

SPECIAL MEETING
AGENDA

Thursday March 11, 2010 7:45 P.M.
Meeting Room 119B
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

CONTINUATION OF PUBLIC HEARING

Opened on February 24, 2010 and continued to tonight, March 11, 2010. The previously seated ZBA members for this request are Vic Capellupo, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, and John Ashburne. This hearing must be completed by March 31, 2010 (within 35 days after its February 24th opening). The next scheduled regular ZBA meeting is March 17, 2010. If the ZBA determines to continue this hearing further, a special meeting must be scheduled by March 31st when all of the seated members can attend. Or the applicant may provide up to a 65 day extension allowing the ZBA to continue this hearing to a later date (up to 100 total days).

CALENDAR NO. 12-2010

The application of Gleason & Associates LLC on behalf of Ledge Road Enterprises LLP, Darien Hospitality LLC, and Whole Foods Market filed on January 27, 2010 for variances of Sections 926.1, 923.1, and if necessary 928.2 and 923.2 of the Darien Zoning Regulations, to allow the installation of wall signs and a weathervane; Section 926.1: internally illuminated wall signs where none are permitted; Section 923.1: signs extending above the building eave lines; signs installed 26.1 feet and 16.0 feet in lieu of 15.0 feet maximum above the ground level; 23" letters and a 35.5" logo and 21" letters and a 33" logo in lieu of 10" maximum allowable letters and figure height; 124.5 in lieu of 82 square feet maximum allowable wall sign area; 53 in lieu of 44 square feet maximum allowable wall sign area; 3 in lieu of 2 maximum allowable wall signs; Section 928.2: wall signs facing and visible from the Connecticut Turnpike where none

are permitted; and Sections 926.1, 923.1, and 923.2: weathervane (possible sign) installation on the rotunda cupola. The property is situated at the northwest corner formed by the intersection of Ledge Road and Boston Post Road and is shown on Assessor's Map #39 as Lots #23 and 24, being 150-152 Ledge Road and located in an SB (commercial) Zone.

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 decisions for Public Hearing request items listed below and previously heard on February 24, 2010. Decision deadline is April 30, 2010 (within 65 days after completion of the hearings on February 24th). 4 affirmative votes out of the 5 seated ZBA members are required to approve a proposal. Seated ZBA members for these requests are Vic Capellupo, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, and John Ashburne.
 - a. 1-2010, Foster Kaali-Nagy, 70 Five Mile River Road.
 - b. 3-2010, Faesy-Smith Architects on behalf of Tom and Shepard Halsch, 2 Juniper Road.
 - c. 7-2010, Chad Nehring AIA on behalf of John & Allegra Erickson, 17 Plymouth Road.
 - d. 8-2010, Philip DeTerlizzi and D&D Homes on behalf of Stan & Wendy Forkner, 1 Chester Road.
 - e. 10-2010, Eileen Crispell on behalf of Samuel & Anthia Nickerson, 19 Lakeside Avenue.
 - f. 11-2010, Mark S. Lebow, PLS and William W. Seymour & Assoc., PC on behalf of Nancy & Donald Hill and David & Kelly Wheeler, 8 Davis Lane.
2. Discussion, deliberation, and possible decision of Calendar No. 12-2010, Gleason & Associates LLC on behalf of Ledge Road Enterprises LLP, Darien Hospitality LLC, and Whole Foods Market, 150-152 Ledge Road, previously heard by the ZBA on February 24, 2010 and continued tonight, March 11, 2010. 4 affirmative votes out of the 5 seated ZBA members are required to approve a proposal.

3. Requested amendments to the approved plans and Stipulation A of Calendar No. 13-1996, Harper’s Restaurant-Bar on behalf of Dinos Ristorante Pizzeria Inc, 319 Boston Post Road (former site of Centro).

4. 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.