

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 119

Tuesday, November 16, 2010

8:00 P.M.

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding 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.

Proposed Amendments to the Darien Zoning Regulations (COZR #3-2010), Put forth by the Darien Planning & Zoning Commission, Replacement of Subsection 586 (Priority Population) with a new Subsection 586 (Affirmative Fair Housing Marketing Plan), each within Inclusionary Zoning. Proposing to delete Subsection 586 of the Darien Zoning Regulations entitled, "Priority Population", and replace it with a new Subsection 586, entitled, "Affirmative Fair Housing Marketing Plan", each within the Inclusionary Zoning Section of the Regulations. As part of this proposal, if adopted, associated changes would be made to the inside cover page of the Regulations (noting the most recent amendment date); the Table of Contents; and, this amendment would be reflected within the chart in Appendix C of the Regulations (Schedule of Amendments).

Continuation of Public Hearing regarding 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.

Amendment of Special Permit Application #125-B(3), Darien Arts Center, 2 Renshaw Road. Proposing to establish a schedule of uses of the Darien Arts Center within Town Hall. The subject building is Town Hall, which is located on the northeast corner of the intersection formed by Renshaw Road and Park Place. The property is shown on Assessor's Map #41 as Lot #85, in the R-1/3 Zone.

Special Permit Application #264/Site Plan, Swizzles of Darien, LLC, 1029 Boston Post Road. Proposing to establish a self-serve frozen yogurt shop on the first floor of the existing building at 1029 Boston Post Road, in the space formerly occupied by Flowers by Jun, and perform related site activities. The subject property is on the north side of Boston Post Road approximately 40 feet east of its intersection with Brook Street, and is shown on Assessor's Map #73 as Lot #13, in the CBD Zone.

Coastal Site Plan Review #249-A, Flood Damage Prevention Application #279-A, Edward Brown & Yael VanHulst, 2 Baywater Drive. Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within regulated areas. The subject property is on the southeast corner formed by the intersection of Nearwater Lane and Baywater Drive, and is shown on Assessor's Map #55 as Lot #105 & #106, in the R-NBD Zone.

GENERAL MEETING

Election of Officers (Chairman, Vice-Chairman, Secretary, SWRPA Representative)

Adoption of Year 2011 meeting schedule

Amendment of Site Plan Application #263/Special Permit, Darien Police Station, 25 Hecker Avenue. Requested amendment for 170' monopole for public safety antenna systems.

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.

Business Site Plan #276/Special Permit, Mini of Fairfield County, 154 Boston Post Road.
Request for modifications of previous approval.

Business Site Plan #84-A/Special Permit, Bill's Auto Body, 173 Noroton Avenue.
Business Site Plan #158-C/Special Permit, Grant's Auto Body, 469 Boston Post Road.
Request to modify previous approvals to allow towing operations with towing equipment to be stored on-site.

Discussion, deliberation and possible decisions regarding the following:

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.

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.

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.

Deliberations only on any public hearings closed on 11/16/2010.

Discussion, deliberation and possible decision regarding the following (if public hearing is closed):

Proposed Amendments to the Darien Zoning Regulations (COZR #3-2010), Put forth by the Darien Planning & Zoning Commission, Replacement of Subsection 586 (Priority Population) with a new Subsection 586 (Affirmative Fair Housing Marketing Plan), each within Inclusionary Zoning. Proposing to delete Subsection 586 of the Darien Zoning Regulations entitled, "Priority Population", and replace it with a new Subsection 586, entitled, "Affirmative Fair Housing Marketing Plan", each within the Inclusionary Zoning Section of the Regulations.

Approval of Minutes

November 2, 2010 Public Hearing
November 9, 2010 Public Hearing

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

ADJOURN.