

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, November 27, 2012

8:00 P.M.

**ROOM 206  
Town Hall**

**GENERAL MEETING**

**Site Plan Application #268/Special Permit, The Heights at Darien (former Allen O'Neill), Allen O'Neill Drive.**

Request to modify previously approved community building.

**PUBLIC HEARING**

**Continuation of Public Hearing Regarding Special Permit Application #273, Brendan Johnson, 30 Stephanie Lane.** Proposing to establish a 30' x 30' asphalt sport court and perform related site activities. The subject property is located on the south side of Stephanie Lane, approximately 1,700 feet west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #8 as Lot #60, in the R-1/2 Zone. *THIS APPLICATION HAS BEEN WITHDRAWN.*

**Coastal Site Plan Review #278, Flood Damage Prevention Application #310, Land Filling & Regrading Application #284, Justin & Mary Beth Livengood, 12 Cross Road.** Proposing to raze the existing residence; construct a new single-family residence with associated septic system; modify the driveways; and perform related site development activities within regulated areas. The subject property is located on the northeast corner formed by the intersection of Cross Road and Hope Drive, and is shown on Assessor's Map #65 as Lot #1, in the R-1 Zone. *POSTPONED TO 1/8/2013.*

**Continuation of Public Hearing regarding Flood Damage Prevention Application #309, Bill & Lynn Hamlen, 7 Davis Lane.** Proposing to relocate an existing storage shed from the west side of the property to the east side of the property, and to perform related site development activities within a regulated area. The subject property is located on the south side of Davis Lane approximately 250 feet west of its intersection with Five Mile River Road, and is shown on Assessor's Map #67 as Lot #25, R-1 and R-1/2 Zones. *HEARING OPENED 11/20/2012.*

**Continuation of Public Hearing Regarding Business Site Plan #86-D/Special Permit, Bob Bantle, 365 Boston Post Road.** Proposing to remodel/renovate the existing 365 Boston Post Road building formerly occupied by United Rentals, and to establish a new personal service use with related retail sales and office use, and perform related site development activity. The subject property is located on the north side of Boston Post Road, approximately 250 feet west of its intersection with Birch Road, and is shown on Assessor's Map #14 as Lot #50, in the DB-2 Zone. *PUBLIC HEARING ORIGINALLY OPENED 10/23/2012.*

**Amendment of Protected Town Landmark #6, JHL Properties, LLC, 70 Old King's Highway North.** Proposing to construct additions and alterations to the existing office building (the Joshua Morehouse Homestead), which was designated as a Protected Town Landmark in 1990. The subject property is located on the north side of Old King's Highway North, approximately 250 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #35 as Lot #14, in the DB-2 Zone.

**Protected Town Landmark #8, Coastal Site Plan Review #279, Flood Damage Prevention Application #311, Land Filling & Regrading Application #285, Jim & Susan Ozanne, 94 Ring's End Road.** Proposing to declare the proposed building to be a Protected Town Landmark, elevate the structure, rebuild the piers, retain the first floor deck, raze substantial portions of the residence and restore the building, and perform related site development activities within regulated areas. The subject property is located on the southwest side of Ring's End Road, approximately 550 feet south of its southern intersection with Harbor Road, and is shown on Assessor's Map #51 as Lot #3, in the R-1 Zone.

**Land Filling & Regrading Application #286, Bonnet Hill Farm, LLC, 68 Stephen Mather Road.** Proposing to construct additions and alterations to the existing residence; modify the driveway; modify the pool and pool terrace; and associated landscaping and grading alterations and drainage improvements; and perform related site development activities. The subject property is located on the southeast corner formed by the intersection of Stephen Mather Road and Pilgrim Road, and is shown on Assessor's Map #1 as Lot #18, in the R-2 Zone.

### **GENERAL MEETING**

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

Request for reconsideration of Stipulation G--to move the dumpster enclosure.

**Amendment of Business Site Plan #171-C/Special Permit, 1063 Boston Post Road, CBD Zone.**

Request for a new tenant for a portion of the second floor.

**Discussion, deliberation, and possible decision on any closed public hearing items.**

**Approval of Minutes**

November 13, 2012 General Meeting/Public Hearing

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

**ADJOURN.**