

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, September 4, 2012

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

Business Site Plan Application #24-S/Special Permit, Flair Fitness, LLC., 25 Old Kings Highway North. Proposing to modify two storefronts to include the establishment of two smaller stores and two indoor recreation studios to accommodate up to 30 and 40 people. The spaces are located within Goodwives Shopping Center, which is located on the south side of Old Kings Highway North, approximately 150 feet southwest of its intersection with Brookside Road and is shown on Assessor's Map #71 as Lot #19, DC Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO 9/18/2012.*

Land Filling & Regrading Application #277, Town of Darien Public Works Dept., 57 Camp Avenue. Proposing to eliminate existing wall, and fill and regrade within the existing Town right-of-way in front of 57 Camp Avenue. The subject property is within the right-of-way in front of 57 Camp Avenue. 57 Camp Avenue is located on the south side of Camp Avenue Road approximately 700 feet east of its intersection with Hoyt Street, shown on Assessor's Map #8 as Lots #108 & 109, R-1/3 Zone.

Special Permit Application #60-K, Flood Damage Prevention Application #208-A, Land Filling & Regrading Application #121-A, Country Club of Darien, 300 Mansfield Avenue. Proposing to replace failing existing spillway structure on Goodwives River; replace existing stone wall with realignment/relocation; replace two existing golf cart bridges; pond expansion and wetland plantings; rebuild 12th green; and perform related site development activities within a regulated area. The subject property is located on the east side of Mansfield Avenue, approximately 1,250 feet south of its intersection with Middlesex Road, and is shown on Assessor's Map #5 as Lot #40, R-2 Zone.

Amendment of Special Permit Application #125-D(2)/Site Plan, Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road. Proposing to modify the previous approval for three temporary, portable lights to allow for a height of up to 30 feet for the fall 2012 DJFL season. 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.

Coastal Site Plan Review #269-A, Land Filling & Regrading Application #269-A, Francis & Catherine Gallagher, 32 Pasture Lane. Proposing to construct a 17' x 20' shed on the north side of the property with associated landscaping, to move the pool equipment to the north side of the property; and perform related site development activities within a regulated area. The subject property is on the southeast side of Pasture Lane approximately 2,300 feet east of its intersection with Nearwater Lane, and is shown on Assessor's Map #51 as Lot #57-A, in the R-1 Zone.

GENERAL MEETING

Amendment of Business Site Plan #275-A/Special Permit, Jim Love, 364 Heights Road (former Phil's Grill), DC Zone. Request to modify previously approved hours of operation.

Business Site Plan #282, Alexandra Falconer Austin, 863 Boston Post Road.

Request to remove two underground oil tanks from the rear of the building and install above ground tanks in their place; relocate the two existing AC condensers; modify plantings.

The subject property is shown on Assessor's Map #17, as Lot #6, in the CBD Zone.

Amendment of Special Permit #42-H/Site Plan, Parklands Office Park, LLC, 3 Parklands Drive.

Three requested amendments to the recent P&Z approval.

- 1) Request to modify/clarify resolution to allow small tables instead of two large tables;
- 2) Request to use the patio for three hours on one day prior to all work being completed; and
- 3) Request for an extension of time to complete relocation of the AC units and submittal of the required as-built survey.

Amendment of Coastal Site Plan Review #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 previously approved and constructed rain garden in the rear yard.

Site Plan Application #269-A/Special Permit Application #265, Land Filling & Regrading Application #225-A, Post Road Eleven, LLC, 1292 Boston Post Road

Request for first floor tenant (Charles Michael Gallery) pursuant to Condition F of the Commission approval.

Amendment of Subdivision Application #577, 9B Tokeneke Trail (near Cross Road).

Modification of previously approved subdivision, requesting that the Commission allow an additional curb cut off of either Tokeneke Trail or Cross Road for the property at 9B Tokeneke Trail.

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

Amendment of Subdivision Application #581-A, Land Filling & Regrading Application #276, Stephen & Tracey Culliton, 225 Brookside Road & George & Jill Sullivan, 235 Brookside Road.

Proposing to modify the existing driveway, install a rain garden, and perform related site development activities, as well as increase the size of the Conservation Easement.

Special Permit Application #15-M/Site Plan, Wee Burn Country Club, 410 Hollow Tree Ridge Road.

Proposing to demolish and reconstruct the existing warming hut, install a patio area adjacent to the hut, demolish one existing paddle tennis court, and install three new additional paddle tennis courts with associated lighting. *HRG. CLOSED: 7/17/2012. DECISION DEADLINE: 9/20/2012.*

Approval of Minutes

June 5, 2012	General Meeting/Public Hearing
June 12, 2012	Public Hearing/General Meeting
July 10, 2012	General Meeting
July 24, 2012	Public Hearing/General Meeting

Discussion and deliberation only on any public hearings closed on September 4, 2012.

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

ADJOURN.