

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, June 7, 2011

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendments of Darien Zoning Regulations #2-2011, Site Plan Application #269-A/Special Permit Application #265, Land Filling & Regrading Application #225-A, Post Road Eleven, LLC, 1292 Boston Post Road. Proposing to raze the existing building, and to construct a new two-story building with associated landscaping and shared parking; and to regrade and construct a new retaining wall and perform related site development activities. Associated amendments to Darien Zoning Regulations Subsections 226, 661, and 666 are proposed, as is the creation of a new subsection 667.1. The change to subsection 226 (Design Standards for Parking) would allow high eaves to be excluded from the calculation of parking space and aisle dimensions. The change to subsection 661 (Background and Purposes in the SB Zone) is to add to the Background and Purposes subsection a statement regarding lots of less than 10,000 square feet in size. The change to subsection 666 (Area and Bulk Requirements in the SB Zone) is to add a new note "e" to the Area and Bulk requirements, which refers to subsection 667.1. A new subsection 667.1 is proposed, which is entitled, "Special Controls and Design Standards for Small Lots in Existence on January 1, 2010", and proposes to establish such special controls and design standards for certain lots of less than 10,000 square feet in size. 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. The subject property is on the southeast side of Boston Post Road at the corner formed by its intersection with the northbound on ramp at interchange 11 of I-95, and is shown on Assessor's Map #63 as Lot #1 and is located in the Service Business (SB) Zone. *HEARING OPENED 5/3/2011. DEADLINE TO CLOSE HEARING IS 6/7/2011, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Coastal Site Plan Review #226-A, Flood Damage Prevention Application #250-A, Land Filling & Regrading Application #260, PL Properties, LLC, 3 Purdy Lane. Proposal to repair existing sea wall with some filling and regrading adjacent to the wall, enhance existing tidal wetlands, and perform related site activities within regulated areas. The subject property is on the south side of Boston Post Road, approximately 465 feet east of the Stamford City Line, and is shown on Assessor's Map #54 as Lot #33, in the R-1/3 Zone.

Flood Damage Prevention Application #251-A, Roy & Susan Mackenzie, 30 Driftway Lane. Proposing to construct additions and alterations to the existing single-family residence, with associated stormwater management, and perform related site development activities within a regulated area. The subject property is on the east side of Driftway Lane, approximately 600 feet north of its intersection with Old Farm Road, and is shown on Assessor's Map #66 as Lot #126 and is located in the R-1 Zone.

GENERAL MEETING

Business Site Plan #267-A/Special Permit, Town of Darien, 126 Ledge Road. Proposing to construct a building for fire training purposes, and perform related site development activities. The subject property is on the north side of Ledge Road, approximately 1,100 feet west of its intersection with Boston Post Road, and is shown on Assessor's Map #39 as Lot #21 and is located in the SB Zone.

Coastal Site Plan Review #266, Deborah McLean, 45 Contentment Island Road. Proposing to install a new patio and renovate and partially replace a portion of a residence on the existing foundation and perform related site development activities within a regulated area. The subject property is on the east side of Contentment Island Road, approximately 1,500 feet south of its intersection with Shennamere Road, and is shown on Assessor's Map #68 as Lot #15 and is located in the R-1 Zone.

Amendment of Business Site Plan #228-B/Special Permit, Little Red Schoolhouse/Estia's Little Kitchen, 21 Tokeneke Road, CBD Zone.

Request to install a handicap access ramp for the back door of the existing building.

Amendment of Special Permit #117-C, Noroton Presbyterian Church, 2075 Boston Post Road.

Request to install a pergola/trellis over the existing sandbox.

Amendment of Business Site Plan #265, Baywater 17 OKHS, LLC, 17 Old King's Highway South, OB Zone. Proposal to install flagpole.

Discussion, deliberation and possible decisions regarding:

Proposed Amendments to the Darien Zoning Regulations (#4-2011), Special Permit Application #266, Site Plan Application #279, Land Filling & Regarding Application #259, Hunter Gregory Realty Corp., 599 Boston Post Road. Proposing to convert the existing building at 599 Boston Post Road into 66 assisted living units—some for traditional assisted living and some for memory care; with associated pathways and landscaping in the rear of the property; and perform related site development activities. Zoning Regulation amendments are proposed to Section 210 (Definitions) to specifically define Memory Care Facility; a new subsection 624i to allow Assisted Living Facilities and Memory Care Facilities in the DB-2 zone by Special Permit; and a new subsection 627 created with further criteria. *PUBLIC HEARING CLOSED ON 5/10/2011. DEADLINE TO MAKE DECISION IS: JULY 14, 2011 UNLESS AN EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Special Permit Application #50-M, Middlesex Club Inc., 20 Echo Drive North. Proposing to establish a schedule of outdoor events and activities. *PUBLIC HEARING CLOSED: 5/24/2011. DECISION DEADLINE: 7/28/2011.*

Modification of Subdivision Application #563-A, David & Holly Hawes, 2269 Boston Post Road, Raymond Brown Associates, 2271 Boston Post Road and Raymond and Georgie Brown, 2273 Boston Post Road. Request to reconfigure the existing shared driveway to include a small cul-de-sac with associated stormwater management and perform related site development activities. *PUBLIC HEARING CLOSED: 5/24/2011. DECISION DEADLINE: 7/28/2011.*

Discussions only regarding the following, if public hearings have been closed.

Proposed Amendments of Darien Zoning Regulations #2-2011, Site Plan Application #269-A/Special Permit Application #265, Land Filling & Regrading Application #225-A, Post Road Eleven, LLC, 1292 Boston Post Road. Proposing to raze the existing building, and to construct a new two-story building with associated landscaping and shared parking; and to regrade and construct a new retaining wall and perform related site development activities. Associated amendments to Darien Zoning Regulations are proposed.

Coastal Site Plan Review #226-A, Flood Damage Prevention Application #250-A, Land Filling & Regrading Application #260, PL Properties, LLC, 3 Purdy Lane. Proposal to repair existing sea wall with some filling and regrading adjacent to the wall, enhance existing tidal wetlands, and perform related site activities within regulated areas.

Flood Damage Prevention Application #251-A, Roy & Susan Mackenzie, 30 Driftway Lane. Proposing to construct additions and alterations to the existing single-family residence, with associated stormwater management, and perform related site development activities within a regulated area.

Approval of Minutes

May 24, 2011 Public Hearing/General Meeting

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

ADJOURN.