

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, January 17, 2012

8:00 P.M.

ROOM 206
Town Hall

GENERAL MEETING

Site Plan Application #280, Special Permit #268, Baywater 745 BPR, LLC, 745 Boston Post Road, DB-1 Zone.

Request to clarify the parking approval aspect of the Adopted Resolution; review and action upon the proposed combined business and medical office use of the first floor, and an informal discussion regarding possible amendment of Section 585c of the Darien Zoning Regulations.

Coastal Site Plan #261-A, Flood Damage Prevention Application #28-B, Land Filling & Regrading Application #2-B, Foster Kaali-Nagy, 144 Five Mile River Road.

Request to modify approved plans for the replacement residence, and to modify plans by installing a spa adjacent to the previously approved pool.

Discussion and possible decisions regarding:

Proposed Amendments to the Darien Zoning Regulations put forth by Christopher & Margaret Stefanoni (COZR #5-2011). Proposing to establish a new section of the Darien Zoning Regulations entitled, "Affordable Housing Floating Zone". This new section would establish a floating zone which could be automatically applied to any lot in Darien at the option of the property owner. It would allow CGS 8-30g affordable housing developments on any lot in Town as a Principal Use as-of-right. It would establish specific Area and Bulk requirements regarding setbacks, and allow structures to be up to three stories and forty feet in height, with a maximum density of thirty-five (35) units per acre. The proposed new regulations would also allow for legalization of existing "in-law" unit(s). The full text of the proposed zoning regulation amendments is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection.

PUBLIC HEARING CLOSED ON 11/22/2011. DECISION DEADLINE: JANUARY 26, 2012.

Flood Damage Prevention Application #304, Land Filling & Regrading Application #268, Kim & Christa Mathew, 68 Buttonwood Lane.

Proposing to fill in where the proposed residence is in the flood hazard area, and compensate by an excavation of equal area and volume in another part of the site; level the back yard; and perform related site development activities within a regulated area.

PUBLIC HEARING CLOSED ON 1/10/2012.

Update on various approved projects and projects underway.

Approval of Minutes

January 10, 2012 General Meeting/Public Hearing

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

ADJOURN.