

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, October 26, 2010

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #257, Flood Damage Prevention Application #289, Land Filling & Regrading Application #245, Dale & Hillary Miller, 5 Tokeneke Beach Drive. Proposing to raze the existing residence and demolish the existing pool, and to construct a new single-family residence and pool and to perform related site development activities within regulated areas. The subject property is located on the east side of Tokeneke Beach Drive approximately 500 feet south of its intersection with Contentment Island Road, and is shown on Assessor's Map #67 as Lot #67, and is in the R-1 Zone. *PUBLIC HEARING OPENED ON JULY 27, 2010, AND WAS IMMEDIATELY CONTINUED TO SEPTEMBER 7, 2010. APPLICANT GRANTED AN EXTENSION OF TIME UNTIL OCTOBER 26, 2010 TO CONTINUE THE PUBLIC HEARING. PUBLIC HEARING MUST CLOSE ON OCTOBER 26, 2010, UNLESS A FURTHER EXTENSION IS GRANTED BY THE APPLICANT.*

Coastal Site Plan Review #170-B, Flood Damage Prevention Application #291, Land Filling & Regrading Application #77-B, A.C. & Mandi Morgan, 4 Salem Straits (aka 4 Hawthorne Road). Proposing to abandon the existing septic system, connect to the sanitary sewer system; construct a pool and patio with associated pool house; construct a fixed pier and fixed platform; and perform related site development activities within regulated areas. The subject property is located on the south side of Salem Straits/Hawthorne Road approximately 400 feet east of its intersection with Goodwives River Road, and is shown on Assessor's Map #62 as Lot #84, in the R-1 Zone.

Business Site Plan #228-B/Special Permit, Gillen Bryan, 21 Tokeneke Road. Proposing to establish a café/restaurant on the first floor of the existing building at 21 Tokeneke Road, place garbage containers and recycling containers in the rear of the building, and perform related site activities. The subject property is on the southwest side of Tokeneke Road approximately 175 feet southeast of its intersection with Boston Post Road, and is shown on Assessor's Map #72 as Lot #46, in the CBD Zone.

Coastal Site Plan Review #237-B, Flood Damage Prevention Application #263-B, Abigail Knott, 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.

Coastal Site Plan Review #229-A, Flood Damage Prevention Application #293, Foster Kaali-Nagy, 125 Five Mile River Road. Proposing to install a pier, ramp and float, and perform related site activities within regulated areas. The subject property is on the east side of Five Mile River Road approximately 800 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #3B, in the R-1/2 Zone.

Coastal Site Plan Review #230-A, Flood Damage Prevention Application #294, KRK, LLC, 129 Five Mile River Road. Proposing to install a pier, ramp and float, and perform related site

activities within regulated areas. The subject property is on the east side of Five Mile River Road approximately 950 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #3-A, in the R-1/2 Zone.

GENERAL MEETING

Special Permit Application #66-L/Site Plan, Darien YMCA, 2420 Boston Post Road.

Request to modify previous approval regarding architectural changes to the building.

Amendment of Business Site Plan #90-K, Jos A. Bank, 1077 Boston Post Road, CBD Zone.

Request to construct vestibule/entryway addition to the front of the building, underneath the existing marquee.

Deliberations and possible decision regarding the following item:

Business Site Plan #276/Special Permit, Callari Auto Group d/b/a Mini of Fairfield County, 154 Boston Post Road. Proposing to raze the existing building formerly occupied by the Cookhouse and construct a new building for automobile dealership with associated service bays and to perform related site development activities. *PUBLIC HEARING CLOSED: 10/5/2010.*

Amendment of Subdivision Application #164-B, Karczewski, 40 Noroton Avenue.

Request to allow existing circular driveway on Noroton Avenue to remain.

Amendment of Business Site Plan #164-A, 320-330 Boston Post Road.

Request to install generator and associated pad.

Approval of Minutes

September 28, 2010	Public Hearing/General Meeting
October 5, 2010	Public Hearing/General Meeting
October 20, 2010	Special Meeting

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

ADJOURN.