


MEMORANDUM

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TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP 

DATE: March 31, 2022

SUBJECT: Planning & Zoning Commission Meeting—April 5, 2022

The Planning and Zoning Commission will hold a meeting on April 5, 2022 at 7:30 P.M., LIVE in room 119 of Darien Town Hall. No remote log-in. The agenda is as follows:

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, April 5, 2022 7:30 P.M. ROOM 119, Darien Town Hall

GENERAL MEETING

Affordable Housing Plan under CGS 8-30j

Discussion of Chapter 4 of the Plan—Land Use & Zoning Assessment; and other topics related to the Plan.

Appointment of Zoning Enforcement Officer pursuant to Town Charter.

Amendment to Business Site Plan #302, Special Permit #302, Baywater Corbin Partners, LLC, Corbin District project, Boston Post Road & Corbin Drive, CBD-CS Zone.

Update on project status, as well as requested amendments to plans, including, but not limited to: minor changes to the amount of restaurant space; a minor decrease in the number of dwelling units; a minor increase in office space; establishment of a seasonal rooftop bar/restaurant in Building B; and changes to the design of the parking garage.

Amendment to Business Site Plan #59, Fidelity Building Company, 777 Boston Post Road.

Proposal to replace the existing monument sign at the corner of Boston Post Road and Sedgwick Avenue.

Subdivision Application #630, Bewkes, 92 Half Mile Road.

Request for extension of time to demolish existing residence and file mylar in the Land Records.

Deliberations and possible decisions on the following items:

Coastal Site Plan Review #365, Flood Damage Prevention Application #418, Land Filling & Regrading Application #519, Gilbert & Anne Holmes, 12 Pratt Island. Proposal to construct an addition to the south side of the existing patio, and to perform related site development activities within regulated areas. *DECISION DEADLINE: 4/5/2022.*

Land Filling & Regrading Application #521, Mario Lombardi, 72 Old King's Highway South. Proposal to construct a series of stepped stone retaining walls with associated landscaping on the north and west sides of the property; and to perform related site development activities. *DECISION DEADLINE: 4/5/2022.*

Special Permit Application #170-C/Site Plan, Noroton Heights Shopping Center, Inc., Goddard School, 346 Heights Road. Proposal to establish a new 11,276+/- square foot Child Care Center within the new Noroton Heights Shopping Center project to be constructed at 346 Heights Road. *DECISION DEADLINE: 4/5/2022.*

Business Site Plan Application #24-AC / Special Permit, Combine Training, 25 Old King's Highway North, Goodwives Shopping Center. Proposal to establish a Personal Service training gym in the first floor space formerly occupied by Joy Ride.

Coastal Site Plan Review #367, Flood Damage Prevention Application #420, Land Filling & Regrading Application #526, Justin Patterson, 11 Searles Road. Proposal to construct a 4,413+/- square foot addition to the north side of the existing single-family residence, construction of realigned driveways and a pool and patio areas, and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management and a new septic system. *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Subdivision Application #617-B, Land Filling & Regrading Application #439-A, 175 Brookside, LLC, 175 Brookside Road. Proposal to raze the existing single-family dwelling and other accessory structures on the subject 4.53+/- acre lot and to subdivide the property into two (2) building lots, respectively 2.0+/- acres and 2.53+/- acres in size. Proposal to regrade the property to accommodate the construction to two (2) conceptual single family dwellings, associated pools and hardscape areas. *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Proposed Amendments to the Darien Zoning Map (COZM #3-2021), Put forth by Guidepost A, LLC, 76 Tokeneke Road. Proposal to rezone the 76 Tokeneke Road property and adjacent area (a total of 1.9+/- acres in all) from Designed Commercial (DC) to Designed Office (DO). *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Business Site Plan application #244-A, Special Permit Application #262-A, Guidepost A, LLC, 76 Tokeneke Road. Proposal to establish a Montessori based school to be licensed as a Child Care Center in the space formerly occupied by Triorient; reconfigure the parking and internal traffic circulation; create new fenced playground areas; and to perform related site development activities. *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Deliberations ONLY on the following:

Coastal Site Plan Review #99-A, Flood Damage Prevention Application #423, Land Filling & Regrading Application #527, 118 Delafield Island, LLC, 118 Delafield Island Road. Proposal to construct additions to the north side of the existing single-family residence, construct a new replacement pool and patio areas, and to perform related site development activities within regulated areas, including limited regrading of the property. *HEARING CLOSED: 3/22/2022.*

Flood Damage Prevention Application #422, Dariusz Lesniewski, 141 West Avenue. Proposal to raze the existing residence to the foundation and construct a new single-family dwelling, and to perform related site development activities within a regulated area, including removal of a detached garage in close proximity to Stony Brook and installation of stormwater management. *HEARING CLOSED: 3/22/2022.*

Approval of Minutes

March 1, 2022

March 8, 2022

Chairman's Report

Director's Report

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

Next upcoming Meetings—April 19, 2022, April 26, 2022

ADJOURN.