

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

FROM: Jeremy B. Ginsberg, AICP  
Fred W. Doneit, AICP

DATE: January 4, 2024

SUBJECT: Planning & Zoning Commission Meeting—January 9, 2024

The Planning and Zoning Commission will hold a meeting on Tuesday, January 9, 2024 at **7:00 P.M.**, in Room **206** of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

### **PLANNING AND ZONING COMMISSION AGENDA**

Tuesday, January 9, 2024

**7:00 P.M.**

**Room 206, Town Hall**

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### PUBLIC HEARING

[Continuation of Public Hearing regarding Land Filling & Regrading Application #557 \(PL-23-140\), Ivan & Adelya Khmelevskoy, 10 Hoyt Court.](#) Proposal to construct additions to the west side of the existing single-family residence, construction of a new driveway with a covered parking area, construction of deck, patio, and terrace areas, as well as numerous landscape and retaining walls, and to perform related site development activities, including regrading of the property and installation of stormwater management. The 0.6+/- acre subject property is located on the south side of Hoyt Court approximately 240 feet west of its intersection with Hoyt Street, and is shown on Assessor's Map #30 as Lot #24 in the R-1/3 Residential Zone.

[Special Permit Application #334 \(PL-23-162\), Glass & Mirror Express Solutions, LLC, 1913 Boston Post Road.](#) Proposal to establish a new retail glass & mirror product showroom in the first-floor space formerly occupied by Flaherty Plumbing & Heating. The 0.37+/- acre subject property is located on the north side of Boston Post Road approximately 150 feet west of its intersection with Dickinson Road, and is shown on Assessor's Map #42 as Lot #5 in the Neighborhood Business Zone (NB) and R-1/3 Residential Zone.

[Land Filling & Regrading Application #241-A \(PL-23-187\), Michael & Tracey Riccardi, 158 Long Neck Point Road.](#) Proposal to fill and regrade in association with the construct a new single-family dwelling, a detached barn/garage, new driveways, retaining walls, and pool and patio areas; and to perform related site development activities, installation of stormwater management. The 1.57+/- acre subject property is located on the west side of Long Neck Point Road, at the southwest corner formed by its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #23-A and is located in the R-1 Residential Zone.

**Coastal Site Plan Review #376-A (PL-23-189), RRE Holdings, LLC, 244 Long Neck Point Road.**

Proposal to construct additions and alterations to the existing residence on the property; and to perform related site development activities within a regulated area, including limited regrading of the property within 25-feet of the residence. The 1.02+/- acre subject property is located on the west side of Long Neck Point Road approximately 0.44 miles south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #13-8 in the R-1 Residential Zone.

**GENERAL MEETING**

**Deliberations and possible decision regarding the following:**

**Coastal Site Plan Review #227-D, Flood Damage Prevention Application #254-E, Land Filling & Regrading Application #458-B, Site Plan Application #253-C (PL-23-158), Town of Darien, Weed Beach Park, 155 & 159 Nearwater Lane.**

Proposal to strategically improve the property at 155 Nearwater Lane and the southern portion of 159 Nearwater Lane (Town Sewer Plant) to create a passive recreational area, intended to integrate with the remainder of Weed Beach Park to the west; and to perform related site development activities within regulated areas, including installation of stormwater management. The improvements are to consist of open lawn areas, a paved loop pathway, and an expansion of the beach area. A new crushed stone parking area to be located off the southeast side of the existing access drive to Weed Beach Park will be integrated with the remainder of parking at the Park. An existing boat storage area on the southeast portion of the combined site will remain.

*HEARING CLOSED: 11/28/2023. DECISION DEADLINE: 2/2/2024.*

**Deliberations ONLY on any public hearings closed on January 9, 2024.**

**Approval of Minutes**

**November 28, 2023**

**December 6, 2023**

**Chairman's Report**

**Director's Report**

**Next upcoming Meetings—January 23 & 30, 2024**

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

**ADJOURN.**