

**PLANNING AND ZONING COMMISSION  
AGENDA**

**Room 206**

Tuesday, September 13, 2016

8:00 P.M.

Town Hall

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**EXECUTIVE SESSION**

**Executive Session with Town Counsel and Staff to discuss pending litigation.**

**GENERAL MEETING**

**Authorize Town Counsel to enter into Stipulated Judgment in the matter of FST-CV-15-6026873-S, David & Rhonda Sherwood v. Darien Planning & Zoning Commission.**

**PUBLIC HEARING**

**Continuation of Public Hearing regarding Flood Damage Prevention Application #189-C, Land Filling & Regrading Application #372-B, Michael Nikolas, 4 Silver Lakes Drive.** Proposal to construct a single-family residence, in-ground swimming pool, and associated filling and regrading and to perform related site development activities within a regulated area. The subject property is located on the east side of Silver Lakes Drive approximately 200 feet north of its intersection with Tokeneke Road, and is shown on Assessor's Map #37 as Lot #15 in the R-1/2 Zone.  
*TO BE IMMEDIATELY CONTINUED TO 9/27/2016.*

**Continuation of Public Hearing regarding Flood Damage Prevention Application #189-B, Land Filling & Regrading Application #372-A, Michael Nikolas, 2 Silver Lakes Drive.** Proposal to construction a single-family residence 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. *PUBLIC HEARING OPENED ON 8/9/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 9/13/2016, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Continuation of Public Hearing regarding Coastal Site Plan Review #312, Flood Damage Prevention Application #358, Land Filling & Regrading Application #389, Brush Island Road 17, LLC, 17 Brush Island Road.** Proposal to raze the existing cottage; construct a single-family residence with associated septic system, patio, pool, and stormwater management; and to perform related site development activities within regulated areas. The subject property is located on the north side of Brush Island Road, approximately 1,200 feet west of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #19, in the R-1 Zone.  
*PUBLIC HEARING OPENED ON 8/9/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 9/13/2016, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Continuation of Public Hearing regarding Coastal Site Plan Review #313, Flood Damage Prevention Application #359, Land Filling & Regrading Application #390, Brush Island Road 21, LLC, 21 Brush Island Road.** Proposal to raze the existing house and garage; construct a single-family residence with associated septic system, patio, pool, and stormwater management; and to perform related site development activities within regulated areas. The subject property is located

on the north side of Brush Island Road, approximately 1,200 feet west of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #18, in the R-1 Zone. *PUBLIC HEARING OPENED ON 8/9/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 9/13/2016, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**Continuation of Public Hearing regarding Coastal Site Plan Review #314, Land Filling & Regrading Application #392, Clover Properties, LLC, 67 Salem Straits.** Proposal to construct a replacement single-family residence with in-ground pool; regrade for a new retaining wall and garage backout area; and to perform related site development activities within a regulated area. The subject property is located on the north side of Salem Straits approximately 200 feet northeast of its intersection with Candlewood Lane, and is shown on Assessor's Map #62 as Lot #65 in the R-1 (Residential) Zone. *PUBLIC HEARING OPENED ON 7/26/2016 AND WAS IMMEDIATELY CONTINUED TO 9/13/2016.*

**Continuation of Public Hearing regarding Special Permit Application #42-I/Site Plan, Land Filling & Regrading Application #391, Parklands Office Park, LLC, 1 Parklands Drive.** Request to raze the existing 1 Parklands Drive office building and construct a new Assisted Living Facility/Memory Care Facility, and to perform related site development activities. The subject property is located on the south side of Parklands Drive, approximately 500 feet south of its intersection with Old King's Highway North, and is shown on Assessor's Map #35 as Lot #34, in the DOR-1 Zone. *PUBLIC HEARING OPENED ON 7/26/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 9/13/2016 UNLESS EXTENSION OF TIME IS AUTHORIZED BY APPLICANT.*

**Continuation of Public Hearing regarding Business Site Plan #110-G/Special Permit, H&L Chevrolet, 1416 Boston Post Road.** Proposal to construct a one-story addition to the existing building to enlarge the interior repair shop and to update certain site features; and to perform related site development activities. The subject property is located on the east side of Boston Post Road, approximately 300 feet north of its intersection with Hecker Avenue, and is shown on Assessor's Map #63 as Lot #15, #16, and #17 in the Service Business (SB) Zone. *PUBLIC HEARING OPENED ON 7/26/2016 AND WAS IMMEDIATELY CONTINUED TO 9/13/2016.*

**ADJOURN.**