

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, September 22, 2009

8:00 P.M.

**Auditorium  
Town Hall**

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**GENERAL MEETING**

**Mandatory Referral #6-2009, Board of Selectmen, 126 Ledge Road, SB Zone.**

Report request regarding potential amendment to the lease governing the Ledge Road tele-communications tower to allow for the placement of a new service provider.

*Discussion, deliberation, and possible decision on:*

**Special Permit Application #11-P, Ox Ridge Hunt Club, 516 Middlesex Road.** Proposing to install a fence along a portion of Middlesex Road and near the driveway entrance and perform related site activities. *PUBLIC HEARING CLOSED: 9/8/2009. DECISION DEADLINE: 11/12/2009.*

**Amendment of Business Site Plan #256/Special Permit, Athos Real Estate/Chipotle, 71 Boston Post Road.** Request to modify Conditions I and J of the Commission's September 1, 2009 Adopted Resolution.

**Approval of Minutes**

September 8, 2009 Special Meeting—Public Hearing/General Meeting

**Any Other Business (requires two-thirds vote of Commission)**

**PUBLIC HEARING**

**Special Permit Application #125-C, 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.

**Proposed Amendment to Zoning Regulations #5-2009, Affordable Housing Application under CGS 8-30g, Special Permit Application #256, Garden Homes, 397 Post Road apartments, 397 Boston Post Road.**

Proposing to modify the zoning regulations to allow conversion of certain buildings within the DB-2 zone as a Special Permit use; and application for a Special Permit to convert an existing office building at 397 Boston Post Road to 35 multi-family rental units; and perform related site development activities. The subject property is located on the northeast side of Boston Post Road approximately 475 feet southwest of its intersection with Birch Road, and is shown on Assessor's Map #14 as Lot #47, in the DB-2 Zone.

**Coastal Site Plan Review #243, Flood Damage Prevention Application #275, Land Filling & Regrading Application #230, Hay Island Trust, 157 Long Neck Point Road (aka Hay Island).**

Proposing to raze the existing residence and construct a new single-family residence; renovate guest house; convert beach house into pool house; construct a swimming pool and deck; relocate/combine an existing driveway; install two new septic systems; install a stormwater management system; and perform related site development activities within regulated areas. The driveway for the subject property is located on the east side of Long Neck Point Road approximately 200 feet south of the southernmost intersection of Long Neck Point Road and Pear Tree Point Road, and is shown on Assessor's Map #59 as Lots #12 and #12-A, in the R-1 Zone.

**ADJOURN.**