

**REGULAR MEETING**  
**AGENDA**

Wednesday, December 13, 2006 7:45 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

**PUBLIC HEARINGS**

**CALENDAR NO. 81-2006**

The application of Glen Gate Company on behalf of Christopher & Debra Seiter filed on October 18, 2006 for a variance of Section 406 of the Darien Zoning Regulations, to allow a previously installed generator to remain; Section 406: 30.1 in lieu of 35.0 feet minimum required side yard setback. The property is situated on the west side of Mansfield Avenue accessed from a common driveway located approximately 200 feet south of the intersection of Mansfield Avenue and Tower Drive and is shown on Assessor's Map #2 as Lot #34-3, being 459 Mansfield Avenue and located in an R-2 (residential) Zone.

**CALENDAR NO. 85-2006**

The application of Melinda & Jean Panier filed on November 15, 2006 for a variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a replacement swimming pool; Section 406: 67.5 in lieu of 75.0 feet minimum required front yard setback as measured from the centerline of Hollow Tree Ridge Road. The property is situated on the north side of Nature's Way at the northeast corner formed by the intersection of Nature's Way and Hollow Tree Ridge Road and is shown on Assessor's Map #7 as Lot #58, being 6 Nature's Way and located in an R-2 (residential) Zone.

### CALENDAR NO. 86-2006

The application of Mark S. Lebow c/o William W. Seymour on behalf of Kevin D. Miller and Donna M. Miller filed on November 15, 2006 for variances of Sections 226 and 406 of the Darien Zoning Regulations, to allow the construction of a two and one-half story addition with a parking space; Section 226: 18.0 in lieu of 24.0 feet minimum required on site backup for the parking space; and Section 406: 10.6 in lieu of 17.5 feet minimum required side yard setback relative to the east property line. The property is situated on the south side of West Elm Street approximately 400 feet west of the intersection of Noroton Avenue and West Elm Street and is shown on Assessor's Map #21 as Lot #171, being 16 West Elm Street and located in an R-1/3 (residential) Zone.

### CALENDAR NO. 87-2006

The application of Michael & Christine Imbrogno filed on November 15, 2006 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of second story and one story additions with HVAC equipment; Section 406: 15.2 in lieu of 25.0 feet minimum required north rear yard setback; and 40.9 in lieu of 90.0 feet minimum required east front yard setback. The property is situated on the west side of Gardiner Street approximately 170 feet south of the intersection of Stanton Road and Gardiner Street and is shown on Assessor's Map #46 as Lot #43, being 25R Gardiner Street and located in an R-1/2 (residential) 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 legal 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 above.
2. Requested six month extension, received November 21, 2006, to obtain all required permits and begin on-site construction for ZBA Calendar No. 33-2006, John J. Ryan on behalf of Frank & Donna Gauthier, 12/14 Park Lane.

- The Public Hearing of this matter was May 17, 2006. Initial ZBA approval would have expired on December 1, 2006.
3. Requested amendment to the approved plans of Calendar No. 51-2006, Steven J. Saggese and Amy E. Saggese, 18 Colony Road.
  4. Requested six month extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 51-2006, Steven J. Saggese and Amy E. Saggese, 18 Colony Road. Road. The Public Hearing of this matter was June 21, 2006. Initial ZBA approval expires on January 6, 2007.
  5. General discussion of Meeting Procedures.
  6. Approval of Minutes of decisions from September 20, 2006 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Chuck Deluca).
  7. Approval of Minutes of decisions from September 27, 2006 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Al Tibbetts, Gary Greene, and Chuck Deluca).
  8. Approval of Minutes of decisions from October 18, 2006 (seated ZBA members for these decisions were Dick Sanford, Vic Capellupo, Gary Greene, Chuck Deluca, and Everett Drugge).
  9. Requested amendment to the approved plans of Calendar No. 33-2006, Francis & Donna Gauthier, 12/14 Park Lane.
  10. General discussion of Application Materials.
  11. Any other business added to the agenda (a 2/3, i.e. 67%, favorable vote of members present and voting, or 4 of 5, is required).