

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, September 27, 2011

8:00 P.M.

**ROOM 206
Town Hall**

PUBLIC HEARING

Proposed: Amendments to the Darien Zoning Regulations (COZR #6-2011); Amendment of the Darien Zoning Map (COZM #1-2011); Site Plan Application #280; Special Permit Application #268; Land Filling & Regrading Application #265, Baywater 745 BPR, LLC, 745 Boston Post Road. Proposing to replace the existing building at 745 Boston Post Road with a new mixed use building and perform related site development activities. Zoning Regulation amendments are proposed to Sections 585, 614, 615 and 616 to permit the development as proposed. Proposed amendment of the Zoning Map would make the entire property in the DB-1 Zone. 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 northwest corner formed by the intersection of Academy Street and Boston Post Road, and is shown on Assessor's Map #16 as Lots #15 and #16 and is in the DB-1, and R-1/3 Zones and DBR overlay Zone.

Business Site Plan #182-B/Special Permit, Darien Station Associates, LLC, Lanphier Day Spa, 20 West Avenue. Proposing renovation and alterations of the existing building and perform related site development activities to establish a day spa/ beauty salon/ retail sales business along with business and professional offices. The subject property is located on the north side of West Avenue approximately 200 feet west of its intersection with Boston Post Road and is shown on Assessor's Map #17 as Lots #115 - 117 and is located in the CBD Zone.

Land Filling & Regrading Application #263, Lot Line Adjustment/Amendment of Subdivision #370-B, William Storrs Morehouse, 15 Morehouse Drive. Proposing to fill and regrade in association with a new residence and driveway, install associated stormwater management, adjust a shared lot line with Lot #11 (21 Morehouse Drive) and perform related site development activities. The subject property is on the east side of Morehouse Drive, approximately 450 feet north of its intersection with Prospect Avenue, shown on Assessor's Map #15 as Lot #12 in the R-1/2 Zone.

Land Filling & Regrading Application #264, Lot Line Adjustment/Amendment of Subdivision #370-B, William Storrs Morehouse, 21 Morehouse Drive. Proposing to fill and regrade in association with a new residence and driveway, install associated stormwater management, adjust a shared lot line with Lot #12 (15 Morehouse Drive) and perform related site development activities. The subject property is on the northeast side of Morehouse Drive, approximately 525 feet north of its intersection with Prospect Avenue, shown on Assessor's Map #15 as Lot #11 in the R-1/2 Zone.

Business Site Plan #232-A/Special Permit, Amanda Smith Caterers, LLC, 7 Tokeneke Road. Proposing to continue the first floor catering business and to serve food and drink for a take-out cafe. The subject property is located on the south side of Tokeneke Road approximately 85 feet east of its intersection with Boston Post Road and is shown on Assessor's Map #72 as Lot #50, and is in the CBD Zone.

Coastal Site Plan Review #241-A, Flood Damage Prevention Application #270-A, Ian M. Duncan, 87 Nearwater Lane. Proposing to extend the pier to the High Tide Line and reinstall the steps within regulated areas. The subject property is located on the west side of Nearwater Lane approximately 425

feet south of its intersection with Nickerson Lane, and is shown on Assessor's Map #52 as Lot #4, and is in the R-1 Zone.

GENERAL MEETING

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

Clarification regarding the use of a portion of the second floor space.

Discussion, deliberation and possible decisions regarding:

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. Proposing to construct a single-family residence, garage, and swimming pool and to perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED ON 9/6/2011. DECISION DEADLINE: 11/10/2011.*

Special Permit Application #125-D(2)/Site Plan, Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road. Proposing to install three temporary lights at Holahan Field for DJFL team practices on weekdays in the fall 2011 and 2012 seasons. *PUBLIC HEARING CLOSED ON 9/6/2011. DECISION DEADLINE: 11/10/2011.*

Coastal Site Plan Review #214-A, Flood Damage Prevention Application #230-A, Melanie Branca, 8 Waverly Road.

Request for a one year extension of time for the previously granted approvals.

Coastal Site Plan Review #265/Flood Damage Prevention Application #301, 4 Shipway Road.

Request for an extension of time until May 1, 2012 to obtain permits and commence construction.

Approval of Minutes

September 6, 2011 Public Hearing/General Meeting

Deliberations ONLY on any public hearings closed on September 27, 2011.

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

ADJOURN.