

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: March 19, 2010

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, March 23, 2010 at 7:30 P.M. in the Auditorium of Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION SPECIAL MEETING AGENDA

Tuesday, March 23, 2010	7:30 P.M.	Auditorium Town Hall
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GENERAL MEETING

Interview and possible appointment to the Commission to replace Gwynne Grimes, who resigned in February 2010.

Election of Secretary to replace Gwynne Grimes.

Discussion, deliberation and possible decisions regarding:

Coastal Site Plan Review #239-A, Flood Damage Prevention Application #264-A, Kevin & Jennifer Fay, 22 Beach Drive. Proposing to construct a replacement patio at a different grade and to perform related site development activities within regulated areas. The subject property is located on the west side of Beach Drive approximately 1,000 feet south of its intersection with Boston Post Road and is shown on Assessor's Map #53 as Lot #11, in the R-1/2 Zone. *PUBLIC HEARING CLOSED MARCH 9, 2010. DECISION DEADLINE: MAY 13, 2010.*

Land Filling & Regrading Application #236, Philip & Lorraine Weyhe, 42 Stanton Road. Proposing to fill and regrade south of the existing residence and to perform related site activities. The subject property is located on the east side of Stanton Road, at the northwest corner formed by its intersection with Gardiner Street and is shown on Assessor's Map #46 as Lot #68, in the R-1/2 Zone. *PUBLIC HEARING CLOSED MARCH 9, 2010. DECISION DEADLINE: MAY 13, 2010.*

Coastal Site Plan Review #249, Flood Damage Prevention Application #279, Edward "Tim" Brown & Yael van Hulst, 2 Baywater Drive. Proposing to remove the existing pier, ramp and dock, and replace it with a new pier, ramp and dock, and perform related site activities within regulated areas. *PUBLIC HEARING CLOSED MARCH 9, 2010. DECISION DEADLINE: MAY 13, 2010.*

Coastal Site Plan Review #228-A, Flood Damage Prevention Application #256-A, Land Filling & Regrading Application #201-A, Real & Tara LeClerc, 16 Cross Road. Proposing to construct additions and alterations to the existing residence and relocate the driveway from Hope Drive to Cross Road and perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED MARCH 9, 2010. DECISION DEADLINE: MAY 13, 2010.*

Amendment of Business Site Plan #186-B/Special Permit, Burgers Shakes & Fries, 800 Boston Post Road, CBD Zone. Proposal to establish a new restaurant in space formerly occupied by Brueggers.

Coastal Site Plan Review #252, Flood Damage Prevention Application #282, Blackman, 253 Long Neck Point Road, R-1 Zone. Request to repair and restore approximately 300 feet of a retaining wall located on the southeast side of the property and replace fill behind the wall--all damage caused by the March 13, 2010 storm. Most, if not all of this wall is located within the open space area set aside as part of Subdivision Application #510. The subject property is located at the southeast terminus of Long Neck Point Road, and is shown on Assessor's Map #61 as Lot #13-4.

Amendment of Business Site Plan #228, 21 Tokeneke Road, CBD Zone.
Request for new first floor hair salon to replace Paws and Reflect.

Land Filling & Regrading Application #231, VR Associates, 305 Middlesex Road.
Request for 60 day extension of time.

Approval of Minutes

March 9, 2010 Public Hearing/General Meeting

ADJOURN.

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 23, 2010

8:00 P.M.

**Auditorium
Town Hall**

PUBLIC HEARING

Proposed Amendments to the 2006 Town Plan of Conservation & Development, put forth by the Darien Planning & Zoning Commission. Proposal put forth by the Darien Planning and Zoning Commission for amendments to the 2006 Town Plan of Conservation & Development (the “Town Plan”) in three groups. The first group of amendments would modify pages 8-2, 8-3, 9-5, 9-6 and A9-17 of the Town Plan relative to classification of private land as open space for certain properties within Darien per Section 12-107e of the Connecticut General Statutes. The second group of amendments would add a new #20 on page 9-5 of the Town Plan, which would specifically reference the Town of Darien Commercial Design Guidelines document. The third group of amendments is to modify the inside cover page, table of contents, and index of the Town Plan to reflect any amendments adopted by the Commission. **POSTPONED.**

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).

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. The subject property is on the southeast corner formed by the intersection of Baywater Drive and Plymouth Road, and is shown on Assessor’s Map #55 as Lot #73, in the R-NBD Zone.

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. The subject property is located on the south side of Phillips Lane approximately 1050 feet west of its intersection with Hoyt Street and is shown on Assessor’s Map #25 as Lot #113-3, and is in the R-1/3 Zone.

GENERAL MEETING (TIME PERMITTING)

Discussion and deliberation only on any public hearing items closed on March 23, 2010.

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

ADJOURN.