

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 119

Tuesday, September 7, 2010

8:00 P.M.

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 HAS GRANTED AN EXTENSION OF TIME UNTIL OCTOBER 5, 2010 TO CONTINUE THE PUBLIC HEARING. THEREFORE, THIS ITEM WILL BE IMMEDIATELY CONTINUED TO TUESDAY, OCTOBER 5, 2010.*

GENERAL MEETING

Discussion, deliberation, and possible decisions regarding the following:

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.*

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. *DECISION DEADLINE: 9/30/2010.*

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. *DECISION DEADLINE: SEPTEMBER 30, 2010.*

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. *DECISION DEADLINE: SEPTEMBER 30, 2010.*

Coastal Site Plan Review #209-A, Flood Damage Prevention Application #288, William & Rose-Marie Shanahan, 58 Sunswyck Road. Proposing construction of a fixed timber pier, ramp and floating dock on the westerly shore of the property and to perform related site activities within regulated areas. The subject property is located on the east side of Sunswyck Road approximately 630 feet south of its intersection with Tory Hole Road, and is shown on Assessor's Map #62 as Lot #22-1, and is in the R-1 Zone. *DECISION DEADLINE: SEPTEMBER 30, 2010.*

Business Site Plan #138-A/Special Permit, William Raveis Real Estate, 22 Old King's Highway South. Proposing to construct additions and alterations to the existing commercial building (including a handicap ramp) and to perform related site development activities; and application for a Special Permit for a first floor real estate office use within the CBD Zone. The subject property is located on the west side of Old King's Highway South, approximately 50 feet south of its intersection with Center Street, and is shown on Assessor's Map #72 as Lot #36, and is in the CBD (commercial) Zone. *DECISION DEADLINE: SEPTEMBER 30, 2010.*

Discussion only regarding the following item:

Proposed Amendment to Zoning Map (COZM #1-2010) and Proposed Amendment to Zoning Regulations (COZR #2-2010), Thomas E. Golden Realty, Co., 169 Noroton Avenue LLC, & Noroton Heights Shopping Center Inc., 22 through 346 Heights Road; 72 Edgerton Street, and Edgerton Street (Map #75 Lot #30); and 273 West Avenue. Proposing to amend the Zoning Regulations to establish a new overlay zone—the Noroton Heights Mixed Use (NHMU) Zone and to amend the Zoning Map by “landing” that Overlay zone on the subject properties; and to create a new Section of the Zoning Regulations entitled, “Noroton Heights Mixed Use Zone (NHMU)” and to modify existing Sections 311 (Zone Classifications), 905 (Joint Parking) and 907 (Parking Structures) of the Zoning Regulations. The subject properties are located on the north side of Heights Road, consisting of approximately 18 acres, and are shown on Assessor's Map #74 as Lots #8 through #20; and Assessor's Map #75 as Lots #1-#4 and #22-30, all now within the DC (commercial) Zone. *PUBLIC HEARING CLOSED ON 7/27/2010. DECISION DEADLINE: 9/30/2010, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Business Site Plan #205-D/Special Permit, 205 Post Road Development Partners, LLC, 205 Boston Post Road, SB-E Zone.

Requested extensions of time to commence and complete project.

Approval of Minutes

July 13, 2010 Public Hearing
July 20, 2010 Public Hearing/General Meeting
July 27, 2010 Public Hearing

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

ADJOURN.