

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: July 21, 2022

SUBJECT: Planning & Zoning Commission Meeting—July 26, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, July 26, 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 26, 2022

7:30 P.M.

Room 206

PUBLIC HEARING

Continuation of Public Hearing regarding: 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. *HEARING OPENED: 7/19/2022.*

Coastal Site Plan Review #146-C, Flood Damage Prevention Application #147-C, DCC Revocable Family Trust, 29 Brush Island Road. Proposal to construct an elevated terrace and new replacement pool at the rear of the residence, construct several minor additions to the north side of the residence, modify the front steps; and to perform related site development activities within regulated areas, including burying a propane tank. The 0.86+/- acre subject property is located on the north side of Brush Island Road at its terminus approximately 0.26 miles north of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #15 in the R-1 Zone. *TO BE IMMEDIATELY CONTINUED.*

Coastal Site Plan Review #370, Flood Damage Prevention Application #432, Land Filling & Regrading Application #532, The Estate of Peter Ames Goodhue - TR ET AL, 25 Harbor Road. Proposal to raze the existing residence to the foundation and to construct a new single-family dwelling with minor additions atop the existing foundation, construction of elevated patio and hardscape areas at the rear of the residence, including construction of a series of terraced retaining walls, expand the driveway area; and to perform related site development activities within regulated areas, including regrading of the property, and installation of stormwater management. The 1.0+/- acre subject property is located on the east side of Harbor Road approximately 600 feet south of its intersection

with Ring's End Road, and is shown on Assessor's Map #51 as Lot #9 in the R-1 Zone.

Coastal Site Plan Review #29-A, Flood Damage Prevention Application #23-A, Daniel & Hildi Maclean, 25 Contentment Island Road. Proposal to construct new terrace and patio areas at the rear of the residence, construct a new balcony and accessway to the existing basement, and to raise a portion of the roof; and to perform related site development activities within regulated areas. The 2.88+/- acre subject property is on the southeast side of Contentment Island Road, approximately 0.3 miles south of its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #68 as Lot #1 in the R-1 Zone.

Coastal Site Plan Review #68-A, Damian Ridealgh & Erin Moennich, 25 Tokeneke Trail. Proposal to construct a 1,538+/- square foot addition to the north side of the residence, reconfigure the driveway and construct retaining walls, new steps and a walkway at the front side of the house; and to perform related site development activities within regulated areas, including installation of a new septic system. The 0.58+/- acre subject property is located on the south side of Tokeneke Trail, approximately 0.25 miles west of its intersection with Runkenhage Road, and is shown on Assessor's Map #69 as Lot #39 and is located in the R-1 Zone.

Public Hearing regarding Town of Darien Affordable Housing Plan, prepared pursuant to CGS 8-30j. The entire final draft Plan (dated June 2022) has been filed in the Darien Town Clerk's office, and is available for review in the Darien Planning & Zoning Department at 2 Renshaw Road during regular office hours 8:00am. to 5:15pm. Monday-Thursday. The draft Plan has also been posted to the Town web site at: www.darienct.gov/ahplan. Comments can be submitted in writing to: DarienPZC@darienct.gov and/or at the public hearing.

Flood Damage Prevention Application #431, Land Filling & Regrading Application #531, William & Jennifer Dowling, 35 Old Parish Road. Proposal to construct a new pool and associated patio area; and to perform related site development activities within a regulated area, including minor regrading of the property and installation of stormwater management. The 1.03+/- acre subject property is located on the east side of Old Parish Road approximately 250 feet northwest of its intersection with West Avenue, and is shown on Assessor's Map #19 as Lot #46 in the R-1 Zone.

GENERAL MEETING (TIME PERMITTING)

Deliberations and possible decisions on the following:

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.

Deliberations ONLY on the following (time permitting):

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.

Any public hearings closed on July 26, 2022.

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

Next upcoming Meetings—no scheduled meetings until Tuesday, September 6

ADJOURN.