

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: May 19, 2022

SUBJECT: Planning & Zoning Commission Meeting—May 24, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, May 24, 2022 at 7:30 P.M., via GoToMeeting at: <https://meet.goto.com/306225909>. The agenda is as follows:

### **PLANNING AND ZONING COMMISSION AGENDA**

Tuesday, May 24, 2022

7:30 P.M.

via GoToMeeting

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### **PUBLIC HEARING**

**Continuation of Public Hearing regarding Proposed Amendments of Zoning Regulations (COZR #2-2022), Site Plan Application #310, Special Permit Application #324, Flood Damage Prevention Application #425, 7 Sedgwick Avenue, LLC, 7 Sedgwick Avenue.** Proposal to amend Section 736(13) of the Zoning Regulations to increase the maximum floor area of dwelling units in the Central Business District (CBD) from 1,000 square feet to 2,000 square feet; Proposal to amend Section 736, Note (e) of the Zoning Regulations to allow third floor dwelling units as incentive units under the Inclusionary Zoning Regulations; Proposal to raze the existing bank building on the site, convert and redevelop the property as multi-family residential, and to perform related site development activities within a regulated area, including regrading of the property, installation of landscaping, lighting, and stormwater management. The applicant proposes to construct a multi-family apartment building with a total of 22 one- and two-bedroom apartments on the two floors above the parking level, including 4 deed restricted affordable units. A total of 40 surface level parking spaces will be created under the building. The 0.49+/- acre subject property is located at the southwest corner formed by the intersection of Sedgwick Avenue and Old King's Highway North, and is shown on Assessor's Map #71 as Lots #15 and #16 in the Central Business District (CBD). 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](http://darienct.viewpointcloud.com). *HEARING OPENED MAY 3, 2022. HEARING TO AGAIN BE IMMEDIATELY CONTINUED TO JUNE 28, 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 ORIGINALLY OPENED MAY 3, 2022.*

**Business Site Plan Application #146-G, 319 Post Road, LLC, The Compleat Angler, 319 Boston Post Road.** Proposal to remove and reconfigure the existing front entrance to the building, add a cupola and covered front porch, reconfigure parking areas, modify landscaping and lighting on the site, create a new fly fishing casting area and kayak and canoe display/storage area on the northwestern portion of the site, ancillary to the operation of The Complete Angler, and to perform related site development activities. The 0.75+/- acre subject property is situated on the north side of Boston Post Road at the northeastern corner formed by its intersection with Birch Road, and is shown on Assessor's Map #13 as Lots #1 and #2 in the Service Business (SB) and One-Family Residential (R-1/2) Zones.

**Flood Damage Prevention Application #427, Land Filling & Regrading Application #529, Woodway Country Club, Inc., 552 Hoyt Street.** Proposal to raise the existing house on the property by two (2) feet to comply with FEMA regulations and to perform related site development activities within a regulated area, including egress improvements to accommodate elevated floor elevations, abandoning the onsite septic system, and creating a connection to the sanitary sewer system in Hoyt Street. The 0.84+/- acre subject property is located on the west side of Hoyt Street, approximately 700 feet north of its intersection with Country Club Road, and is shown on Assessor's Map #3 as Lot #145 in the R-2 Residential Zone.

## **GENERAL MEETING**

### **Deliberations and possible decisions on the following:**

**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. *HEARING CLOSED: 4/19/2022. DECISION DEADLINE: 6/24/2022.*

**Flood Damage Prevention Application #422, Dariusz Lesniewski, 141 West Avenue.** Proposal to raze the existing residence to the foundation and construct a new single-family dwelling, and to perform related site development activities within a regulated area, including removal of a detached garage in close proximity to Stony Brook and installation of stormwater management. *HEARING CLOSED: 3/22/2022. DECISION DEADLINE: 5/27/2022.*

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

**Next upcoming Meetings—June 7, 2022; June 14, 2022**

**ADJOURN.**