

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg *JG*

DATE: March 24, 2016

SUBJECT: Special Meeting

RECEIVED
MAR 24 2016
TOWN CLERK'S OFFICE
DARIEN CT.

The Planning and Zoning Commission will hold a special meeting on Tuesday, March 29, 2016 at 8:00 P.M. in the Auditorium of Town Hall. A copy of the agenda is attached.

PLANNING AND ZONING COMMISSION
AGENDA

RECEIVED
MAR 24 2016
TOWN CLERK'S OFFICE
DARIEN CT.

Auditorium

Town Hall

Tuesday, March 29, 2016

8:00 P.M.

PUBLIC HEARING

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 29, 2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Land Filling, Excavation, & Regrading Application #380, Jeff Urban, 10 Crane Road. Proposing to fill, excavate, and regrade and construct retaining walls in association with the construction of a replacement single-family residence, and to perform related site development activities. The subject property is located on the east side of Crane Road, approximately 650 feet south and east of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #60 as Lot #27 in the R-1 Zone. *POSTPONED.*

Flood Damage Prevention Application #352, Land Filling & Regrading Application #377, Everett Schenk, 19 Salisbury Road. Proposal to fill and regrade in conjunction with the construction of a replacement residence, with associated stormwater management and septic system, and to perform related site development activities within a regulated area. The subject property is located on the east side of Salisbury Road, approximately 700 feet south of its intersection with Pembroke Road, and is shown on Assessor's Map #1 as Lot #101 in the R-2 Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO 4/26/2016.*

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. *DEADLINE TO CLOSE PUBLIC HEARING IS 3/29/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

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 OPENED ON 2/23/2016, DEADLINE TO CLOSE PUBLIC HEARING IS 3/29/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Business Site Plan Application #292, Carnegie Hill Skin Care, 1472 Boston Post Road. Proposal to remove the existing garage and walk-in refrigerator and construct an addition to the rear of the structure, and perform related site development activities. The subject property is located at the northeast corner formed by the intersection of Boston Post Road and Cross Street, and is shown on Assessor's Map #63 as Lot #18 in the Service Business (SB) Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO 4/26/2016.*

Business Site Plan #33-D & #33-E/Special Permit, Brian McKay, 537-567 Boston Post Road Proposal to establish a karate studio (personal service) tenant on the second floor above Compleat Angler at 537 Boston Post Road; and to establish a reflexology (personal service) tenant at 555 Boston Post Road in the first floor space formerly occupied by Core Health. The subject property at 537-567 Boston Post Road is located on the north side of Boston Post Road, approximately 650 feet northeast of its intersection with Brookside Road, and is shown on Assessor's Map #14 as Lot #36 in the DB-2 Zone.

Land Filling & Regrading Application #381, John & Lindsay O'Donnell, 48 Old Farm Road. Proposal to remove existing Searles Road driveway, and relocate the existing curb cut on Old Farm Road and create an associated parking court with retaining wall and perform related site development activities. The subject property is located at the southwest corner formed by the intersection of Old Farm Road and Searles Road, and is shown on Assessor's Map #68 as Lot #11 in the R-1 Zone.

GENERAL MEETING (TIME PERMITTING)

Discussion, deliberation and possible decisions regarding:

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. *PUBLIC HEARING CLOSED 3/1/2016. DECISION DEADLINE: 5/4/2016.*

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. *PUBLIC HEARING CLOSED 3/1/2016. DECISION DEADLINE: 5/4/2016.*

Deliberations only regarding:

Continuation of Public Hearing regarding Business Site Plan Application #290/Special Permit, Land Filling & Regrading Application #375, Shake Shack, 1340 Boston Post Road. Proposing to construct a restaurant with outdoor dining, associated parking, and associated stormwater management, and to perform related site development activities. *PUBLIC HEARING CLOSED 3/22/2016. DECISION DEADLINE: 5/26/2016.*

Approval of Minutes

February 2, 2016	General Meeting/Public Hearing
February 9, 2016	General Meeting
February 23, 2016	Public Hearing
March 1, 2016	Public Hearing
March 8, 2016	General Meeting

No Other Business can be considered, since this is a Special Meeting.

ADJOURN.