

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: February 1, 2024

SUBJECT: Planning & Zoning Commission Meeting—February 6, 2024

The Planning and Zoning Commission will hold a meeting on Tuesday, February 6, 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, February 6, 2024

7:00 P.M.

Room 119, 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). *PUBLIC HEARING OPENED: 11/14/2023. DEADLINE TO CLOSE PUBLIC HEARING IS: 2/22/2024.*

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. *DEADLINE TO ISSUE REPORT: 2/22/2024.*

Pre-Application Review under CGS 7-159b.

1, 16, and 22 Thorndal Circle & property shown as Assessor's Map #39 Lot #9, Hecker Avenue.

Pre-application review and discussion of proposal to replace the five existing office buildings with five new residential buildings within the Thorndal Circle Office Park.

Deliberations and possible decision regarding 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.*

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. *HEARING CLOSED: 1/30/2024.*

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. *HEARING CLOSED: 1/30/2024.*

Deliberations ONLY on the following:

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. *HEARING CLOSED: 1/30/2024.*

Chairman's Report

Director's Report

Next upcoming Meetings—February 13 & 27, 2024

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

ADJOURN.