

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: April 29, 2016

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Thursday, May 5, 2016 at 8:00 P.M. in the Auditorium of Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION AGENDA

		Auditorium
Thursday, May 5, 2016	8:00 P.M.	Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Amendments to the Darien Zoning Regulations put forth by Noroton Heights Shopping Center, Inc., and FR Darien, LLC (COZR #6-2016). Proposal to amend Section 680 *et. seq.* and the inclusion of a new subsection 687 (Public Plazas). These proposed amendments address redevelopment in the Noroton Heights Redevelopment (NHR) Zone, and would allow for an increase in: number of stories of building height; building height in feet; Developed Site Area; and allow for larger dwelling units. Amendments are also proposed to Sections 905 (Joint Parking), by adding a new subsection 905.2 (Joint Parking in Mixed Use Developments). This will allow residential parking to be separated from non-residential parking. Amendments to subsection 907 (Parking Structures), would allow for subsurface parking without such being counted as stories, and will allow such subsurface parking structures to be located within minimum yard areas. The amendments to Sections 905 and 907 would apply to all zoning districts in Darien. *PUBLIC HEARING OPENED ON 4/5/2016. DEADLINE TO CLOSE PUBLIC HEARING IS MAY 10, 2016, UNLESS AN EXTENSION OF TIME IS GRANTED BY THE APPLICANT.*

Amendment to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #9-2016). Proposal to amend Section 907 of the Zoning Regulations regarding the setback and location requirements for subsurface parking structures. The amendment proposes that subsurface parking levels shall not constitute stories for purposes of calculating building height.

Business Site Plan #146-D/Special Permit, Lithos, 319 Boston Post Road. Proposal to establish outdoor dining in front of the restaurant. The subject property is located on the north side of Boston Post Road, at the northeast corner formed by the intersection of Birch Drive and Boston Post Road, and is shown on Assessor's Map #13 as Lot #1 & #2, in the SB-E and R-1/2 Zones.

Business Site Plan #33-F & #33-G/Special Permit, Brian McKay, 537-567 Boston Post Road.

Proposal to establish a personal service tenant in the former Kempo Karate space behind Compleat Angler at 537 Boston Post Road; and to establish a 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.

GENERAL MEETING (TIME PERMITTING)

Discussion, deliberation, and possible decisions regarding:

Coastal Site Plan Review #60-C, Land Filling & Regrading Application #318-A, Thomas & Elizabeth Ritchie, 8 Cross Road. Proposal to install a pool, patio, stormwater management, and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 4/26/2016.*

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. *PUBLIC HEARING CLOSED: 4/26/2016.*

Special Permit Application #290, Daniel Lew d/b/a UBreakIFix, 115 Old King's Highway North. Proposal to establish a personal service use in the space formerly occupied by State Farm Insurance. *PUBLIC HEARING CLOSED: 4/26/2016.*

Coastal Site Plan Review #309, Flood Damage Prevention Application #353, Robert & Carol Gray, 1 Brush Island Road. Proposal to construct a 4' x 60' open grate pier with a 3' x 8' cantilevered platform and an attached 21" wide x 7' high access ladder and perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED: 4/26/2016.*

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

ADJOURN.