

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: March 3, 2022

SUBJECT: Planning & Zoning Commission Meeting—March 8, 2022

The Planning and Zoning Commission will hold a meeting on March 8, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Tue, Mar 8, 2022 7:30 PM (EST)

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

<https://meet.goto.com/625777565>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (224) 501-3412  
- One-touch: <tel:+12245013412,,625777565#>

Access Code: 625-777-565

## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 8, 2022

7:30 P.M.

via GoToMeeting

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### PUBLIC HEARING

**Continuation of Public Hearing regarding 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 Trorient; 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.

*PUBLIC HEARING OPENED: 2/1/2022.*

**Continuation of Public Hearing regarding Subdivision Application #617-B, Land Filling & Regrading Application #439-A, 175 Brookside, LLC, 175 Brookside Road.** Proposal to raze the existing single-family dwelling and other accessory structures on the subject 4.53+/- acre lot and to subdivide the property into two (2) building lots, respectively 2.0+/- acres and 2.53+/- acres in size. Proposal to regrade the property to accommodate the construction to two (2) conceptual single family dwellings, associated pools and hardscape areas. The subject property is situated on the west side of Brookside Road, at the northwesterly corner formed by its intersection with Stonewall Lane, and is shown on Assessor's Map #5 as Lot #13 in the R-2 Zone. *PUBLIC HEARING OPENED: 2/8/2022.*

**Continuation of Public Hearing regarding Coastal Site Plan Review #367, Flood Damage Prevention Application #420, Land Filling & Regrading Application #526, Justin Patterson, 11 Searles Road.** Proposal to construct a 4,413+/- square foot addition to the north side of the existing single-family residence, construction of realigned driveways and a pool and patio areas, and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management and a new septic system. The 1.89+/- acre subject property is located on the south side of Searles Road, at its northern intersection with Indian Trail, and is shown on Assessor's Map #66 as Lot #69 and is located in the R-1 Zone.

*PUBLIC HEARING OPENED: 2/15/2022.*

### GENERAL MEETING

**Amendment of Special Permit #59-G/Site Plan #03, Abilis, 26 East Lane.**

Request to modify previous approval relative to Conditions I and K related to staff living in the dwellings as well as P&Z Department certification.

**Outdoor dining and activities.**

Request to re-establish outdoor dining and activities in 2022 for various locations, including, but not limited to Bodega and The Goose.

**Amendment of Coastal Site Plan Review #352, Land Filling & Regrading Application #490, Cling, 237 Long Neck Point Road, R-1 Zone.** Proposed amendments to previously approved plans, including, but not limited to: rotating chimney; new street cut; stone piers, and changing the grade by the pool.

**Flood Damage Prevention Application #424, Steven & Jodi Sorrells, 17 Rainbow Circle.** Proposal to construct a 67+/- square foot addition to the north side of the existing single-family residence within the flood zone. The 0.57+/- subject property is located at the terminus of Rainbow Circle, approximately 350 feet north of its intersection with Tokeneke Road, and is shown on Assessor's Map #37 as Lot #18D in the R-1/2 Zone.

*Deliberations ONLY on the following items IF the public hearing is closed on March 8, 2022.*

**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.

**Subdivision Application #617-B, Land Filling & Regrading Application #439-A, 175 Brookside, LLC, 175 Brookside Road.** Proposal to raze the existing single-family dwelling and other accessory structures on the subject 4.53+/- acre lot and to subdivide the property into two (2) building lots, respectively 2.0+/- acres and 2.53+/- acres in size. Proposal to regrade the property to accommodate the construction to two (2) conceptual single family dwellings, associated pools and hardscape areas.

**Coastal Site Plan Review #367, Flood Damage Prevention Application #420, Land Filling & Regrading Application #526, Justin Patterson, 11 Searles Road.** Proposal to construct a 4,413+/- square foot addition to the north side of the existing single-family residence, construction of realigned driveways and a pool and patio areas.

**Approval of Minutes**  
January 11, 2022

**Chairman's Report**

**Director's Report**

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

**Next upcoming Meetings—March 22, 2022 and April 5, 2022**

**ADJOURN.**