

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: September 22, 2022

SUBJECT: Planning & Zoning Commission Meeting—September 27, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, September 27, 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, September 27, 2022 7:30 P.M. Room 206, Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding 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. *PUBLIC HEARING OPENED: 7/26/2022.*

Flood Damage Prevention Application #434, Land Filling & Regrading Application #533, Lucas & Briony Raymond, 178 Nearwater Lane. Proposal to raze the existing residence and construct a new 3-bedroom single-family dwelling in the same general location, construction of a new driveway and terrace area, and to perform related site development activities within a regulated area, including minor regrading of the property and installation of stormwater management. The 0.19+/- acre subject property is located on the east side of Nearwater Lane approximately 80 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #2 in the Noroton Bay District Residential Zone (R-NBD).

Land Filling & Regrading Application #535, Great Hill Twenty Four, LLC, 24 Great Hill Road. Proposal to construct a new addition to the east 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, including regrading of the property and installation of stormwater management. The 0.40+/- acre subject property is located on the south side of Great Hill Road approximately 680 feet northeast of its intersection with Tokeneke Road, and is shown on Assessor's

Map #36 as Lot #12 in the R-1/2 Residential Zone.

Coastal Site Plan Review #244-A, Flood Damage Prevention Application #276-A, Land Filling & Regrading Application #536, Jeffrey Collins & Shirai Mutsumi, 112 Five Mile River Road.

Proposal to construct an in-ground pool, including associated patio areas on the eastern portion of site, and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management. The 0.5+/- acre subject property is located on the west side of Five Mile River Road at the southwestern corner formed by its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #24 in the R-1/2 Residential Zone.

Land Filling & Regrading Application #537, Adrian & Kerry Anne Merkt, 106 Colony Road

Extension. Proposal to regrade the rear yard to mitigate drainage impacts and to construct a retaining wall and a series of landscape stone slab steps and pathway from the lower portion of the existing slope to provide access to the upper/east side of the property; and to perform related site development activities. The 0.66+/- acre subject property is located on the north side of Colony Road Extension approximately 200 feet east of its intersection with Colony Road, and is shown on Assessor's Map #23 as Lot #122 in the R-1/2 Residential Zone.

Land Filling & Regrading Application #534, 185 Riverside Street, LLC, 259 Middlesex Road.

Proposal to construct a new 6-bedroom single-family dwelling on a now vacant lot, construction of a new driveway, terrace and porch areas, and a pool; and to perform related site development activities, including regrading of the property and installation of stormwater management. The 1.06+/- acre subject property is located on the north side of Middlesex Road approximately 180 feet east of its intersection with Libby Lane, and is shown on Assessor's Map #9 as Lot #65 in the R-1 Residential Zone.

GENERAL MEETING (time permitting)

Deliberations ONLY regarding:

Any public hearing items closed on September 27, 2022.

Approval of Minutes

September 19, 2022

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

Next upcoming Meetings—October 11, October 18

ADJOURN.