

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: April 20, 2023

SUBJECT: Planning & Zoning Commission Meeting—April 25, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, April 25, 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, April 25, 2023

7:30 P.M.

Room 206, Town Hall

PUBLIC HEARING

Business Site Plan Application #234-B, Special Permit Application #236-A, Grove Street Plaza, LLC, Harvest Restaurant Group, 14 Grove Street. Proposal to establish a new 1,371+/- square foot Full Service Restaurant in the first floor and basement space formerly occupied by the Melting Pot. Proposal to establish part-time, seasonal use of the existing public plaza area to accommodate outdoor dining for the new restaurant, the businesses at 20 Grove Street, and the general public. The space is located within Grove Street Plaza, a 0.35+/- acre property, located on the northwest side of Grove Street at its intersection with Brook Street and is shown on Assessor's Map #73 as Lot #22, in the Central Business District (CBD).

Business Site Plan Application #24-AD / Special Permit, Rag Stio Corporation, Emilio's Brick Oven Pizza, 25 Old King's Highway North, Goodwives Shopping Center. Proposal to establish a new 1,371+/- square foot Quick Service Restaurant in the first floor space formerly occupied by Clean Juice. The space is located within Goodwives Shopping Center, located on the south/east side of Old King's Highway North, approximately 150 feet southeast of its intersection with Brookside Road and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

Coastal Site Plan Review #374, Flood Damage Prevention Application #179-A, Land Filling & Regrading Application #549, Mark & Stasha Cohen, 114 Five Mile River Road. Proposal to construct a new 5-bedroom single-family dwelling, construction of retaining walls, terrace areas, and a pool and cabana; and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management. The 0.94+/- acre subject property is located on the west side of Five Mile River Road approximately 115 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #23 in the R-1 and R-1//2 Residential Zones.

Coastal Site Plan Review #373, Land Filling & Regrading Application #547, Marisa Bistany-Perkins, 5 Conant Place. Proposal to construct a new additions to the southwest side of the existing residence, to construct a new retaining wall with associated regrading of the property; and to perform

related site development activities within a regulated area. The 1.45+/- acre subject property is located on the east side of Canoe Trail at the southeastern corner formed by its intersection with Salem Straits Road, and is shown on Assessor's Map #62 as Lots #72 and #73 in the R-1 Residential Zone.

Coastal Site Plan Review #375 and Filling & Regrading Application #550, WZ III 2002 Trust FBO M.J. Ziegler, 95 Long Neck Point Road. Proposal to construct a new 4-bedroom single-family dwelling on a now vacant lot, construction of a new driveway, a porch, and a pool; and to perform related site development activities within a regulated area, including regrading of the property and installation of stormwater management. The 1.41+/- acre subject property is located on the east side of Long Neck Point Road approximately 430 feet south of its intersection with Ziggy's Way, and is shown on Assessor's Map #58 as Lot #1-Q in the R-1 Residential Zone.

Land Filling & Regrading Application #548, Grzegorz Matyszkowicz, 53 Camp Avenue. Proposal to construct a new retaining wall with associated regrading of the property, on the southwestern portion of the property to accommodate an expansion of the driveway area; and to perform related site development activities. The 0.34+/- acre subject property is located on the south side of Camp Avenue approximately 110 feet east of its intersection with Spring Grove Street, and is shown on Assessor's Map #8 as Lots #111 and #112 in the R-1/3 Residential Zone.

GENERAL MEETING

Discussion and Deliberations ONLY on the following:

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.

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.

Chairman's Report

Director's Report

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

Next upcoming Meetings—May 2 and 9, 2023

ADJOURN.