

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, October 25, 2016

8:00 P.M.

**Room 206
Town Hall**

GENERAL MEETING

Discussion and deliberations ONLY regarding the following:

Special Permit Application #291, Brad & Ashley Katsuyama, 6 Windsor Road. Proposing to install a sport court with associated stormwater management and to perform related site development activities. *PUBLIC HEARING CLOSED: 10/18/2016.*

Flood Damage Prevention Application #362, Land Filling & Regrading Application #395, Wesley & Kristine Depp, 11 Holly Lane. Proposing to raze the existing dwelling and to construct a new replacement single-family residence and to perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 10/18/2016.*

Discussion, deliberation, and possible decisions regarding the following:

Special Permit Application #292, Town of Darien, 701 Boston Post Road. Proposing to convert the former Community Fund building to a medic station with office space and living quarters. *PUBLIC HEARING CLOSED: 10/18/2016*

Business Site Plan Application #86-E/Special Permit, Robert Bantle, 365-367 Boston Post Road. Proposing to combine 365 and 367 Boston Post Road into one lot; and to construct an accessory single-story 40' x 60' storage building and driveway with associated stormwater management on the rear portion of the property; and to perform related site development activities. *PUBLIC HEARING WAS CLOSED ON 10/4/2016.*

Flood Damage Prevention Application #360. "Tony" Li, 55 Brookside Drive. Proposing to fill and regrade adjacent to the existing residence and perform related site activities within a regulated area. *PUBLIC HEARING CLOSED: 10/18/2016*

Mandatory Referral #5-2016, Darien Public Works Dept., Settler's Trail/Clock's Lane sewer extension.

Proposed extension of sanitary sewer system.

Mandatory Referral #4-2016, Darien Public Works Dept., 126 Ledge Road.

Proposed substantial improvement to Town garage property.

PUBLIC HEARING

Special Permit Application #89-H/Site Plan, Flood Damage Prevention Application #363, Land Filling & Regrading Application #396, Town of Darien Public Works Garage, 126 Ledge Road. Proposing to construct additions and alterations to the existing Public Works Garage; install a new above ground fuel tank; and to perform related site development activities within a regulated area. The subject property is located on the north side of Ledge Road approximately

1,400 feet west of its intersection with Boston Post Road, and is shown on Assessor's Map #39 as Lots #20 and #21 in the SB and R-1/3 Zones.

Continuation of Public Hearing regarding Land Filling & Regrading Application #338-A, Todd Marcy, 5 Top O'Hill Road. Proposing to fill and regrade and construct an associated retaining wall, and to perform related site development activities. The subject property is located on the west side of Top O' Hill Road approximately 300 feet north of its intersection with Christie Hill Road, and is shown on Assessor's Map #29 as Lot #84 in the R-1 Zone. *PUBLIC HEARING WAS OPENED ON 9/22/2016, WAS IMMEDIATELY CONTINUED TO 10/4/2016, AND THEN TO 10/25/2016. HEARING TO BE IMMEDIATELY CONTINUED TO NOVEMBER 1, 2016.*

Continuation of Public Hearing regarding Land Filling & Regrading Application #393, Almond & Carol Nickerson, 20 Robin Hood Lane. Proposing to fill and regrade in association with the construction of a replacement single-family residence and associated in-ground pool, and to perform related site development activities. The subject property is located on the northwest side of Robin Hood Lane approximately 525 feet north of its intersection with Sedgwick Avenue, and is shown on Assessor's Map #17 as Lot #75 in the R-1/3 Zone. *HEARING OPENED 10/18/2016.*

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.

Business Site Plan #258-A, BlueMercury, 1015 Boston Post Road. Request to offer services ancillary to the existing retail business. The subject property is on the northwest corner formed by the intersection of Boston Post Road and Day Street, and is shown on Assessor's Map #73 as Lot #15 & #16 in the CBD Zone.

Coastal Site Plan Review #166-A, Flood Damage Prevention Application #128-B, Carter Sullivan, 118 Five Mile River Road. Proposing to construct additions and alterations to the existing single-family residence and to perform related site development activities within regulated areas. The subject property is located on the west side of Five Mile River Road, approximately 275 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #21 and is located in the R-1 and R-1/2 Zones.

Special Permit Application #293, Karen Hand, 679 Boston Post Road. Proposing to establish an acupuncture office (a personal service use) in the first floor of the existing building. The subject property is located on the west side of Boston Post Road, approximately 425 feet southwest of its intersection with Brookside Road, and is shown on Assessor's Map #16 as Lot #63 and is located in the DB-1 Zone.

ADJOURN.