

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: July 7, 2022

SUBJECT: Planning & Zoning Commission Meeting—July 12, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, July 12, 2022 at 7:30 P.M., in room 206 of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 12, 2022

7:30 P.M.

Room 206

GENERAL MEETING

Appointment of new member to replace Cara Gately.

Appointment of Secretary to replace Cara Gately.

PUBLIC HEARING

Proposed Amendments to the Darien Zoning Regulations (COZR #4-2022), Amendment to Special Permit Application #188-F, Darien Board of Education, 2 & 80 High School Lane. Proposal to amend the Darien Zoning Regulations to permit the lighting and public address facilities at Stadium Field on the Darien High School property to be utilized for nonprofit educational and community purposes, inclusive of but not limited to athletic activities. Proposal to amend the applicant's previous Special Permit to expand the hours and number of days that the lighting and public address facilities may be utilized, and to expand the permissible uses of the facilities from limited athletic use to include community wide events and activities, including those of groups and organizations unaffiliated with the Town or the School District. The subject property is located on the north side of High School Lane, approximately 800 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9 as Lots #80 & #81 and is located in the R-2 Residential Zone and the Municipal Use (MU) Overlay Zone.

Coastal Site Plan Review #27-F, Flood Damage Prevention Application #20-F, Land Filling & Regrading Application #325-A, Amendment to Special Permit Application #22-Q / Site Plan, The Tokeneke Club, Inc., 4 Tokeneke Beach Drive. Proposal to replace the existing swimming pool and its equipment, reduce the size of and renovate the bathhouse, relocate the snack bar from the ground level of the clubhouse to an outdoor area nearer the pool, renovate the existing snack bar area, make improvements to terracing, walkways, and landscaping, and to perform related site development activities within regulated areas. No intensification of use is proposed. The 5.17+/- acre subject

property is located at the southern terminus of Tokeneke Beach Drive at its intersection with Butlers Island Drive, and is shown on Assessor's Map #67 as Lot #83 in the R-1 Zone.

GENERAL MEETING (TIME PERMITTING)

Amendment of Coastal Site Plan Review #363, Flood Damage Prevention Application #169-A, and Land Filling & Regrading Application #55-A, John Daileader, 32 Plymouth Road
Revisions to previously approved plans

Deliberations and possible decisions on the following:

Proposed Amendments to the Darien Zoning Regulations (COZR #3-2022) put forth by FR Darien, LLC. Proposal to amend Section 210 of the Darien Zoning Regulations to clarify definitions relative to co-working space and medical spas. Proposal to amend Section 742 of the Darien Zoning Regulations to allow office uses to occupy up to 20 percent of the gross floor area of buildings in the Noroton Heights Business Zone (NH) as an as-of-right permitted Principal Use, including on the first floor. Proposal to amend Section 743 of the Darien Zoning Regulations to eliminate Business and Professional Offices as a Principal Use requiring a Special Permit. The full text of the proposed zoning regulation amendments are on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at darienct.viewpointcloud.com.

Special Permit Application #60-R / Site Plan, Land Filling & Regrading Application #121-F, Country Club of Darien, 300 Mansfield Avenue. Proposal to make changes to the Club's golf course by relocating the 5th hole green and 6th hole tee, and the maintenance area; and to perform related site development activities.

Deliberations ONLY on the following and any public hearings closed on July 12, 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.*

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.*

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. *HEARING CLOSED: 6/14/2022.*

Coastal Site Plan Review #352-A, Flood Damage Prevention Application #429, Land Filling & Regrading Application #490-A, 237 Long Neck Point Road, LLC, 237 Long Neck Point Road.

Proposal to perform repair work to the existing sea wall, construction of a new concrete terrace and steps. Proposal to construct and install a new dock consisting of a fixed pier, ramp, and platform, and to perform related site development activities within regulated areas. *HEARING CLOSED: 6/30/2022.*

Requests for extension of time to complete project:

Land Filling & Regrading #508, Town of Darien, 30 Edgerton Street

Approval of Minutes

February 15, 2022 Public Hearing/General Meeting

Thursday, June 30, 2022 Special Meeting

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

Next upcoming Meetings—July 19, 2022, July 26, 2022

ADJOURN.