

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: July 14, 2022

SUBJECT: Planning & Zoning Commission Meeting—July 19, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, July 19, 2022 at 7:30 P.M., in the **Auditorium** of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 19, 2022

7:30 P.M.

Town Hall Auditorium

PUBLIC HEARING

Protected Town Landmark #11, Special Permit Application #329, Town of Darien, 40 & 46 Great Island. Proposal to designate the stable building located at 46 Great Island as a Protected Town Landmark, under Section 1051 of the Darien Zoning Regulations. Proposal to rent the stables and associated equestrian facilities on Great Island to an outside operator with the specialized expertise necessary to run a full service show stable for programmed active recreational use with specific restrictions and limits. These indoor and outdoor facilities include an 18-stall granite stable and indoor heated riding arena, an outdoor sand dressage ring, and a half-size polo field as well as numerous paddocks and riding trails that comprise the facility. The operator of the facilities would be a full service show stable offering full boarding and training of up to 18 horses, a riding lesson program for ages 5 and up, and a summer camp program. The 60.92+/- acre subject property is located on the east side of Goodwives River Road and Long Neck Point Road and consists of a total of three separate tax lots, identified as Map 58 Lot 1-A (13.5+/- acres); Map 58 Lot 1 (45.94+/- acres); and Map 58 Lot 1AA (1.48+/- acres) (accessway) in the R-1 Residential Zone. The subject property is accessible via a causeway at the southeastern terminus of Rings End Road from Goodwives River Road.

PROTECTED TOWN LANDMARK ASPECT OF THIS APPLICATION HAS BEEN WITHDRAWN.

Coastal Site Plan Review #371, Flood Damage Prevention Application #433, Charles & Kristin Collier, 65 Pear Tree Point Road. Proposal to relocate an air conditioning unit now located over the Goodwives River to an expanded mechanical pad at the northeastern corner of the existing residence, construct a deck on the second level of the residence, and to make improvements to the structure and its mechanical equipment to increase its compliance with FEMA requirements of Section 820 of the Darien Zoning Regulations; and to perform related site development activities within regulated areas, including burying a propane tank in the front yard of the property. The 0.63+/- acre subject property is located on the west side of Pear Tree Point Road approximately 1,000 feet south of its intersection with Goodwives River Road where it intersects with Long Neck Point Road, and is shown on Assessor's Map #60 as Lot #50 in the R-1 Zone.

Flood Damage Prevention Application #430, Land Filling & Regrading Application #530, James & Margaret Tweedy, 94 Nearwater Lane. Proposal to construct a new single-family dwelling on a now vacant lot, construction of a new driveway, patio areas, a pool; and to perform related site development activities within a regulated area, including regrading of the property and connecting the new house to public water and sewer. The 1.10+/- acre subject property is located on the east side of Nearwater Lane approximately 530 feet south of its intersection with Nickerson Lane, and is shown on Assessor's Map #57 as Lot #3D in the R-1 Zone.

GENERAL MEETING (TIME PERMITTING)

Discussion of Accessory Dwelling Units (ADUs), and Public Act 21-29.

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.

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. *HRG. CLOSED: 6/30/2022.*

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.*

Deliberations ONLY regarding the following (time permitting):

Amendment to Business Site Plan Application #296, Special Permit Application #296, Land Filling & Regrading Application #409, FR Darien, LLC, The Commons at Noroton Heights. Proposal to amend the Commission's previous October 10, 2017 approval to allow office and medical and dental uses as permitted uses on the first floors of the buildings subject to percentage caps as would be permitted by Proposed Amendments to the Darien Zoning Regulations (COZR #3-2022) put forth by FR Darien, LLC.

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 EXTENDED TO: 7/27/2022.*

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. 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.

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. *HEARING CLOSED: 7/12/2022. DECISION DEADLINE: 9/15/2022.*

Deliberations regarding any public hearing items closed on July 19, 2022.

Requests for extension of time to complete project:
Land Filling & Regrading #503, Machowski, 288 West Avenue

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 26, 2022...then no scheduled meetings until September

ADJOURN.