

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: October 13, 2022

SUBJECT: Planning & Zoning Commission Meeting—October 18, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, October 18, 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, October 18, 2022                      7:30 P.M.                      Auditorium, Town Hall

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#### **PUBLIC HEARING**

**Continuation of Public Hearing regarding 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; shown on Assessor's Map #56 as Lot #15 in the R-1 Zone.

**Continuation of Public Hearing regarding 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. *HEARING OPENED: 9/27/2022.*

**Coastal Site Plan Review #369-A, Flood Damage Prevention Application #428-A, Land Filling & Regrading Application #538, Abigail & William Hausberg, 6 Pratt Island.** Proposal to regrade the southwestern portion of the property to create a flat area, integrating the property with 8 Pratt Island while preserving the separate lots; and to perform related site development activities within regulated areas. The 0.76+/- acre subject property is located on the southwest side of Pratt Island approximately 820 feet south of its intersection with Baywater Drive, and is shown on Assessor's Map #55 as Lot #115 in the R-1 Residential Zone. *TO BE IMMEDIATELY CONTINUED TO 10/25/2022.*

**Coastal Site Plan Review #155-A, Flood Damage Prevention Application #159-A, Land Filling & Regrading Application #539, 8 Pratt LLC, 8 Pratt Island.** 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, patio/terrace areas, and new pool and spa; and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management. The applicant proposes to integrate the lot with 6 Pratt Island while preserving the separate lots. The 0.53+/- acre subject property is located on the southwest side of Pratt Island approximately 1,000 feet south of its intersection with Baywater Drive, and is shown on Assessor's Map #55 as Lot #116; R-1 Residential Zone. *TO BE IMMEDIATELY CONTINUED TO 10/25/2022.*

## **GENERAL MEETING**

### **Discussion of Accessory Apartments Opt-Out.**

#### **Deliberations and possible decisions on the following:**

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

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

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

#### **Deliberations ONLY regarding:**

Any public hearing items closed on October 18, 2022.

### **Chairman's Report**

### **Director's Report**

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

### **Next upcoming Meetings—October 25, November 1**

### **ADJOURN.**