

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, February 1, 2011

8:00 P.M.

**Room 206  
Town Hall**

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**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.

*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

*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. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor's Map #27 as Lot #168-1, within the R-1/3 zone. *PUBLIC HEARING WAS CLOSED ON 1/18/2010. DEADLINE FOR COMMISSION 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. The subject property is located on the south side of Tokeneke Road at the southeast corner formed by the intersection of Tokeneke Road and Pheasant Run, and is shown on Assessor's Map #66 as Lot #104-A1, within the R-1 Zone. *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.**