

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: October 22, 2020

SUBJECT: Meeting of Planning & Zoning Commission October 27, 2020

The Planning and Zoning Commission will hold a meeting on Tuesday, October 27, 2020 at **8:00 P.M.** in room 213 of Town Hall, and allowing remote access via GoToMeeting.

Planning & Zoning Commission
Tue, Oct 27, 2020 8:00 PM - 11:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/220229781>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 220-229-781

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Please note: While public comment will be available for the Public Hearing portion of the meeting, no public comments will be taken during the General Meeting portion(s) of the meeting.

It is expected that a vimeo for this meeting will be available through Channel 79 shortly after the meeting.

This meeting will be broadcast live on TV79. Members of the public may submit written comments for the record by email to Fred Doneit (fdoneit@darienct.gov) no later than 3pm Tuesday, October 27, 2020.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 27, 2020

8:00 P.M.

Room 213, Town Hall
and via GoToMeeting

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations (COZR #4-2020), Business Site Plan Application #128-B, Special Permit Application #314, 7-Eleven, Inc., 306 Boston Post Road.

Proposal to amend Sections 210, 755, 904, and 1056 of the Darien Zoning Regulations relative to Motor Vehicle Service Stations, including gas stations. The intent of the proposed Regulation amendments are to distinguish gas stations from repair shops and to modernize standards to reflect customary, accessory convenience store and food related offerings. The full text of the proposed amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at www.darienct.gov/pzcpendingapplications.

Proposal to raze the existing Duchess Restaurant on the site and to redevelop the site as a 7-Eleven gas station with associated convenience retail and an accessory quick-service restaurant in a new 4,050+-square foot building; and to perform related site development activities. Twelve self-service fueling positions, with an overhead canopy, would occupy the site. The 1.04+- acre subject property is located on the south/east side of Boston Post Road, approximately 125 feet north/east of its intersection with Birch Road, and is shown on Assessor's Map #32 as Lot #9 in the Service Business (SB) Zone.

PUBLIC HEARING OPENED ON SEPTEMBER 22, 2020

GENERAL MEETING (time permitting)

Deliberations and possible decisions on the following:

Special Permit Application #316, Darien After School, LLC, 10 Nearwater Ln., 18 Hoyt St., 395 & 133 Mansfield Ave. & 7 Old Farm Road. Proposal to operate enrichment and childcare programs at each of the Town's five public elementary schools, for and by contract with the Darien Board of Education. A.M and P.M. programs are to be run for elementary school children, on days school is in session, at Hindley School, Holmes School, Ox Ridge School, Royle School and Tokeneke School.

Site Plan Application #186-E, Darien Fire Department, 848 Boston Post Road. Proposal to install a shed within the parking lot behind the Darien Fire Department.

Special Permit Application #172-E / Site Plan, Gnosis Real Estate, Inc., 171 Boston Post Road. Proposal to amend existing Site Plan and Special Permit to convert a portion of the basement to a food preparation area; convert a portion of the attic to an office; and to approve restaurant liquor sales.

Deliberations ONLY on the following.

Coastal Site Plan Review #129-B, Flood Damage Prevention Application #127-B, Geoffrey Beringer, 36 Beach Drive. Proposal to install a spa, trellis, fire pit and an at-grade terrace, and to perform related site development activities within regulated areas.

Coastal Site Plan Review #350, Flood Damage Prevention Application #402, Harlan Stone, 108 Five Mile River Road. Proposal to construct an in-ground pool, including associated patio areas at the rear

of the residence (eastern portion of site), and to perform related site development activities within regulated areas.

Land Filling & Regrading Application #488, Terence Filewych & Lidiya Nychyk, 97 Fitch Avenue.

Proposal to regrade the west portion of the property to accommodate a new patio area, and to perform related site development activities, including construction of a retaining wall and installation of stormwater management.

Subcommittee Report

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

NOTE: Next two upcoming Meetings—November 10; November 24

ADJOURN.