

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: October 14, 2021

SUBJECT: Planning & Zoning Commission special meeting—October 19, 2021

The Planning and Zoning Commission will hold a special meeting on October 19, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission  
Tue, Oct 19, 2021 7:30 PM (EDT)

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

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## PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 19, 2021

7:30 P.M.

via GoToMeeting

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### GENERAL MEETING

**Amendment to Land Filling & Regrading Application #509, Reidy, 43 Hillside Avenue.**

Proposal to modify previously approved plans relative to location of boulder retaining wall.

*Deliberations and possible decision on the following item:*

**Coastal Site Plan Review #256-B, Flood Damage Prevention Application #287-B, Land Filling & Regrading Application #513, Noah & Kristin Charney, 9 Butler's Island Road.**

Proposal to: construct an addition to the residence; construct a patio and a pool over an existing patio; install a stormwater management system; perform associated regrading to the property; and to perform related site development activities within regulated areas.

*Deliberations ONLY on the following:*

**Coastal Site Plan Review #362, Flood Damage Prevention Application #415, Land Filling & Regrading Application #515, 91 FMR, LLC, 91 Five Mile River Road.**

Proposal to construct a replacement single-family residence and pool with associated stormwater management; and to perform related site development activities within regulated areas.

**Coastal Site Plan Review #363, Flood Damage Prevention Application #169-A, Land Filling & Regrading Application #55-A, John Daileader, 32 Plymouth Road.**

Proposal to construct elevated terrace areas, a swimming pool, spa, and pool house directly adjacent to the rear of the existing residence with associated stormwater management; and to perform related site development activities within regulated areas.

**Coastal Site Plan Review #253-A, Land Filling & Regrading Application #367-A, James & Elizabeth Degan, 19 Brush Island Road.**

Proposal to construct a 16' x 32' swimming pool to the east of the existing residence and expand an existing patio by 350 square feet to surround the new pool; and to perform related site development activities within a regulated area.

**Subdivision Application #424-C, Coastal Site Plan Review #360, Land Filling & Regrading Application #512, James & Margaret Tweedy, 108 Nearwater Lane.**

Proposal to subdivide the subject property into three additional building lots; a coastal site plan review for development on proposed Lot #1, and to perform related site development activities within regulated areas.

**Proposed Amendments to the Darien Zoning Regulations (COZR #6-2021) put forth by Baywater Housing Partners, LLC & Abilis, Inc.**

Proposal to amend Section 454(a) of the Darien Zoning Regulations relative the Town's Special Needs Housing Overlay Zone to make Special Needs Housing in Darien more inclusive by allowing occupancy by persons with developmental disabilities, but whose disabilities do not meet the technical definition of "intellectually disabled" as defined by Section 1-1g of the Connecticut General Statutes. The amendment would also provide

for residency by an income-qualified employee (per Section 454(a)(1) of the Regulations) of a property's administrator to provide support to residents. The Special Needs Housing Overlay Zone is eligible to be applied to properties in residential zones (R-2, R-1, R-1/2, R-1/3, R-1/5) on lots that are at least 150 percent of the minimum lot area, but not less than three-quarter acre (32,670 square feet). Maximum density is twelve dwelling units located within two or more buildings, with not more than six units per building.

**Approval of Minutes**  
September 28, 2021

**Any Other Business cannot be considered since this is a Special Meeting.**

**Next upcoming Meetings—October 26, 2021 and November 9, 2021.**  
**Meeting of November 2, 2021 to be canceled.**

**PUBLIC HEARING**

**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). The proposed zoning map amendments are on file and available for review in the Town Clerk's Office, the Planning & Zoning Office, and online at: [darienct.viewpointcloud.com](http://darienct.viewpointcloud.com).

**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).

**ADJOURN.**