

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: March 23, 2023

SUBJECT: Planning & Zoning Commission Meeting—March 28, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, March 28, 2023 at 7:30 P.M., in Room 119 of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

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

Tuesday, March 28, 2023

7:30 P.M.

Room 119, Town Hall

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### **PUBLIC HEARING**

**Proposed Amendments of Zoning Regulations (COZR #1-2023), Site Plan Application #310-A, Special Permit Application #324-A, Flood Damage Prevention Application #425-A, 7 Sedgwick Avenue, LLC, 7 Sedgwick Avenue.** Proposal to amend Section 726(13) of the Zoning Regulations to increase the maximum floor area of dwelling units in the Central Business District (CBD) from 1,000 square feet to 2,000 square feet; Proposal to amend Section 726, Note (f) of the Zoning Regulations to allow third floor dwelling units as incentive units under the Inclusionary Zoning Regulations; 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 regrading of the property, installation of landscaping, lighting, and stormwater management. The applicant proposes to construct a multi-family apartment building with a total of 22 one- and two-bedroom apartments on the two floors above the parking level, including 4 deed restricted affordable units. A total of 40 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). The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at [darienct.viewpointcloud.com](http://darienct.viewpointcloud.com).

### **GENERAL MEETING**

*Deliberations and possible decision on the following:*

**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.

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

**Next upcoming Meetings—April 4 & 18, 2023**

**ADJOURN.**