

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, May 23, 2023

7:30 P.M.

Room 206, Town Hall

PUBLIC HEARING

Special Permit Application #329-A / Site Plan, Town of Darien, 40 & 46 Great Island. Proposal to rent the stables and associated equestrian facilities on Great Island to an outside operator with the specialized expertise necessary to run a full-service show stable for programmed active recreational use with specific restrictions and limits. These indoor and outdoor facilities include an 18-stall granite stable and indoor heated riding arena, an outdoor sand dressage ring, and a half-size polo field as well as numerous paddocks and riding trails that comprise the facility. The operator of the facilities would be a full-service show stable offering full boarding and training of up to 23 horses, a riding lesson program, an animal therapy program, and a summer children's program. The 60.92+/- acre subject property is located on the east side of Goodwives River Road and Long Neck Point Road and consists of a total of three separate lots, identified as Map #58 Lot #1-A (13.5+/- acres); Map #58 Lot #1 (45.94+/- acres); and Map #58 Lot #1AA (1.48+/- acres) (accessway) in the R-1 Residential Zone. The subject property is accessible via a causeway at the southeastern terminus of Rings End Road from Goodwives River Road. ***TO BE POSTPONED.***

Coastal Site Plan Review #372, Flood Damage Prevention Application #436, Land Filling & Regrading Application #544, Mitchell & Kerry Ross, 17 Nickerson Lane. Proposal to construct a new 6-bedroom single-family dwelling on a now vacant lot, construction of a new driveway and parking court, patio and terrace areas, and a pool; and to perform related site development activities, including regrading of the property and installation of stormwater management. The project will establish new connections to public water and sewer. The 0.98+/- acre subject property is located on the southwest side of Nickerson Lane approximately 750 feet west of its intersection with Nearwater Lane, and is shown on Assessor's Map #52 as Lot #9; R-1 Residential Zone. ***TO BE OPENED AND IMMEDIATELY CONTINUED TO MAY 30, 2023.***

Continuation of Public Hearing Regarding 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 Sedgewick Avenue, LLC, 7 Sedgewick 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 1,600 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, and to clarify the residential parking requirements in the Central Business District (CBD); 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 38 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 Sedgewick 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.

Coastal Site Plan Review #376 and Land Filling & Regrading Application #551, RRE Holdings, LLC, 244 Long Neck Point Road. Proposal to construct a 20'x 50' in-ground pool on the southern portion of site, and to perform related site development activities within a regulated area, including regrading of the property, installation of stormwater management, and connecting the main residence and cabin on the property to sanitary sewer in Long Neck Point Road. The 1.13+/- acre subject property is located on the west side of Long Neck Point Road approximately 0.44 miles south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #13-8 in the R-1 Residential Zone.

Flood Damage Prevention Application #438, Land Filling & Regrading Application #546, Joshua & Shari Soloway, 9 Crane Road. Proposal to construct a new 4-bedroom single-family dwelling, construction of a new driveway, retaining walls, and terrace and porch areas; and to perform related site development activities within a regulated area, including regrading of the property and installation of stormwater management. The 1.2+/- acre subject property is located on the west side of Crane Road approximately 630 feet east/south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #60 as Lot #32 in the R-1 Residential Zone.

GENERAL MEETING

Mandatory Referral #4-2023, Board of Selectmen, Great Island.
Report regarding leases on a number of buildings on the subject property.

Amendment of Special Permit Application #47-D, Darien Community Association (DCA), 274 Middlesex Road.
Request for five (5) front lawn events in 2024 and 2025.

Discussion of ARB recommendations regarding changes to sign regulations on blade signs (Section 935).

Discussion and deliberations ONLY 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. *PUBLIC HEARING CLOSED: 5/9/2023.*

Discussion and deliberations on any public hearing items closed on May 23, 2023.

Chairman's Report

Director's Report

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

Next upcoming Meetings—May 30, 2023 (Special Meeting) and June 6, 2023

ADJOURN.