

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: May 25, 2023

SUBJECT: Planning & Zoning Commission SPECIAL Meeting—May 30, 2023

The Planning and Zoning Commission will hold a special meeting on Tuesday, May 30, 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 30, 2023

7:30 P.M.

Room 206, Town Hall

PUBLIC HEARING

Coastal Site Plan Review #227-B, Flood Damage Prevention Application #254-C, Land Filling & Regrading Application #459, Site Plan Application #253-B / Special Permit, Town of Darien, Weed Beach Park, 155 Nearwater Lane. Proposing to construct a sixth paddleball court directly north of the five existing paddle courts with associated lighting, decking, and retaining wall; and to perform related site development activities within regulated areas. The combined 5.37+/- acre subject property is located on the west side of Nearwater Lane, approximately 400 feet north of Shipway Road, and is shown on Assessor's Map #56 as Lots #3 through #9 and is located in the R-1 Residential Zone.

Land Filling, Excavation & Regrading Application #543-A, Michael Michaux, 142 Nearwater Lane. Proposal to excavate and regrade portions of the property to accommodate the construction of additions to the existing single-family residence and to create a level rear 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.

Land Filling & Regrading Application #552, Jason & Gina Gromelski, 95 Raymond Street. Proposal to construct new additions to the existing single-family residence on the property, construction of patio, porch, and deck areas, with a series of terraced retaining walls, expansion of the driveway area; and to perform related site development activities, including regrading of the property, and installation of stormwater management. The 1.85+/- acre subject property is located on the west side of Raymond Street approximately 560 feet north of its intersection with Little Brook Road, and is shown on Assessor's Map #33 as Lot #10-A in the R-1 Zone.

Continuation of Public Hearing regarding 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. *HEARING OPENED 5/23/2023.*

GENERAL MEETING

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

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

Discussions and deliberations ONLY on the Following:

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. *HEARING CLOSED: 5/9/2023.*

Any public hearing items closed on May 30, 2023.

Approval of Minutes

May 9, 2023—Public Hearing/General Meeting

Chairman's Report

Director's Report

Any Other Business cannot be considered, since this is a Special Meeting.

Next upcoming Meetings—June 6 and 13, 2023

ADJOURN.