

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 13, 2018

8:00 P.M.

*Room 206
Town Hall*

GENERAL MEETING

Roles and responsibilities of the Planning & Zoning Commission.

PUBLIC HEARING

Continuation of public hearing regarding Subdivision Application #621, Estate of Anne C. Cary, 26 Old Farm Road. Proposing to divide the subject property into four (4) separate building lots. Front and rear lots will be created on both Old Farm Road and Homewood Lane along with deeded open space and a conservation easement area. The subject property is situated on the southwest side of Old Farm Road approximately 150 feet west of its intersection with Tokeneke Trail, and is shown on Assessor's Map #65 as Lot #40 in the R-1 Zone.

Continuation of Public Hearing regarding Flood Damage Prevention Application #374-A, Land Filling & Regrading Application #429, Christopher Peck, 27 Waverly Road. Proposal to construct additions and make alterations to an existing single-family residence, including construction of a new attached garage and second floor living space, a new patio, and new driveway off of Shipway Road; and to perform related site development activities within a regulated area. *HEARING OPENED ON 2/27/2018.*

Proposed Amendment of the Darien Zoning Regulations COZR #1-2018 put forth by 1540-1574 Boston Post Road Realty, LLC, 1540 Boston Post Road. Proposal to amend Section 714 of the Regulations to permit educational uses in the OB Zone by Special Permit to match the uses already permitted in other office zones in Darien. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection. The subject property in connection with this proposed amendment is located on the east side of the Boston Post Road approximately 300 feet north of its intersection with Quaker Lane, and is shown on Assessor's Map #41 as Lot #141 in the OB Zone.

Special Permit Application #300 / Site Plan, 1540-1574 Boston Post Road Realty, LLC, Fitch Academy, 1540 Boston Post Road. Proposal to establish the Fitch Academy in a portion of the second floor space of 1540 Boston Post Road and to expand the existing first floor lobby. The subject property is located on the east side of the Boston Post Road approximately 300 feet north of its intersection with Quaker Lane, and is shown on Assessor's Map #41 as Lot #141 in the OB Zone.

GENERAL MEETING (Time Permitting)

Mandatory Referral #3-2018, Board of Selectmen, 126 Ledge Road.
Request for lease extension.

Amendment of Special Permit #277-B, Le Boudoir, 13 Grove Street, CBD Zone.
Request to amend services provided.

Discussion, deliberation and possible decision on the following matters, which public hearings were closed on February 27, 2018:

Special Permit Application #238-D, Bonny Reflexology, 879 Boston Post Road. Proposal to establish a foot reflexology and therapy massage personal service establishment in the first floor space formerly occupied by Subway restaurant.

Special Permit Application #299 / Site Plan, Pure Barre, 1958 Boston Post Road. Proposal to establish a personal service (fitness studio) use in a portion of the first floor space of 1958 Boston Post Road.

Business Site Plan Application #161-A / Special Permit, Peter Grant, 433 Boston Post Road. Proposal to establish an Enterprise Rent-A-Car rental car service in the first floor space of 433 Boston Post Road.

Amendment to Special Permit Application #277-C / Site Plan, Darien Butcher Shoppe, 13 Grove Street. Proposal to allow the on-site cooking of foods in association with an existing retail butcher shop and convenience food service use in a portion of the first floor of the existing 13 Grove Street building.

Business Site Plan Application #24-Z / Special Permit, Dance on the DL, 25 Old King's Highway North, Goodwives Shopping Center. Proposal to establish a personal service (dance studio) use in a portion of the space formerly occupied by Dynamic Fitness within the Goodwives Shopping Center.

Request for extension of time:

Flood Damage Prevention Application #366/Special Permit, Darien Historical Society, 45 Old King's Highway North. Request for extension of time.

Update on 1950-1958 Boston Post Road project.

Approval of Minutes

February 27, 2018

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.