

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: October 5, 2022

SUBJECT: Planning & Zoning Commission Meeting—October 11, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, October 11, 2022 at 7:30 P.M., in rooms 206 and 213 of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 11, 2022 7:30 P.M. Rooms 213 and 206

EXECUTIVE SESSION (to be held in room 213)

Executive Session with Town Counsel to discuss pending litigation, and possible settlement of *Sandra Conway et al. vs. Planning & Zoning Commission of Town of Darien et. al.*

GENERAL MEETING (to be held in room 206)

Vote to authorize Town Counsel to enter into a settlement of *Sandra Conway et al. vs. Planning & Zoning Commission of Town of Darien et. al.*

Amendment of Site Plan #39-L, St. Luke's Church, 1846 Boston Post Road.

Amendment to the site plan to add handicapped-accessible parking spaces as well as elderly parking near the front of the church.

Amendment of Subdivision Application #537, William Ziegler, Jr., Long Neck Point Road.

Request to modify street name from Coon Point Road to Ziggy's Way.

Downtown Walkability.

Discussion of Plan for Sidewalks, Walkability & Parking.

Deliberations and possible decisions on the following:

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. *PUBLIC HEARING CLOSED: 9/6/2022.*

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. *HEARING CLOSED: 9/27/2022.*

Deliberations ONLY on the following (time permitting):

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. *PUBLIC HEARING CLOSED: 9/27/2022.*

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.

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.

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.

Chairman's Report

Director's Report

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

Next upcoming Meetings—October 18, October 25

ADJOURN.