

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: November 23, 2021

SUBJECT: Planning & Zoning Commission—November 30, 2021

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

Planning & Zoning Commission
Tue, Nov 30, 2021 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, November 30, 2021

7:30 P.M.

via GoToMeeting

GENERAL MEETING

Approval of 2022 Aquifer Protection Agency Meeting Schedule

Subdivision Application #424-C, Coastal Site Plan Review #360, Land Filling & Regrading Application #512, James & Margaret Tweedy, 108 Nearwater Lane. Requested amendments to conditions of approval (Conditions 'F', 'O', and 'L').

Business Site Plan #24-R / Special Permit, Sweat Central, 25 Old King's Highway North, Goodwives Shopping Center. Request to replace a former fitness use (Koko Fit Club) with another similar fitness use (yoga studio) and to modify the 2011 approval for the space to allow for group fitness classes and up to two employees.

Deliberations and possible decision on the following item:

Business Site Plan Application #24-AB / Special Permit, Clean Juice, 25 Old King's Highway North, Goodwives Shopping Center. Proposal to establish a new 1,371+/- square foot Quick Service Restaurant in the first floor space formerly occupied by Runner's Roost.

Flood Damage Prevention Application #416, Land Filling & Regrading Application #518, Jeffrey Bluestein & Margit Conopask, 49 Stony Brook Road. Proposal to construct a replacement bridge over the Stony Brook, consisting of new framing, decking and guiderails, to provide access to the existing residence on the property, and to perform related site development activities, including widening the channel of the Brook, within a regulated area. The 3.05+/- acre subject property is located on the west side of Stony Brook Road approximately 1,000 feet south of its intersection with Leroy Avenue, and is shown on Assessor's Map #19 as Lot #28 in the R-1 Zone.

Approval of Minutes

November 9, 2021

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

Next upcoming Meetings—December 7, 2021 Special Meeting, and January 4, 2022

PUBLIC HEARING

Continuation of Public Hearing regarding 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. The subject property is located at the northeast corner formed by the intersection of Half Mile Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #2 as Lot #24 in the R-2 Zone.

Continuation of Public Hearing regarding 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.

Continuation of Public Hearing regarding 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.

Continuation of Public Hearing regarding 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. The 0.4+/- acre subject property is located on the west side of Pratt Island approximately 1,150 feet south of its intersection with Nearwater Lane, and is shown on Assessor's Map #55 as Lot #120 in the R-1 Zone.

ADJOURN.