

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: March 9, 2023

SUBJECT: Planning & Zoning Commission Meeting—March 14, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, March 14, 2023 at 7:30 P.M., in Room 206 of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

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

Tuesday, March 14, 2023

7:30 P.M.

Room 206, Town Hall

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### **PUBLIC HEARING**

**Continuation of Public Hearing regarding Land Filling, Excavation & Regrading Application #543, Michael Michaux, 142 Nearwater Lane.** Proposal to excavate and regrade the northeastern portion of the property to create a level yard area, and to perform related site development activities. The 0.43+/- acre subject property is located on the east side of Nearwater Lane approximately 340 feet south of its intersection with Juniper Road, and is shown on Assessor's Map #57 as Lot #24 in the R-1 Zone. *TO BE IMMEDIATELY CONTINUED.*

**Business Site Plan #94-B, Land Filling & Regrading Application #547, Bery Realty, LLP, 118 Old King's Highway South and 1302 Boston Post Road.** Proposal, on both properties, is to expand the parking lot for existing veterinary office, including regrading of the property, installation of stormwater management, and to perform related site development activities. The 0.386+/- acre 118 Old King's Highway South property is located on the west side of Old King's Highway South approximately 485 feet north of its intersection with Queen's Lane, and is shown on Assessor's Map #63 as Lot #27, 28, 29 in the Service Business (SB) Zone. The 0.44+/- acre 1302 Boston Post Road property is shown on Assessor's Map #63 as Lot #2, also in the SB Zone, directly to the west of the 118 Old King's Highway South property.

**Coastal Site Plan Review #370-A, Flood Damage Prevention Application #432-A, Land Filling & Regrading Application #532-A, Christopher & Lisa Hughes, 25 Harbor Road.** Proposal to raze the existing residence to the foundation and to construct a new single-family dwelling with additions atop the existing foundation, construction of elevated patio and hardscape areas at the rear of the residence, installation of plunge pool, including construction of a series of terraced retaining walls, expand the driveway area; and to perform related site development activities within regulated areas, including regrading of the property, and installation of stormwater management. The 1.0+/- acre subject property is located on the east side of Harbor Road approximately 600 feet south of its intersection with Ring's End Road, and is shown on Assessor's Map #51 as Lot #9 in the R-1 Zone.

**Coastal Site Plan Review #367-A, Flood Damage Prevention Application #420-A, Land Filling & Regrading Application #526-A, John & Amanda Spatola, 11 Searles Road.** Proposal to construct additions to the north/west and east sides of the existing single-family residence, construction of new and realigned driveways, and patio areas, and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management and a new septic system. The 1.89+/- acre subject property is located on the south side of Searles Road, at its northern intersection with Indian Trail, and is shown on Assessor's Map #66 as Lot #69 and is located in the R-1 Zone.

## **GENERAL MEETING**

*Deliberations and possible decisions on the following:*

**Coastal Site Plan Review #359-A, Flood Damage Prevention Application #413-A, Land Filling & Regrading Application #511-A, William & Elizabeth Jones, 2 Contentment Island Road.**

Proposal to elevate and construct additions to the existing residence, remove the garage and construct a new detached garage, a new swimming pool and terrace, relocate and expand the driveway area; and perform related site development activities within regulated areas, including filling and regrading of the property and installation of stormwater management. The 1.08+/- acre subject property is located on the northwest side of Contentment Island Road approximately 40 feet south of its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #65 in the R-1 Zone.

**Flood Damage Prevention Application #437, Land Filling & Regrading Application #545, Geddes & Julia Johnson, 3 Canoe Trail.** Proposal to construct a new two-story addition to the east side of the existing residence and south side of the detached garage, to construct a new retaining wall and steps with associated regrading of the property; and to perform related site development activities within a regulated area. The 1.01+/- acre subject property is located on the south side of Canoe Trail at the southwestern corner formed by its intersection with Arrowhead Way, and is shown on Assessor's Map #70 as Lot #51 in the R-1 Residential Zone.

**Deliberations ONLY regarding any public hearing(s) closed on March 14, 2023.**

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

**Next upcoming Meetings—March 28 & April 4, 2023**

**ADJOURN.**