

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, May 25, 2010

8:00 P.M.

**Room 206
Town Hall**

Coastal Site Plan Review #214-A, Flood Damage Prevention Application #230-A, Melanie Branca, 8 Waverly Road. Proposing to raze the existing residence and to construct a new single-family residence, and to perform related site development activities within regulated areas. The subject property is located on the west side of Waverly Road, approximately 200 feet north of its intersection with Baywater Drive, and is shown on Assessor's Map #55 as Lots #16 & 17 in the R-NBD Zone. *POSTPONED TO JUNE 22, 2010.*

Coastal Site Plan Review #237-A, Flood Damage Prevention Application #263-A, Foster Kaali-Nagy, 70 Five Mile River Road. Proposing to install an access walkway, dock, ramp and float, and perform related site activities within regulated areas. The subject property is on the north side of Five Mile River Road approximately 150 feet east of its intersection with Berry Lane, and is shown on Assessor's Map #66 as Lot #9, in the R-1/2 Zone. *POSTPONED TO JUNE 1, 2010.*

Continuation of Public Hearing regarding Coastal Site Plan Review #251, Flood Damage Prevention Application #281, Land Filling & Regrading Application #238, Jon & Caroline Schoudel, 29 Plymouth Road. Proposing to demolish the existing residence and construct a new single-family residence with associated filling and regrading, and perform related site development activities within regulated areas. The subject property is located on the east side of Plymouth Road approximately 325 feet north of its intersection with Shipway Road and is shown on Assessor's Map #57 as Lot #40, and is in the R-1 Zone. *PUBLIC HEARING OPENED ON 4/27/2010.*

Special Permit Application #260, Land Filling & Regrading Application #221-A, Robert & Katherine Lavin, 480 Middlesex Road. Proposing to construct a new driveway, relocate a parking area, and install a tennis court, and to perform related site development activities. The subject property is located on the east side of Middlesex Road, approximately 350 feet south of its intersection with Saddle Ridge Road, and is shown on Assessor's Map #6 as Lot #158 in the R-2 Zone.

Coastal Site Plan Review #255, Flood Damage Prevention Application #285, Hank & Johanna Hagey, 7 Tokeneke Trail. Proposing to construct additions and alterations to the existing single-family residence including a screen porch and at grade patio; install a swimming pool/spa; and to perform related site development activities within regulated areas. The subject property is located on the east side of Tokeneke Trail approximately 600 feet south of its intersection with Old Farm Road and is shown on Assessor's Map #65 as Lot #38, and is in the R-1 Zone.

Land Filling & Regrading Application #241, David Saunders, 158 Long Neck Point Road. Proposing filling, regrading and construction of an associated retaining wall and to perform related site activities. The subject property is a vacant lot located on the southwest corner formed by the southernmost intersection of Long Neck Point Road and Pear Tree Point Road and is shown on Assessor's Map #61 as Lot #23-A, and is in the R-1 Zone.

Land Filling & Regrading Application #242, Gregory & Donna Brown, 44 Andrews Drive. Proposing to add fill at the northerly end of the lawn area and construct an associated retaining

wall, and to perform related site activities. The subject property is located on the east side of Andrews Drive, approximately 200 feet south of its northernmost intersection with Brushy Hill Road, and is shown on Assessor's Map #64 as Lot #103-2 in the R-1 Zone.

GENERAL MEETING

Flood Mitigation Committee Recommendations.

Review of recommendations and possible endorsement of the Planning & Zoning Commission.

Amendment of Zoning Map #4-2008, Amendment of Zoning Regulations #8-2008, Site Plan Application #268, Special Permit Application #122-A, Land Filling & Regrading Application #219, Lot Line Revision, Allen O'Neill Homes, West Avenue, Allen O'Neill Drive.

Request for extension of time to fulfill the conditions of approval.

Proposed Chamber sign at 967 Boston Post Road and/or in front of the Darien Train Station, CBD Zone and on Heights Road, next to the side walk on the side opposite from the tree.

Discussion and deliberation only on any public hearings closed on May 25.

Approval of Minutes

May 11, 2010 Executive Session/General Meeting

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

ADJOURN.