

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: January 6, 2022

SUBJECT: Planning & Zoning Commission Regular Meeting—January 11, 2022

The Planning and Zoning Commission will hold a special meeting on January 11, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Tue, Jan 11, 2022 7:30 PM - 10:30 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

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## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 11, 2022

7:30 P.M.

via GoToMeeting

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### GENERAL MEETING

**Amendment of Special Permit #11-R(2), Ox Ridge Riding & Racquet Club, 512 Middlesex Road**  
Request for installation of solar panels on roof of riding arena building.

**Amendment of Special Permit Application #47-D, Darien Community Association (DCA), 274 Middlesex Road.**  
Request for five (5) front lawn events in 2022.

*Deliberations ONLY on the following items:*

**Proposed Amendments to Darien Zoning Map (COZM #2-2021), 3 Parklands Drive, put forth by Parklands Darien, LLC.** Proposal to apply the Designed Office Multi-Family Residential Overlay Zone (DOMR) to the subject property to permit multi-family residential dwellings as a principal use requiring a Special Permit. The 3.915+/- acre subject property is located at the southern end of Parklands Drive, approximately 1,100 feet south of its intersection with Old King's Highway North, and is shown on Assessor's Map #35 as Lot #34, Unit #2 in the Designed Office Zone (DO).

**Site Plan Application #309, Special Permit Application #42-I, Land Filling & Regrading Application #516, Parklands Darien, LLC, 1 Parklands Drive & 3 Parklands Drive.** Proposal to raze the existing office building at 3 Parklands Drive, convert and redevelop the property as multi-family residential, consistent with the Designed Office Multi-Family Residential Overlay Zone (DOMR) Regulations; and perform related site development activities, including regrading of the property, installation of landscaping, lighting, and stormwater management. The applicant proposes to construct a three-story, multi-family apartment building with a total of 60 apartments (studio, 1- and 2-bedroom apartments), including 7 deed restricted affordable units. A total of 139 parking spaces will be created - 86 of which are proposed for the exclusive use by residents of 3 Parklands Drive and 53 of which are proposed to be shared with the adjacent assisted living facility at 1 Parklands Drive (Assessor's Map #35, Lot #34, Unit #1). Improvements to 1 Parklands Drive are limited to sidewalk extensions, underground utilities and parking related improvements. 3 Parklands Drive is 3.915+/- acres, and is located at the southern end of Parklands Drive, approximately 1,100 feet south of its intersection with Old King's Highway North and is shown on Assessor's Map #35 as Lot #34, Unit #2 currently in the Designed Office Zone (DO) (companion Zoning Map Change proposed to rezone 3 Parklands Drive to the Designed Office Multi-Family Residential Overlay Zone (DOMR)). Application materials are on file and available for review in the Planning & Zoning Office and online at: [darienct.viewpointcloud.com](http://darienct.viewpointcloud.com).

**Discussion of State-required Affordable Housing Plan under CGS 8-30j.**

Deliberation and possible decision on the following item:

**Subdivision Application #630, Land Filling & Regrading Application #517, Irrevocable Trust for Descendants of Eugene G. Bewkes, III, 92 Half Mile Road.** Proposal to divide the subject 4.92+/- acre property into two (2) separate building lots, respectively 2.722+/- and 2.198+/- acres in size. The existing residence and associated improvements on the lot are to be razed. Proposal to construct a single-family residence on the newly created westerly building lot, construction of a new driveway, pool, and patio areas, and installation of stormwater management, a septic system and to perform related site development activities. Though conceptual improvements are shown on the easterly building lot, development of the lot is not proposed at this time.

**Approval of Minutes**

October 12, 2021

October 26, 2021

November 16, 2021

November 30, 2021

December 7, 2021

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

**Next upcoming Meetings—January 25, 2022 and February 1, 2022**

**ADJOURN.**