

**REGULAR MEETING**  
**AGENDA**

Wednesday, February 16, 2011    7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**OPENING**

Requests to the ZBA involve important legal property rights. Any information considered must be clearly provided and all hearing comments are recorded. Therefore speak only into the microphones near the podium. And in order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations within the meeting room and hallway near the door.

**The ZBA will make every reasonable effort to complete this agenda in a timely manner.** However complications may arise and it may be difficult to properly consider all of the requests. You can be helpful by making your presentation efficiently. Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting. And some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. You may also make inquiries to ZBA office staff at 203-656-7351.

**OTHER BUSINESS**

**This portion of the meeting is not a Public Hearing.** Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any

**expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.**

1. Discussion, deliberation, and possible decision of Calendar No. 2-2011, Oliver & Patricia Nisenson, 155 Old Kings Highway South, previously heard by the ZBA on January 19, 2011. After closing the hearing the ZBA subsequently deliberated and then determined to table this matter for further consideration at the February 16<sup>th</sup> meeting. Decision deadline is March 25, 2011 (within 65 days after completion of the hearing on January 19<sup>th</sup>). The next scheduled regular ZBA meeting is March 16, 2011. Seated ZBA members for this request are Vic Capellupo, Gary Greene, Chuck Deluca, Ruth Anne Ramsey, and John Ashburne. Al Tibbetts and Jeff Williams have also reviewed the Public Hearing recording and all of the submitted materials in order to be completely familiar with this application and be able to participate in this deliberation as necessary.

**PUBLIC HEARING**

**CALENDAR NO. 3-2011**

The application of William Shed Glassmeyer & Jane Glassmeyer filed on January 19, 2011 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story addition; Section 406: 13.7 in lieu of 25.0 feet minimum required side yard setback. The property is situated on the west side of Woods End Road approximately 490 feet south of the intersection of Sylvan Road and Woods End Road and is shown on Assessor's Map #11 as Lots #21 and 22, being 8 Woods End Road and located in an R-1 (residential) Zone.

**OTHER BUSINESS**

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1. Discussion, deliberation and possible decision for the Public Hearing request item listed above. 4 affirmative votes out of the 5 seated ZBA members are required to approve a proposal.

## PUBLIC HEARING

### CALENDAR NO. 1-2011

The application of Alan H. Kaufman on behalf of Scott/Rosemarie Reardon regarding property of James/Janeen Eckert filed on November 17, 2010; for an appeal under Section 1122, of the Darien Zoning Regulations, of the order, requirement, decision, and/or determination of the Zoning Enforcement Officer and Building Department to exempt the construction of house additions from Article VIII of the provisions of the Darien Zoning Regulations and to issue a Zoning Permit for the construction of house additions; the refusal of the Zoning Enforcement Officer, the Planning & Zoning Department and the Building Department to conduct a Coastal Site Plan Review; to require that a Coastal Site Plan application be made regarding the construction of additions and related site work at the Eckert property; and that pursuant to the provisions of Section 1101-1102 of the Darien Zoning Regulations, to declare that any permits issued for such construction are null and void. The subject property is an interior lot situated on the east side of Long Neck Point Road approximately 450 feet south of the south intersection of Pear Tree point Road and Long Neck Point Road and is shown on Assessor's Map #61 as Lot #3, being 165 Long Neck Point Road and located in an R-1 (residential) Zone.

## OTHER BUSINESS

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2. Discussion, deliberation and possible decision for the Public Hearing request item listed above. 4 affirmative votes out of the 5 seated ZBA members are required to approve a proposal.
3. Requested amendment to the approved plans of Calendar No. 25-2010, David & Kelly Wheeler, 8 Davis Lane.
4. Update on signage status from Calendar No. 28-2010, The Darien Sport Shop, 1127 Boston Post Road.
5. Update on landscape buffer status at H&L Chevrolet, 1416 Boston Post Road.

6. Approval of Minutes of meeting on January 19, 2011. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, and John Ashburne.
7. General discussion of Application Materials, hearing guidelines, hardship criteria, decision practices/guidelines, project fit relative to neighbor properties, supervision/inspection of construction projects, and/or requested changes.
8. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).