

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: May 12, 2022

SUBJECT: Planning & Zoning Commission Special Meeting—May 17, 2022

The Planning and Zoning Commission will hold a Special Meeting on Tuesday May 17, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission (Special Meeting)
Tue, May 17, 2022 7:30 PM - 10:30 PM (EDT)

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

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**PLANNING AND ZONING COMMISSION
SPECIAL MEETING AGENDA**

Tuesday, May 17, 2022 7:30 P.M. virtual via GoToMeeting

PUBLIC HEARING

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. DEADLINE TO CLOSE HEARING IS MAY 24, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

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.*

GENERAL MEETING

Federal Realty, Darien Commons, Heights Road.

Update on project status relative to first floor tenants and discussion regarding tenant approvals.

Affordable Housing Plan under CGS 8-30j

Discussion of Chapter 6 of the Plan—Strategies and Actions for Implementation; and other topics related to the Plan, including scheduling. *Written comments from the public on the draft Chapter or any part of the Plan can be sent to: DarienPZC@darienct.gov.*

Amendment of Coastal Site Plan #349, Land Filling & Regrading Application #482, Mende/Kirmar 2005 Trust, 90 Pear Tree Point Road.

Amendment to prior approved plans for the four lot subdivision.

Amendment to Land Filling & Regrading Application #482, Mende/Kirmar 2005 Trust, 88 Pear Tree Point Road.

Amendment to prior approved house and regrading plans.

Deliberations only on the following item:

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.

Chairman's Report

Director's Report

Approval of Minutes

January 4, 2022

March 22, 2022

Since this is a Special Meeting, Other Business cannot be considered.

Next upcoming Meetings—May 24, 2022 and June 7, 2022

ADJOURN.