

Parklands Office Park is property 7.9+/- acres in size generally located between the I-95 northbound rest area and properties on the westerly side of Fairmead Road. It is located at the end of Parklands Drive approximately 400 feet south of its intersection with Old Kings Highway North; and

- A portion of State of CT DOT I-95 right-of-way and a portion of the adjacent northbound rest stop property (#1 CT Turnpike East) - shown on Assessor's Map #35 as Lot #36 - which is proposed to be rezoned from DOR-5 to DOR-1; and
- A portion of the Fairmead Road right of way south of #23 Fairmead Road which is proposed to be rezoned from DOR-5 to R-1. This portion of right-of-way is 0.13+/- acres in size and shares its northerly point with the southerly point of #23 Fairmead Road and is 26+/- feet wide and 281+/- long.

Proposal to modify the Darien Zoning Regulations to: modify the definition of Assisted Living Facility (ALF) and to permit senior living facilities in the DOR-1 and DOR-5 zones and make other regulation changes to allow the adaptive re-use and expansion of an office building to be used as an Assisted Living and Memory Care facility (Modifying Section 210 and Sections 701, 703, 705, and 706).

Proposed Amendments to the Darien Zoning Regulations put forth by John Hertz & Robert Wood (COZR #2-2016). Proposing to modify Section 210 (Definitions) and Sections 540 to 550 (3.7 Acre Hollow Tree Ridge Road Small Acreage Zone for Affordable Housing) of the Darien Zoning Regulations to define Self Storage Facility and to allow self storage facilities with associated office, workforce housing, and commuter parking in that zone by Special Permit.

Subdivision Application #615, Flood Damage Prevention Application #189-A, Land Filling & Regrading Application #372, Michael Nikolas, 2 Silver Lakes Drive. Proposal to subdivide the existing property into two building lots, with association construction of single-family residences and associated filling and regrading and to perform related site development activities within a regulated area. The subject property is located on the northeast corner formed by the intersection of Silver Lakes Drive and Tokeneke Road, and is shown on Assessor's Map #37 as Lot #15 in the R-1/2 Zone.

Coastal Site Plan Review #272-C, Flood Damage Prevention Application #342-A, Mitch & Jody Truwit, 123 Five Mile River Road. Proposing to install a dock and perform related site development activities within regulated areas. The subject property is located on the south and east side of Five Mile River Road approximately 700 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #2 in the R-1/2 Zone.

GENERAL MEETING (TIME PERMITTING)

Proposed Amendments to the Darien Zoning Regulations (COZR #5-2015), Atria Darien, 50 Ledge Road. Proposed zoning regulation amendments to Sections 664, 667 and 668 to: correct existing references; eliminate the distinction between ILF and ALF units; provide minimum and maximum size units; modify parking standards; and allow the Commission to waive or reduce setback or buffering requirements. *DECISION DEADLINE FOR THE APPLICATION IS 2/3/2016, UNLESS FURTHER EXTENSION IS GRANTED BY APPLICANT.*

Land Filling & Regrading Application #369, Luciano Lombardi, Jr., 8 West Elm Street. Proposing to regrade back yard, construct associated retaining wall, and to perform related site development activities. *DECISION DEADLINE: 3/9/2016.*

Business Site Plan Application #186-D/Special Permit, Bar Nala, LLC, 800 Boston Post Road.
Proposal to establish a personal service use in the first floor space formerly occupied by Patriot Bank.
DECISION DEADLINE: 3/9/2016.

Deliberation only regarding:

Special Permit Application #153-D/Site Plan, Land Filling & Regrading Application #366, Atria Darien, 50 Ledge Road.

Proposing to construct additions and alterations to the existing structure, modify the driveway, add on-site parking, and perform related site development activities. *DECISION DEADLINE FOR THE APPLICATION IS 2/3/2016, UNLESS FURTHER EXTENSION IS GRANTED BY APPLICANT.*

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

ADJOURN.