

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: May 5, 2022

SUBJECT: Planning & Zoning Commission Meeting—May 10, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, May 10, 2022 at 7:30 P.M., in Room 206 of Darien Town Hall, 2 Renshaw Road. **No remote log-in.** The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 10, 2022 7:30 P.M. Room 206, Darien Town Hall

GENERAL MEETING

Mandatory Referral #1-2022, Board of Selectmen, Great Island.

Request to purchase 60+/- acres of property on Great Island Road from the Steinkraus family.

PUBLIC HEARING

Coastal Site Plan Review #185-A, Flood Damage Prevention Application #197-A, Land Filling & Regrading Application #105-A, Mark & Margaret Maybell, 21 Tokeneke Trail.

Proposal to raze the existing residence and construct a new single-family dwelling west of its current location, construction of a new driveway, patio areas and retaining walls, 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 2.84+/- acre subject property is located on the south side of Tokeneke Trail, approximately 850 feet west of its intersection with Runkenhage Road, and is shown on Assessor's Map #69 as Lot #37 and is located in the R-1 Zone. **TO BE OPENED AND IMMEDIATELY CONTINUED TO JUNE 7, 2022.**

Continuation of Public Hearing regarding 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. **HEARING CONTINUED FROM 5/3/2022 AND WILL BE IMMEDIATELY CONTINUED AGAIN TO 5/24/2022.**

Continuation of Public Hearing regarding 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*. *HEARING ORIGINALLY OPENED ON 4/19/2022.*

Continuation of Public Hearing regarding 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 OPENED ON MAY 3, 2022.*

Continuation of Public Hearing regarding Business Site Plan Application #245-A, Special Permit Application #325, Darien Hot Chicken, LLC, 151 Boston Post Road. Proposal to establish a new 3,500+/- Quick-Service Restaurant, with drive-thru facilities in the space previously occupied by HSBC Bank; and to perform related site development activities, including installation of new hardscape areas, landscaping, lighting, and stormwater management. Improvements to the property are to include a new 16-seat outdoor patio for seasonal dining, a reconfigured 30-space parking lot, and drive-thru facilities. The 0.947+/- acre subject property is located on the north side of Boston Post Road approximately 120 feet east of its intersection with Richmond Drive, and is shown on Assessor's Map #12 as Lots #36 and #37 in the Service Business (SB) Zone.

Special Permit Application #328, The Andrew Shaw Memorial Trust & Scout Cabin, 70 Old King's Highway North. Proposal to utilize the subject property for the administrative offices and overflow program use for Darien Scouting and ancillary activities. The use of the main building on the property will primarily be limited to individuals and small group meetings with some exceptions. Activities are to include Cub Scout den meetings, STEM Venture Crew meetings, rank advancement boards of review, merit badge fairs/classes, adult scout leader training, fundraising/online auctions, and the operation of a small scouting store. When not in use by the Scouts, the applicant proposes to rent the space for limited community use. The carriage house at the rear of the property will continue to be used as a residence. The 0.44+/- acre subject property is located on the north side of Old King's Highway North, approximately 370 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #35 as Lot #14 and is located in the Designed Business (DB) Zone.

GENERAL MEETING (Time Permitting)

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

Next upcoming Meetings—May 17, 2022 (Special Meeting), May 24, 2022.

ADJOURN.