

MEMORANDUM

TO: Town Clerk  
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: March 16, 2017

SUBJECT: Special Meeting

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TOWN CLERK'S OFFICE  
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The Planning and Zoning Commission will hold a special meeting on Tuesday, March 21, 2017 at 8:00 P.M. in room 206 of Town Hall. A copy of the agenda is below.

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, March 21, 2017

8:00 P.M.

**Room 206**  
Town Hall

**GENERAL MEETING**

*Discussion, deliberation and possible decisions on the following:*

**Business Site Plan Application #294/Special Permit, Land Filling & Regrading Application #400, 1958 Post Road, LLC, 1958 Boston Post Road.** Proposing to raze the existing structure; construct a two-story mixed use building with associated parking; connect the proposed parking lot to 1950 Boston Post Road; install stormwater management; and to perform related site development activities. *PUBLIC HEARING CLOSED ON 2/7/2017. DECISION DEADLINE: 4/13/2017.*

AND

**Amendment of Business Site Plan Application #289-B/Special Permit, Land Filling & Regrading Application #351-B, 1950 Post Road, LLC, 1950 Boston Post Road.** Proposing to amend the previously approved application by: reconfiguring the approved parking lot by combining it with 1958 Boston Post Road; revising the driveway curb cut; locating a transformer and generator; and revising the property boundary with 1958 Boston Post Road. *PUBLIC HEARING CLOSED ON 2/7/2017. DECISION DEADLINE: 4/13/2017.*

**Land Filling & Regrading Application #358-A, Elk Homes Partners II, LP, 15 Gardiner Street.** Proposing to construct new retaining walls and expand and reconfigure the driveway and to perform related site development activities.

**Coastal Site Plan Review #60-D, Land Filling & Regrading Application #318-B, Christopher Amen, 6A Cross Road.** Proposing to construct a new pool, pool house, and patio, associated walkways and to perform related site development activities in a regulated area, including grading and filling, relocation of septic system piping, and installation of a stormwater management system.

**Land Filling & Regrading Application #399, Daniel Pezley, 1 Top O'Hill Road.** Proposing to fill and regrade in the back yard of the property, to construct associated retaining walls, and to perform related site development activities.

**Business Site Plan #205-D/Special Permit, 205 Post Road, LLC, 205 Boston Post Road.**  
Request to add one new lamppost.

## **PUBLIC HEARING**

**Land Filling & Regrading Application #156-A, Kenneth M. Gammill, Jr., 107 Long Neck Point Road.** Proposal to construct a four (4) foot high by one-hundred (100) foot long brick retaining wall with a set of masonry steps, cheek walls, and ornamental metal gate, and to perform related site development activities. The subject property is located on the east side of Long Neck Point Road approximately 900 feet north of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #59 as Lots #3 and #4 in the R-1 Zone.

**Business Site Plan Application #65-D / Special Permit, Inner Light, LLC, 1101 Boston Post Road.** Proposal to offer infrared sauna services with an associated new retail boutique, in the space formerly occupied by Wishlist. The subject property is located on the north/west side of Boston Post Road approximately 300 feet east of its intersection with Leroy Avenue, and is shown on Assessor's Map #73 as Lot #5 in the CBD Zone.

**Land Filling & Regrading Application #403, Joshua Smith, 249 Old King's Highway South.** Proposing regrading in association with construction of a new single family residence to replace an existing single family dwelling and detached garage, and to perform related site development activities, including construction of retaining walls and installation of a stormwater management system. The subject property is located on the south side of Old Kings Highway South at the southwest corner formed by its intersection with Glenn Gorham Lane, and is shown on Assessor's Map #49 as Lot #46 in the R-1/2 Zone.

**Business Site Plan Application #64-B/Special Permit, Ring's End, Inc., 159 West Avenue.** Proposing to modify the driveway access to the building and to connect to the adjacent Ring's End Lumber property, and to perform related site development activities. The subject property is on the south side of West Avenue, approximately 200 feet west of its intersection with Old Parish Road, and is shown on Assessor's Map #40 as Lots #1 & #2 and is located in the SB Zone.

## **GENERAL MEETING (time permitting)**

*Discussion and deliberation ONLY on the following applications:*

**Proposed Amendments to the Darien Zoning Regulations (COZR #1-2017), Business Site Plan Application #295, Special Permit Application #294, Land Filling and Regrading Application #401, Noroton Heights Shopping Center, Inc., 346, 310 and 264 Heights Road.** Proposal to amend the Darien Zoning Regulations (Section 685) relating to minimum lot width and depth to allow buildings to be located in portions of lots that are at least 135 feet in width and depth. The applicant proposes to demolish the existing buildings on the 346 Heights Road property and construct two new mixed-use buildings on that property; reconfigure the parking and internal traffic circulation; create new internal public plaza spaces; and perform related site development activities.

**Coastal Site Plan Review #55-A, Flood Damage Prevention Application #365, Land Filling & Regrading Application #405, Maria Mende, 256 Long Neck Point Road.** Proposing to raze an existing single-family dwelling; build an approximately 5,000 square foot house in the same location; and to perform related site development activities within regulated areas.

**Approval of Minutes**

February 21, 2017

February 28, 2017

**Discussion of e-mail use, and upcoming CBA training session on March 25.**

**Calendar Update**

**Since this is a Special Meeting, "Other Business" cannot be added to the agenda.**

**ADJOURN.**