

**PLANNING AND ZONING COMMISSION
AGENDA**

Room 206

Tuesday, September 27, 2016

8:00 P.M.

Town Hall

GENERAL MEETING

Discussion and deliberation ONLY regarding the following (no decisions to be made):

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.

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.

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.

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.

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.

Any Other Business (Requires two-thirds vote of 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.

PUBLIC HEARING WAS ORIGINALLY OPENED ON 8/9/2016. HEARING TO BE IMMEDIATELY CONTINUED TO 10/4/2016.

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. 9/13 PUBLIC HEARING WAS CONTINUED TO 9/27.*

Special Permit Application #266-A, Site Plan Application #279-A, Land Filling & Regrading Application #259-A, Maplewood at Darien, 581-599 Boston Post Road. Proposing to demolish the building at 581 Boston Post Road; combine the property with 599 Boston Post Road; and to construct an addition to the existing Assisted Living and Memory Care building--with units for both traditional assisted living and for memory care; to create underground parking, and to perform related site development activities. The subject properties are on the north side of Boston Post Road, approximately 285 feet east of the intersection of Brookside Road, and are shown on Assessor's Map #14 as Lots #33 (599 Boston Post Road) and #34 (581 Boston Post Road) and are located in the DB-2 and R-1/2 Zones.

Subdivision Application #616, Land Filling & Regrading Application #386, Suzanne Okie, 0 & 10 Raider's Lane. Request for subdivision approval; and associated regrading for the proposed single-family residences and accessory uses; and to perform related site development activities. The subject properties are located on the east side of Raider's Lane, approximately 300 feet south of its intersection with Tory Hole Road, and are shown on Assessor's Map #70 as Lots #17, #18, and #19, in the R-1 Zone.

ADJOURN.