

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: January 18, 2024

SUBJECT: Planning & Zoning Commission Meeting—January 23, 2024

The Planning and Zoning Commission will hold a meeting on Tuesday, January 23, 2024 at **7:00 P.M.**, in the Room 206 of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 23, 2024

7:00 P.M.

Room 206, Town Hall

PUBLIC HEARING

[Continuation of Business Site Plan Application #104-B, Special Permit Application #333, Flood Damage Prevention Application #439, Land Filling & Regrading Application #558 \(PL-23-145\), 1852 Darien 1, LLC, Cloud 10 Smart Wash, 54 Boston Post Road.](#) Proposal to redevelop the property, formerly occupied by Bertucci's Restaurant, as a new car wash, including a 5,150+/- square foot building with wash bay, 34 exterior self-service "detailing" spaces and 5 employee parking spaces; and to perform related site development activities within a regulated area, including installation of stormwater management, on-site landscaping, and a new traffic signal at the intersection of Boston Post Road and West Norwalk Road. The 2.13+/- acre subject property is located on the south side of Boston Post Road at its intersection with West Norwalk Road, and is shown on Assessor's Map #32 as Lots #1 and #2 in the Service Business Zone (SB). *TO BE IMMEDIATELY CONTINUED TO 2/6/2024.*

[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. *DEADLINE TO CLOSE PUBLIC HEARING IS 1/23/2024.*

[Coastal Site Plan Review #146-D, Flood Damage Prevention Application #147-D \(PL-23-172\), DCC Revocable Family Trust, 29 Brush Island Road.](#) Proposal to construct and install a dock consisting of a fixed ramp, pier and platform, and to perform related site development activities within regulated areas. The 0.86+/- acre subject property is located on the north side of Brush Island Road at

its terminus approximately 0.26 miles north of its intersection with Nearwater Lane, and is shown on Assessor's Map #56 as Lot #15 in the R-1 Zone.

[Site Plan Application #310-B, Special Permit Application #324-B, Flood Damage Prevention Application #425-B \(PL-23-183\), 7 Sedgewick Avenue, LLC, 7 Sedgwick Avenue.](#) Proposal to raze the existing bank building on the site, convert and redevelop the property as multi-family residential, and to perform related site development activities within a regulated area, including limited 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 18 one-bedroom apartments on the two floors above the parking level, establish 4,969+/- square feet of public plaza area and an off-street loading area. A total of 30 surface level parking spaces will be created under the building. The 0.49+/- acre subject property is located at the southwest corner formed by the intersection of Sedgwick Avenue and Old King's Highway North, and is shown on Assessor's Map #71 as Lots #15 and #16 in the Central Business District (CBD).

GENERAL MEETING

Deliberations and possible decision regarding the following:

[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. *HEARING CLOSED: 1/16/2024.*

[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. *HEARING CLOSED: 1/16/2024.*

[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. *HEARING CLOSED: 1/16/2024.*

Deliberations ONLY on any public hearings closed on January 23, 2024.

Approval of Minutes

November 28, 2023

December 6, 2023

Chairman's Report

Director's Report

Next upcoming Meetings—January 30 & February 6, 2024

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

ADJOURN.