

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: February 10, 2022

SUBJECT: Planning & Zoning Commission Meeting—February 15, 2022

The Planning and Zoning Commission will hold a meeting on February 15, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Feb 15, 2022 7:30 PM (EST)

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

<https://global.gotomeeting.com/join/175452693>

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

United States: +1 (872) 240-3311
- One-touch: <tel:+18722403311,,175452693#>

Access Code: 175-452-693

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, February 15, 2022

7:30 P.M.

via GoToMeeting

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.

Special Permit Application #323, Yanlan Tang, 682 Boston Post Road. Proposal to establish a new health spa, offering massage therapy and facials in the first floor space, formally occupied by AnJu Breathing Space. The subject property is located on the south/east side of Boston Post Road approximately 350 feet west of its intersection with Brookside Road, and is shown on Assessor's Map #16 as Lot #98 in the Designed Business (DB) Zone.

Coastal Site Plan Review #367, Flood Damage Prevention Application #420, Land Filling & Grading 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.

Coastal Site Plan Review #368, Flood Damage Prevention Application #421, 6 Lighthouse, LLC, 30 Pasture Lane. Proposal to construct and install a new dock consisting of a fixed pier, ramp, and platform, and to perform related site development activities within regulated areas. The 1.35+/- acre subject property is located on the south side of Pasture Lane, approximately 0.40 miles southeast of its intersection with Nearwater Lane, and is shown on Assessor's Map #51 as Lot #56 and is located in the R-1 Zone.

GENERAL MEETING

Deliberations ONLY on the following matters:

Proposed Amendments to the Darien Zoning Map (COZM #1-2022), Land Filling & Grading Application #524, Frank Bongiorno, 78 West Avenue. Proposal to rezone the 78 West Avenue property from Residential R-1/2 to Residential R-1/5. Proposal to raze the existing residence and construct a new single-family dwelling in generally the same location, install a pool and patio, new

driveway, and to perform related site development activities, including regrading of the property and installation of stormwater management.

Coastal Site Plan Review #366, Flood Damage Prevention Application #419, Land Filling & Regrading Application #525, Leslie Sutton, 223 Long Neck Point Road. Proposal to raze the existing residence and construct a new single-family dwelling with an attached carriage house in generally the same location, construction of a new driveway, a patio area and retaining walls, and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management.

Deliberations and possible decisions 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)). Application materials are on file and available for review in the Planning & Zoning Office and online at: darienct.viewpointcloud.com.

DECISION DEADLINE=2/16/2022 (Extension has been granted by applicant)

Chairman's Report

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

Next upcoming Meetings—March 1, 2022 and March 8, 2022

ADJOURN.