

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP
Fred W. Doneit AICP, GISP

DATE: April 14, 2022

SUBJECT: Planning & Zoning Commission Meeting—April 19, 2022

The Planning and Zoning Commission will hold a meeting on April 19, 2022 at 7:30 P.M., LIVE in **room 206 of Darien Town Hall**. **No remote log-in**. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, April 19, 2022 7:30 P.M. **ROOM 206** Darien Town Hall

PUBLIC HEARING

Amendment to Site Plan Application #306 / Special Permit, The Mather Homestead Foundation, Inc., 19 Stephen Mather Road. Proposal to amend conditions of the Commission's 2019 approval relative to intensity of use of the Mather Homestead property and related to the historic preservation and educational purposes of the applicant. Proposed amendments include the ability for the applicant to increase the maximum number of visitors to as many as 250 at any one time and to eliminate the requirement for a formal parking plan for large events. The 7.16+/- subject property is located on the northwest corner formed by its intersection with Stephen Mather Road and Brookside Road, and is shown on Assessor's Map #1 as Lot #58, in the R-2 Residential Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO MAY 3, 2022.*

Special Permit Application #312-A, Altitude Darien, LLC, 1897 Boston Post Road. Proposal to establish a new Quick Service Restaurant, selling coffee, beverages, and baked goods in a 2,125+/- square foot portion of the first floor space. The 0.49+/- acre subject property is located on the north side of Boston Post Road at the northwest corner formed by its intersection with Dickinson Road, and is shown on Assessor's Map #42 as Lot #6 in the Neighborhood Business (NB) Zone. *TO BE OPENED AND IMMEDIATELY CONTINUED TO MAY 3, 2022.*

Special Permit Application #327, Restaurant L'Ostal, 42 Center Street. Proposal to establish a new 442+/- square foot restaurant/wine cellar with a satellite kitchen and 10 person tasting counter. The 0.287+/- acre subject property is located on the north side of Center Street approximately 125 feet west of its intersection with Old King's Highway South, and is shown on Assessor's Map #72 as Lot #45 in the Central Business District (CBD). *HEARING POSTPONED TO MAY 3, 2022.*

Continuation of Proposed Amendments to the Darien Zoning Regulations (COZR #1-2022) put forth by Pemberton 16, LLC. Proposal to add a new Section 597 to the Darien Zoning Regulations

to establish an age restriction within the Leroy-West Affordable Housing Overlay (LW) Zone that would require at least one occupant of every occupied dwelling unit to be 55 years of age or older. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at *darienct.viewpointcloud.com*.

Special Permit Application #326, Flood Damage Prevention Application #426, Z8, LLC, 282 Tokeneke Road. Proposal to raze the existing retail/commercial building and shed on the site and to redevelop the property with a new one-bedroom single-family residence, and to perform related site development activities within a regulated area, including installation of stormwater management. The 0.11+/- acre subject property is located on the north side of Tokeneke Road, approximately 90 feet west of its intersection with Raymond Street, and is shown on Assessor's Map #36 as Lot #83 in the Neighborhood Business (NB) Zone.

GENERAL MEETING

Deliberations and possible decisions on the following items:

Business Site Plan application #244-A, Special Permit Application #262-A, Guidepost A, LLC, 76 Tokeneke Road. 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. *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Coastal Site Plan Review #99-A, Flood Damage Prevention Application #423, Land Filling & Regrading Application #527, 118 Delafield Island, LLC, 118 Delafield Island Road. Proposal to construct additions to the north side of the existing single-family residence, construct a new replacement pool and patio areas, and to perform related site development activities within regulated areas, including limited regrading of the property.

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. *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Approval of Minutes

March 1, 2022
March 8, 2022
April 5, 2022

Chairman's Report

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

Next upcoming Meetings—April 26, 2022, May 3, 2022

ADJOURN.