

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: November 10, 2022

SUBJECT: Planning & Zoning Commission Meeting—November 15, 2022

The Planning and Zoning Commission will hold a meeting on Tuesday, November 15, 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, November 15, 2022                      7:30 P.M.                      Auditorium, Town Hall

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#### PUBLIC HEARING

**Site Plan Application #286-A, Darien Board of Education, Hindley Elementary School, 10 Nearwater Lane.** Proposal to renovate and construct additions to Hindley Elementary School, including eliminating temporary portable classroom buildings, replacing the library/learning commons, correctly sizing general and special subject classrooms, upgrading building systems, and adding parking spaces to the bus loop; and to perform related site development activities, including adding landscape plantings, restoring and adding to hardscape areas, and improving stormwater management. The 9.6+/- acre subject property is situated on the east side of Nearwater Lane, at the southeast corner formed by its intersection with Boston Post Road, and is shown on Assessor's Map #51 as Lot #43 in the R-1/2 Residential Zone and the Municipal Use Overlay Zone (MU). *DECISION DEADLINE: 12/29/2022.*

**Site Plan Application #283-A, Darien Board of Education, Royle Elementary School, 133 Mansfield Avenue.** Proposal to renovate and construct additions to Royle Elementary School, including eliminating temporary portable classroom buildings, replacing the library/learning commons, correctly sizing general and special subject classrooms, upgrading building systems, and adding parking spaces to existing parking areas; and to perform related site development activities, including adding landscape plantings, restoring and adding to hardscape areas, and installing stormwater management. The 8.3+/- acre subject property is situated on the west side of Mansfield Avenue, at the northwest corner formed by its intersection with Royle Road, and is shown on Assessor's Map #6 as Lot #54 in the R-1/2 Residential Zone and the Municipal Use Overlay Zone (MU). *DECISION DEADLINE: 12/29/2022.*

**Continuation of Public Hearing regarding 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. *HEARING OPENED: 10/25/2022.*

**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.*

**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.*

### **GENERAL MEETING (time permitting)**

**Election of Officers—Chairman, Vice-Chairman, Secretary, Blight Review Board appointment**

**Adoption of 2023 Meeting Schedule**

**Deliberations and possible decisions regarding the following:**

**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. *HEARING CLOSED: 10/18/2022*

**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. *HEARING CLOSED: 10/25/2022*

**Approval of Minutes**

September 27, 2022  
October 11, 2022  
October 18, 2022

**Chairman's Report—including Accomplishments 2021 and 2022 & Initiatives 2023**

**Director's Report**

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

**Next upcoming Meeting—November 29**

**ADJOURN.**