

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: May 4, 2023

SUBJECT: Planning & Zoning Commission Meeting—May 9, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, May 9, 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, May 9, 2023

7:30 P.M.

Room 206, Town Hall

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#### **PUBLIC HEARING**

**Continuation of Public Hearing Regarding 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. *HEARING OPENED 4/25/2023.*

#### **GENERAL MEETING**

**Mandatory Referral #4-2023, Board of Selectmen, Great Island.**

Report regarding leases on a number of buildings on the subject property.

**Subdivision Application #616, Land Filling & Regrading Application # 386, Okie, Raider's Lane**

Request for extension of time.

**Discussion regarding Accessory Dwelling Units (ADUs).**

**Discussion regarding Designed Business (DB) Zone.**

**Discussion and deliberations and possible decisions regarding 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. *DECISION DEADLINE: 6/22/2023.*

**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. *DECISION DEADLINE: 6/22/2023.*

**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. *HEARING CLOSED: 4/25/2023.*

**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. *HEARING CLOSED: 4/25/2023.*

*Discussion ONLY regarding the following:*

**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. *HEARING CLOSED: 4/25/2023.*

### **Chairman's Report**

**Director's Report**—update on electronic packets.

### **Approval of Minutes**

March 7, 2023

March 28, 2023

April 25, 2023

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

**Next upcoming Meetings—May 23, 2023 and special meeting May 30, 2023**

**ADJOURN.**