot together with improvements to site drainage and utilities, and to perform related site development activities. *PUBLIC HEARING CLOSED: 6/12/2012. DECISION DEADLINE: 8/16/2012.*

Proposed Amendments to the Darien Zoning Regulations #1-2012, put forth by Baywater 745 BPR, LLC. Zoning Regulation amendments are proposed to Section 585 which would allow the Commission to grant an incentive for building coverage for inclusionary zoning projects. *DECISION DEADLINE: JULY 3, 2012.*

Deliberation ONLY on the following closed public hearing items:

Coastal Site Plan Review #257-C, Flood Damage Prevention Application #289-C, Land Filling & Regrading Application #245-C, Dale & Hillary Miller, 5 Tokeneke Beach Drive. Proposing to raze the existing residence and demolish the existing pool, and to construct a new single-family residence and pool and to perform related site development activities within regulated areas.

Amendment of Special Permit #42-H/Site Plan, Parklands Office Park, LLC, 3 Parklands Drive. Request for modifications to Site Plan and Special Permit to: 1) construct a 460+/- square foot terrace; 2) relocate Dumpster with associated fence/screen; and 3) revise the previously approved landscaping plan. *PUBLIC HEARING CLOSED 6/5/2012. DECISION DEADLINE: 8/9/2012.*

Special Permit Application #89-G/Site Plan, Darien Public Works Department, 126 Ledge Road. Proposing to temporarily establish recycling of waste concrete, asphalt, rock and dirt over a 90 day period in the summer of 2012 at the existing Transfer Station at 126 Ledge Road.

Business Site Plan #146-C/Special Permit, Anthony's Coal Fired Pizza, 319 Boston Post Road. Proposal to install additional parking with related landscaping and stormwater management; to install outdoor dining on a proposed terrace in front of the existing restaurant; and to perform related site development activities. *HEARING CLOSED: 6/12/2012. DECISION DEADLINE: 8/16/2012.*

Coastal Site Plan Review #270-A, Flood Damage Prevention Application #306-A, Land Filling & Regrading Application #270-A, Paul & Amy Darrah, 11 Peabody Lane (aka 66 Salem Straits). Proposing to: raze the existing residence and construct a replacement single-family residence with garage and pool; connect to the Town sewer system and abandon the existing septic system(s); raze the existing second residence and detached garage on the property.

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

ADJOURN.