

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: January 27, 2022

SUBJECT: Planning & Zoning Commission Regular Meeting—February 1, 2022

The Planning and Zoning Commission will hold a regular meeting on February 1, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Feb 1, 2022 7:30 PM (EST)

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

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PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 1, 2022

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Proposed Amendments to the Darien Zoning Map (COZM #3-2021), Business Site Plan application #244-A, Special Permit Application #262-A, Guidepost A, LLC, 76 Tokeneke Road.

Proposal to rezone the 76 Tokeneke Road property from Designed Commercial (DC) to Designed Office (DO). Proposal to establish a Montessori based school to be licensed as a Child Care Center in the space formerly occupied by Triorient; reconfigure the parking and internal traffic circulation; create new fenced playground areas; and to perform related site development activities. The 0.44+/- acre subject property is located on the north side of Tokeneke Road approximately 675 feet east of its intersection with Old King's Highway South, and is shown on Assessor's Map #38 as Lot #2 in the Designed Commercial (DC) Zone.

GENERAL MEETING

Amendment of Special Permit #85-F, Site Plan #297, St. Thomas More Roman Catholic Church, 374 Middlesex Road.

Proposal for columbarium to be located adjacent to the south wall of the education building.

Site Plan #225-B, Special Permit #312, 1897 Boston Post Road, NB Zone.

Request for first floor commercial sales and service use tenant—Darien Kitchen and Bath, LLC.

Deliberations and possible decisions on the following items:

Special Permit Application #276-C, One Ten Post Road Partners, LLC, 110 Boston Post Road. Proposal to establish a new 1,600+/- home contractor/supplier showroom in the space previously occupied by Darien Dental Associates.

Land Filling & Regrading Application #523, Peter Doyle, 289 West Avenue. Proposal to widen the existing driveway with an associated retaining wall and to perform related site development activities, including cutting of the existing grade on the northwest portion of the property to accommodate the widening.

Deliberations ONLY on the following items:

Site Plan Application #309, Special Permit Application #42-I, Land Filling & Regrading Application #516, Parklands Darien, LLC, 1 Parklands Drive & 3 Parklands Drive. Proposal to raze the existing office building at 3 Parklands Drive, convert and redevelop the property as multi-family residential, consistent with the Designed Office Multi-Family Residential Overlay Zone (DOMR) Regulations; and perform related site development activities, including regrading of the property, installation of landscaping, lighting, and stormwater management. The applicant proposes to construct a three-story, multi-family apartment building with a total of 60 apartments (studio, 1- and 2-bedroom apartments), including 7 deed restricted affordable units. A total of 139 parking spaces will be created - 86 of which are proposed for the exclusive use by residents of 3

Parklands Drive and 53 of which are proposed to be shared with the adjacent assisted living facility at 1 Parklands Drive (Assessor's Map #35, Lot #34, Unit #1). Improvements to 1 Parklands Drive are limited to sidewalk extensions, underground utilities and parking related improvements. 3 Parklands Drive is 3.915+/- acres, and is located at the southern end of Parklands Drive, approximately 1,100 feet south of its intersection with Old King's Highway North and is shown on Assessor's Map #35 as Lot #34, Unit #2 currently in the Designed Office Zone (DO) (companion Zoning Map Change proposed to rezone 3 Parklands Drive to the Designed Office Multi-Family Residential Overlay Zone (DOMR) was approved on January 25, 2022).

DECISION DEADLINE IS 2/16/2022 PER EXTENSION GRANTED BY APPLICANT

Proposed Amendments to the Darien Zoning Regulations (COZR #8-2021), Amendments to Business Site Plan Application #295, Special Permit Application #294, Land Filling and Regrading Application #401, Noroton Heights Shopping Center, Inc., 346 Heights Road.

Proposal to amend Sections 743 and 746 of the Darien Zoning Regulations to permit Child Care Centers by Special Permit and to allow 3-bedroom residential units up to 2,000 square feet in floor area in the Noroton Heights Business (NH) Zone. Amend the applicant's previous proposal to demolish the existing buildings on the site and construct two new mixed-use buildings, including the construction of an above ground parking structure; reconfigure the parking and internal traffic circulation; create new/modified internal public plaza spaces; and perform related site development activities. The 4.017+/- acre subject property is located at the northeast corner formed by the intersection of Heights Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, and #24 in the Noroton Heights Business (NH) Zone. The proposed zoning regulation amendments are on file and available for review in the Town Clerk's Office, the Planning & Zoning Office, and online at: darienct.viewpointcloud.com. *PUBLIC HEARING CLOSED: 1/4/2022. DECISION DEADLINE: 3/9/2022.*

Special Permit Application #170-C, Noroton Heights Shopping Center, Inc., Goddard School, 346 Heights Road.

Proposal to establish a new 11,276+/- square foot Child Care Center within the new Noroton Heights Shopping Center project to be constructed at 346 Heights Road. The 4.017+/- acre subject property is located at the northeast corner formed by the intersection of Heights Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, and #24 in the Noroton Heights Business (NH) Zone. *PUBLIC HEARING CLOSED: 1/4/2022. DECISION DEADLINE: 3/9/2022.*

Chairman's Report

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

Next upcoming Meetings—February 8, 2022 and February 15, 2022

ADJOURN.