

**PLANNING AND ZONING COMMISSION
AGENDA**

AUDITORIUM

Tuesday, March 1, 2016

8:00 P.M.

Town Hall, 2 Renshaw Road

All meetings of the Planning and Zoning Commission will be concluded by no later than 11:00 PM. Any necessary continuation of a meeting or hearing will be scheduled generally for a meeting later in March.

Applicants and others addressing the Commission are requested to limit their presentations to not more than twenty minutes in order to complete all agenda items in a timely manner.

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendment to the Darien Zoning Map (COZM #2-2016), Proposed Amendments to the Darien Zoning Regulations (COZR #3-2016), put forth by the Darien Housing Authority, 719 Boston Post Road. Proposal to: 1) modify the Darien Zoning Map by applying the Municipal Use Zone to the subject property as an overlay zone; and 2) modify section 420 *et. seq.* of the Darien Zoning Regulations to modify the MU Zone to allow a maximum building coverage of 25 percent, and to permit more than one principal use on a parcel. The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Academy Street, and is shown on Assessor's Map #16 as Lot #59, now in the DB-1/DBR Zone. *PUBLIC HEARING ORIGINALLY OPENED ON 2/23/2016.*

AND

Continuation of Public Hearing regarding Site Plan Application #291/Special Permit, Land Filling & Regrading Application #378, Darien Housing Authority, 719 Boston Post Road. Proposal to raze the residential structures on the property and construct 55 units of multi-family housing with associated parking and stormwater management and perform related site development activities. The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Academy Street, and is shown on Assessor's Map #16 as Lot #59, now in the DB-1/DB-R Zone. *PUBLIC HEARING ORIGINALLY OPENED ON 2/23/2016.*

Continuation of Public Hearing regarding Special Permit Application #35-C/Site Plan, Coastal Site Plan Review #79-B, Flood Damage Prevention Application #68-B, Noroton Yacht Club, 23 Baywater Drive. Proposal to construct a launch shed, improve the existing docks, and construct a replacement clubhouse, and to perform related site development activities within regulated areas. The property is situated on the south/southeast side of Baywater Drive approximately 100 feet east of the intersection with Plymouth Road and is shown on Assessor's Map #55 as Lots #80, #81, #82, #84, #91, #92-95, and #96, located in the Noroton Bay District (R-NBD) Zone. *PUBLIC HEARING ORIGINALLY OPENED ON 2/2/2016. DEADLINE TO CLOSE HEARING IS MARCH 7 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Land Filling & Regrading Application #376, Odd Group, LLC, 11 Sunswyck Road. Proposal to fill and regrade in conjunction with the construction of a replacement residence and pool, with associated stormwater management and septic system, and to perform related site development activities. The subject property is located on the south side of Sunswyck Road, approximately 500 feet east of its intersection with Goodwives River Road, and is shown on Assessor's Map #62 as Lot #34 in the R-1 Zone.

Flood Damage Prevention Application #126-A, Land Filling & Regrading Application #379, Courtney Platt, 43 Contentment Island Road. Proposal to: create entry court/parking area in front of house; remove pool, retaining wall and terrace in back yard; add fill and lawn where pool was; and perform related site development activities within a regulated area. The subject property is located on the east side of Contentment Island Road, approximately 500 feet south of its intersection with Shennamere Road, and is shown on Assessor's Map #68 as Lot #16 in the R-1 Zone.

ADJOURN.