

## **MEMORANDUM**

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: June 9, 2022

SUBJECT: Planning & Zoning Commission Meeting—June 14, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, June 14, 2022 at 7:30 P.M., in room 206 of Darien Town Hall, 2 Renshaw Road. This is a “hybrid” meeting, so there is also a log-in for those who wish to join virtually. The GoToMeeting log-in details are as follows:

Planning & Zoning Commission  
Tue, Jun 14, 2022 7:30 PM (EDT)

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

<https://meet.goto.com/286692381>

**You can also dial in using your phone.**

United States: [+1 \(669\) 224-3412](tel:+16692243412)

**Access Code:** 286-692-381

## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 14, 2022 7:30 P.M. Rooms 213, 206 AND via GoToMeeting

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### **EXECUTIVE SESSION (to be held in room 213)**

Executive Session with Town Counsel to discuss pending litigation, and possible settlement of Darien Land Management, LLC et al. vs. Planning & Zoning Commission of Town of Darien.

### **GENERAL MEETING (to be held in room 206 and via GoToMeeting)**

#### **Possible action on matters discussed during executive session.**

#### **Affordable Housing Plan under CGS 8-30j**

Discussion of Chapter 3—Housing Needs Assessment; Chapter 5 of the Plan—Plan Principles and Goals; 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](mailto:DarienPZC@darienct.gov). The draft Chapters of the Affordable Housing Plan have been posted to: [www.darienct.gov/ahplan](http://www.darienct.gov/ahplan).*

### **PUBLIC HEARING**

**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**

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

**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.

**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.

**Deliberations ONLY on the following:**

**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. *HEARING CLOSED: 5/10/2022. DECISION DEADLINE: 7/14/2022.*

**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. *PUBLIC HEARING CLOSED: 5/17/2022. DECISION DEADLINE: 7/21/2022.*

**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. *HEARING CLOSED: 6/7/2022.*

**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. *HEARING CLOSED: 6/7/2022.*

**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. *HEARING CLOSED: 6/7/2022.*

**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. *HEARING CLOSED: 6/7/2022.*

**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. *HEARING CLOSED: 6/7/2022.*

**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. *HEARING CLOSED: 6/7/2022.*

**Chairman's Report**

**Director's Report**

**Approval of Minutes**

May 24, 2022

June 7, 2022

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

**Next upcoming Meetings—June 21, 2022 (Special Meeting?); June 28, 2022; July 12, 2022**

**ADJOURN.**