

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: July 16, 2010

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, July 20, 2010 at 8:00 P.M. in the Auditorium of Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 20, 2010	8:00 P.M.	Auditorium Town Hall
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PUBLIC HEARING

NOTE: Due to improper newspaper notice, the following three public hearings scheduled to proceed on July 20th will instead proceed on July 27th.

Special Permit Application #125-D/Site Plan, Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road. Proposing to install three temporary lights at Holahan Field for DJFL team practices on weekdays. The subject property is located on the northeast corner of the intersection formed by Renshaw Road and Park Place, and Holahan Field is behind Town Hall. The property is shown on Assessor's Map #41 as Lot #85, in the R-1/3 Zone.

Special Permit Application #188-D/Site Plan, Darien Junior Football League (DJFL), Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by Darien Junior Football League. The subject property is located on the north side of High School Lane approximately 1,200 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lots #80 and #81, R-2 Zone.

Business Site Plan #275/Special Permit, Noroton Heights Shopping Center (tenant: Phil's Grill), 340 Heights Road. Proposing to establish a restaurant with seasonal outdoor dining in the space formerly occupied by Roxy Video, within Noroton Heights Shopping Center. The subject property is located on the north side of Heights Road approximately 250 feet east of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lot #22-24, and is in the Designed Commercial (DC) Zone.

GENERAL MEETING

Discussion, deliberation and possible decision regarding the following closed public hearing items:

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. *DECISION DEADLINE: 8/5/2010.*

Coastal Site Plan Review #256, Flood Damage Prevention Application #287, Melissa B. Hubner, 9 Butler's Island Road. Proposing construction of a fixed pier and ramp and float on the westerly shore of the property and to perform related site activities within regulated areas.

Special Permit Application #262, Darien Land Management LLC, (tenant: Trorient), 76 Tokeneke Road (formerly known as 70 Tokeneke Road). Proposing a commodity trading office use in a portion of the existing first floor space.

Special Permit Application #263, Janet Resino, 80 West Avenue. Proposing to establish a home occupation within a portion of the existing residence.

Land Filling & Regrading Application #243, Robert & Natalie MacDonald, 3 Lakeside Avenue. Proposing to fill and regrade and to install an associated curb along a portion of Lakeside Avenue and to perform related site activities.

Discussion and deliberation only on the following item:

Continuation of Public Hearing regarding Special Permit Application #66-L, Coastal Site Plan Review #234-A, Site Plan Application #259-A, Darien YMCA, 2420 Boston Post Road. Proposal to a) reconstruct westerly portion of existing building which houses Holly Pond School; b) construct a youth gymnastics addition to the building; and c) renovate and enlarge the existing parking lot with new sidewalk, associated landscaping, and drainage; and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED 7/6/2010. DECISION DEADLINE: 9/9/2010.*

Proposed amendment of Business Site Plan #223, 1089 Boston Post Road, CBD Zone.
Proposal to establish new use—personal service business use.

Amendment of Business Site Plan #68-E, Walgreen's, 138 Heights Road, DC Zone.
Request to sell propane tanks to be stored outside of the existing building.

Amendment of Business Site Plan #24-G, Stop and Shop, 25 Old King's Highway North (Goodwives Shopping Center), DC Zone.
Request to sell propane tanks to be stored outside of the existing building.

Approval of Minutes

June 29, 2010 Public Hearing
July 6, 2010 General Meeting/Public Hearing

(Because this is a Special Meeting, the Commission cannot take up "Other Business").

ADJOURN.