

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: January 25, 2024

SUBJECT: Planning & Zoning Commission Meeting—January 30, 2024

The Planning and Zoning Commission will hold a meeting on Tuesday, January 30, 2024 at **7:00 P.M.**, in Room 119 of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 30, 2024

7:00 P.M.

Room 119, Town Hall

PUBLIC HEARING

[Coastal Site Plan Review #379, Flood Damage Prevention Application #441, Land Filling, Excavation & Regrading Application #562, Site Plan Application #311 \(PL-23-191\), Town of Darien, Great Island Accessway, 0 Great Island Road.](#) Proposal to replace and widen the existing entry accessway/driveway between Rings End Road and the Great Island Road cul-de-sac, to provide for two-way vehicular flow and public access between Rings End Road and the larger Great Island property to the south, and to perform related site development activities within regulated areas. The work includes the addition of a sidewalk, landscaping, lighting, drainage, and other ancillary improvements. The 1.62+/- acre subject property is located on the east side of Goodwives River Road and Long Neck Point Road at the terminus of Ring's End Road, and is shown on Assessor's Map #58 as Lot #1-AA (Parcel 23A on Map 4145A of the Darien Land Records) in the R-1 Residential Zone.

[Land Filling & Regrading Application #561 \(PL-23-185\), Eduardo & Vanessa Sammame, 220 Mansfield Avenue.](#) Construction of a new pool and patio area on the eastern portion of the property, and to perform related site development activities, including regrading of the property and installation of stormwater management. The 1.0+/- acre subject property is located on the east side of Mansfield Avenue approximately 200 feet north of its eastern intersection with Fox Hill Lane, and is shown on Assessor's Map #10 as Lot #53 in the R-1 Residential Zone.

[Land Filling & Regrading Application #559 \(PL-23-186\), Thomas & Katherine Meyerer, 12 McLaren Road South.](#) Proposal to construct a new pool and patio area on the eastern portion of the property, and to perform related site development activities, including regrading of the property and installation of stormwater management. The 0.4+/- acre subject property is located on the east side of McLaren Road South approximately 140 feet south of its eastern intersection with McLaren Road, and is shown on Assessor's Map #17 as Lot #34 in the R-1/2 Residential Zone.

GENERAL MEETING

Mandatory Referral #1-2024, Board of Selectmen, Great Island Accessway.

Proposal for substantial improvements to Town property related to the replacement and widening of the existing entry accessway/driveway between Rings End Road and the Great Island Road cul-de-sac, to provide for two-way vehicular flow and public access between Rings End Road and the larger Great Island property to the south.

Deliberations and possible decision regarding the following:

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.*

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. *HEARING CLOSED: 1/23/2024.*

Deliberations ONLY on the following:

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. *HEARING CLOSED: 1/23/2024.*

Deliberations ONLY on any public hearings closed on January 30, 2024.

Approval of Minutes

November 28, 2023

December 6, 2023

Chairman's Report

Director's Report

Next upcoming Meetings—February 6 & 13, 2024

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

ADJOURN.