

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: October 20, 2022

SUBJECT: Planning & Zoning Commission Meeting—October 25, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, October 25, 2022 at 7:30 P.M., in Rooms 213 and 206 of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 25, 2022 7:30 P.M. Rooms 213 and 206, Town Hall

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.*

PUBLIC HEARING

Continuation of Hearing regarding 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 Zone. *HEARING OPENED: 10/18/2022.....TO BE IMMEDIATELY CONTINUED TO 11/15/2022.*

Continuation of Public Hearing regarding 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 Zone. *HEARING WAS OPENED ON: 10/18/2022...TO BE IMMEDIATELY CONTINUED TO 11/15/2022.*

Continuation of Hearing regarding 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). ***THE SPECIAL PERMIT APPLICATION HAS BEEN WITHDRAWN. THUS, THE APPLICATION HAS BEEN WITHDRAWN IN ITS ENTIRETY.***

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

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.

Coastal Site Plan Review #317, Flood Damage Protection Application #364, Land Filling & Regrading Application #402, Delafield Island, LLC, 122 Delafield Island Road. Proposal to construct a new five-bedroom single-family dwelling on a now vacant lot with associated terrace areas, a swimming pool and spa, and driveway/parking court; restore the existing seawall; replace the pier, gangway and floating dock; and to perform related site development activities within regulated areas, including limited regrading of the property and installation of stormwater management and a new septic system. The 2.53+/- acre subject property is located at the terminus of Delafield Island Road approximately 2,300 feet south of its intersection with Raiders Lane, and is shown on Assessor's Map #70 as Lot #39 in the R-1 Residential Zone.

Coastal Site Plan Review #285-B, Land Filling & Regrading Application #302-A, James & Janeen Eckert, 165 Long Neck Point Road. Proposal to construct a detached garage, a series of terraced retaining walls, and to expand the existing driveway and parking court; and to perform related site development activities, including regrading of the property and installation of new and expanded

stormwater management within regulated areas. The 1.96+/- acre subject property is located on the east side of Long Neck Point Road approximately 500 feet south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #3 in the R-1 Zone.

Land Filling & Regrading Application #540, Henry & Alyson Johnson, 573 Middlesex Road.

Proposal to construct a new pool and associated patio areas; and to perform related site development activities, including regrading of the property and installation of stormwater management. The 1.4+/- acre subject property is located on the north side of Middlesex Road approximately 450 feet east of its intersection with Ox Ridge Lane, and is shown on Assessor's Map #2 as Lot #2B in the R-2 Residential Zone.

ADJOURN.