

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, February 8, 2011

8:00 P.M.

**Room 206
Town Hall**

GENERAL MEETING

Site Plan Application #273-A, Darien Board of Education, Darien High School, 80 High School Lane.

Request to install and extend fences adjacent to the varsity and junior varsity baseball fields.

Amendment of Special Permit #132, Donna Dean, Middlesex Commons, Hale Lane.

Request for a modification of units 46 and 48.

Amendment of Special Permit #39-L/Site Plan, St. Luke's Episcopal Church, 1842-1864 Boston Post Road, R-1 and R-1/2 Zones.

Request to modify previously approved plans for construction of a new Thomas House with associated church spire, to be used for youth room/community center (same uses as previously approved).

Amendment of Land Filling & Regrading Application #207-B, William & Rose-Marie Shanahan, 58 Sunswyck Road, R-1 Zone.

Request to place fill and construct an associated retaining wall to establish an elevated planting bed.

Amendment of Special Permit #125-B(3), Darien Arts Center, 2 Renshaw Road.

Requested amendments to December 15, 2010 Special Permit approval.

Business Site Plan #84-A/Special Permit, Bill's Auto Body, 173 Noroton Avenue.

Business Site Plan #158-C/Special Permit, Grant's Auto Body, 469 Boston Post Road.

Request to modify previous approvals to allow towing operations with towing equipment to be stored on-site.

Discussion and deliberation and possible decisions on the following public hearing items closed on January 25:

Land Filling & Regrading Application #252, Stephane & Maria Ines Bello, 21 Fox Hill Lane.

Proposing to fill and regrade on the north part of the property and construct an associated retaining wall, and perform related site development activities.

Land Filling & Regrading Application #253, Urs & Amy Baertschi, 26 Stephanie Lane.

Proposing to fill and regrade in the back yard of the property, and perform related site activities.

Coastal Site Plan Review #243-A, Flood Damage Prevention Application #275-A, Hay Island Trust, 157-161 Long Neck Point Road.

Proposing to construct a new timber pier, gangway and floating timber dock, as well as an access walkway, including a stepping stone pathway and an elevated pedestrian bridge/boardwalk, and perform related site development activities within regulated areas.

Coastal Site Plan Review #260, Flood Damage Prevention Application #297, Rosemary C. Roberto, 224 Long Neck Point Road. Proposing to install a dock and to replace existing concrete steps with new steps and perform related site development activities within regulated areas.

Coastal Site Plan Review #28-C, Land Filling & Regrading Application #251, Ray & Nadya Bakhramov, 19 Weeds Landing. Proposing to fill and regrade in the southwest corner of the property, raise existing related retaining wall, repair existing steps, and perform related site development activities within a regulated area.

Approval of Minutes

November 23, 2010 Public Hearing
November 30, 2010 Special Meeting--Public Hearing
December 7, 2010 Special Meeting--Public Hearing
January 4, 2011 Public Hearing
January 18, 2011 Public Hearing
January 20, 2011 Special Meeting
January 25, 2011 Public Hearing/General Meeting

Discussion and deliberation ONLY regarding the following two applications:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. *PUBLIC HEARING WAS CLOSED ON 1/18/2010. DEADLINE FOR P&Z DECISION: 3/24/2011.*

Affordable Housing Application Under CGS 8-30g (#2-2010), Coastal Site Plan Review #259, Site Plan Application #278, Land Filling & Regrading Application #249, Christopher & Margaret Stefanoni, Tokeneke Road. Proposing to construct 30 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. *PUBLIC HEARING WAS CLOSED ON 1/4/2010. DEADLINE FOR COMMISSION DECISION: 3/10/2011.*

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

ADJOURN.