

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: January 20, 2022

SUBJECT: Planning & Zoning Commission Regular Meeting—January 25, 2022

The Planning and Zoning Commission will hold a special meeting on January 25, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Jan 25, 2022 7:30 PM (EST)

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

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PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 25, 2022

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Special Permit Application #323, Yanlan Tang, 682 Boston Post Road. Proposal to establish a new health spa, offering massage therapy and facials in the first floor space, formally occupied by AnJu Breathing Space. The subject property is located on the south/east side of Boston Post Road approximately 350 feet west of its intersection with Brookside Road, and is shown on Assessor's Map #16 as Lot #98 in the Designed Business (DB) Zone. **TO BE IMMEDIATELY CONTINUED TO 2/8/2022.**

Special Permit Application #276-C, One Ten Post Road Partners, LLC, 110 Boston Post Road. Proposal to establish a new 1,600+/- home contractor/supplier showroom in the space previously occupied by Darien Dental Associates. The subject property is located on the south side of Boston Post Road approximately 250 feet west of its intersection with West Norwalk Road, and is shown on Assessor's Map #32 as Lot #4, 5, and 6 in the Service Business (SB) Zone.

Special Permit Application #322, Land Filling & Regrading Application #520, Anthony Dechellis Revocable Trust, 320 Brookside Road. Proposal to construct a 60' x 100' recreational sport court and associated stormwater management on the east side of the property, and to perform related site development activities. The 2.32+/- acre subject property is located at the northeast corner formed by the intersection of Brookside Road and Marianne Road, and is shown on Assessor's Map #1 as Lot #87 in the R-2 Zone.

Land Filling, Excavation & Regrading Application #522, Nicholas & Tracy Young, 249 Tokeneke Road. Proposal to regrade the western portion of the property to create a level yard area; and to perform related site development activities. The 1.13+/- acre subject property is located on the south side of Tokeneke Road approximately 300 feet west of its intersection with Pheasant Run, and is shown on Assessor's Map #66 as Lot #111 in the R-1 Zone.

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. The 0.6+/- acre subject property is located on the north side of Old King's Highway South approximately 190 feet west of its intersection with Andrews Drive, and is shown on Assessor's Map #63 as Lot #42 in the R-1/3 Zone.

Land Filling & Regrading Application #523, Peter Doyle, 289 West Avenue. Proposal to widen the existing driveway with an associated retaining wall and to perform related site development activities, including cutting of the existing grade on the northwest portion of the property to accommodate the widening. The 0.6+/- acre subject property is located on the south side of West Avenue approximately 70 feet east of its intersection with Ridgely Street, and is shown on Assessor's Map #75 as Lot #11 in the R-1/5 Zone.

GENERAL MEETING

Deliberations and possible decision 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).

Deliberations ONLY on the following items:

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.

Deliberations on any public hearings closed on January 25, 2022 (time permitting)

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

Next upcoming Meetings—February 1, 2022 and February 8, 2022

ADJOURN.