

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: February 24, 2022

SUBJECT: Planning & Zoning Commission Meeting—March 1, 2022

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

Planning & Zoning Commission
Tue, Mar 1, 2022 7:30 PM - 10:30 PM (EST)

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

<https://meet.goto.com/732918733>

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

United States: +1 (571) 317-3122
- One-touch: <tel:+15713173122,,732918733#>

Access Code: 732-918-733

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 1, 2022

7:30 P.M.

via GoToMeeting

GENERAL MEETING

Discussion of Affordable Housing Plan.

Chapter 2—History of Housing in Darien as well as other topics and discussion related to the Plan.

Deliberations and possible decisions on the following five items:

Proposed Amendments to the Darien Zoning Map (COZM #1-2022), Land Filling & Regrading 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.

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.

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.

Proposed Amendments to the Darien Zoning Regulations (COZR #8-2021), Put forth by Noroton Heights Shopping Center, Inc., Noroton Heights Business (NH) Zone. 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.

Deliberations ONLY on the following items:

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 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.

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.

Coastal Site Plan Review #365, Flood Damage Prevention Application #418, Land Filling & Regrading Application #519, Gilbert & Anne Holmes, 12 Pratt Island. Proposal to construct an addition to the south side of the existing patio, and to perform related site development activities within regulated areas. *DECISION DEADLINE: 3/10/2022.*

Approval of Minutes

February 1, 2022

February 8, 2022

Chairman's Report

Director's Report

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

Next upcoming Meetings—March 8, 2022 and March 22, 2022

ADJOURN.