

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: June 2, 2022

SUBJECT: Planning & Zoning Commission Meeting—June 7, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, June 7, 2022 at 7:30 P.M., allowing remote access to the public only via GoToMeeting. The agenda is as follows:

Planning & Zoning Commission
Tue, Jun 7, 2022 7:30 PM - 10:30 PM (EDT)

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

<https://meet.goto.com/614504669>

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

United States: +1 (646) 749-3122
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Access Code: 614-504-669

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 7, 2022

7:30 P.M.

Virtual

PUBLIC HEARING

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.*

Continuation of 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; construct and install a new dock consisting of a fixed pier, ramp, and platform; 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.

Subdivision Application #631, Richard & Kimberly Alexander, 37 Stephanie Lane. Proposal to divide the subject 1.44+/- acre property into two (2) separate building lots, respectively 26,957+/- and 35,990+/- square feet in size. 37 Stephanie Lane will retain 26,957+/- square feet including the existing residence and all associated improvements. The 35,990+/- square foot building lot, to include an 18,000+/- square foot accessway to Hoyt Street (215 Hoyt Street), is to be donated and conveyed to the Darien Land Trust and will remain undeveloped. Conceptual improvements of the 215 Hoyt Street property are shown only to demonstrate the feasibility of the subdivision for development purposes. The subject property is located at the terminus of Stephanie Lane approximately 0.38 miles west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #8 as Lot #62 in the R-1/2 Zone.

Coastal Site Plan Review #369, Flood Damage Prevention Application #428, William & Abigail Hausberg, 6 Pratt Island. Proposal to construct additions and make alterations to the existing single-family residence, including construction of a two-story addition to the garage and a one-story addition to the southeast side of the house; remove a portion of the flagstone patio in the front of the residence and install walkways; relocate and elevate HVAC equipment; and to perform related site development activities within regulated areas. The 0.76+/- acre subject property is located on the west side of Pratt Island, approximately 800 feet south of its intersection with Nearwater Lane and Baywater Drive, and is shown on Assessor's Map #55 as Lot #115 in the R-1 Zone.

Coastal Site Plan Review #67-A, Flood Damage Prevention Application #55-A, Brinley Lore Maloney, 13 Edgehill Drive. Proposal to remove an existing dock on the property and construct and install a new dock in the same location, consisting of a fixed pier, ramp, and platform, and to perform related site development activities within regulated areas. The 1.05+/- acre subject property is located on the southeast side of Edgehill Drive, approximately 420 feet east of Searles Road, and is shown on Assessor's Map #67 as Lot #39, and is located in the R-1 Zone.

Land Filling & Regrading Application #528, Gregory & Kimberly Borosage, 297 West Avenue. Proposal to construct a series of stone retaining walls to create level yard areas and to stabilize the existing steep grade in the rear yard; and to perform related site development activities, including installation of stormwater management. The 0.17+/- acre subject property is located on the south side of West Avenue approximately 160 feet west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lot #16 in the R-1/5 Zone.

GENERAL MEETING

Deliberations and possible decisions on the following:

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.

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 Compleat Angler, and to perform related site development activities.

Deliberations ONLY:

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.

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.

Approval of Minutes

May 24, 2022

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

Next upcoming Meeting—June 14, 2022

ADJOURN.