

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, April 6, 2010

8:00 P.M.

**Room 119
Town Hall**

GENERAL MEETING

Business Site Plan #249-A/Special Permit, Land Filling & Regrading Application #173-A, Whole Foods Market, Ledge Road, SB Zone.

Request to modify Conditions of Adopted Resolution regarding off-site improvements and issues related to Temporary Certificate of Occupancy; update on status of project; and potential Commission letter of support for alternate signage plan for the Exit 11 off-ramp.

Review and Brief Discussion of DJFL Lights Reports on DHS Stadium Field and Holahan Field.

Business Site Plan #205/Special Permit, 205 Boston Post Road, SB-E Zone.

Discussion and possible action on March 23, 2010 letter from applicants.

Site Plan Application #251-A, Special Permit Application #246-A, Land Filling & Regrading Application #184-A, Lot Line Adjustment #609-A, Hoyt Street Partners/Procaccini, Hoyt Street and Wakemore Street.

Request for extension of time.

Amendment of Special Permit #236/Site Plan, Melting Pot, 14 Grove Street, CBD Zone.

Request for outdoor dining within an existing public plaza.

Amendment of Special Permit Application #50-L/Site Plan, Middlesex Club, 20 Echo Drive, R-1/3 Zone.

Request to relocate existing basketball hoop.

Coastal Site Plan Review #246, Flood Damage Prevention Application #91-A, Firlik, 124 Pear Tree Point Road. Request for extension of time to commence and complete the project.

Update on downtown retail and office conditions--informal discussion with David Genovese of Baywater Properties.

Discussion, deliberation and possible decisions regarding:

Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission. Proposing to modify the existing zoning regulations relative to the Town's Flood Damage Prevention regulations, specifically with changes proposed to Section 210 (Definitions), including the insertion of new definitions and the amendment of some existing definitions; and changes to Section 820 (Flood Damage Prevention), including changes to Sections 822, 825, 826 and 828. This includes a proposal to delete the existing subsection 825g(4) and replace it with a new subsection 825g(4). *PUBLIC HEARING CLOSED: 3/23/2010.*

Coastal Site Plan Review #250, Flood Damage Prevention Application #280, John & Allegra Erickson, 17 Plymouth Road. Proposing to lift the existing residence and construct additions and alterations to the existing residence and perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED: 3/23/2010. DECISION DEADLINE: 5/27/2010.*

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Land Filling & Regrading Application #237, Karl & Elisabeth Puehringer, 51 Phillips Lane.
Proposing to fill and regrade, construct an associated retaining wall, and perform related site activities.
and is in the R-1/3 Zone. *PUBLIC HEARING CLOSED: 3/23/2010. DECISION DEADLINE:
5/27/2010.*

Approval of Minutes

March 23, 2010 Special Meeting/Public Hearing/General Meeting

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

ADJOURN.