

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: June 8, 2023

SUBJECT: Planning & Zoning Commission Meeting—June 13, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, June 13, 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, June 13, 2023

7:30 P.M.

Room 206, Town Hall

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**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.

**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 (time permitting)**

**Deliberations and possible decisions regarding:**

**Special Permit Application #261-A, 770 BPR Darien, LLC, Trizia Jewelry, 770 Boston Post Road.** Proposal to establish a new 220+/- square foot custom jewelry design studio in a portion of the first-floor

space formerly occupied Allstate Insurance Company.

**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. *HRG. CLOSED: 5/30/2023.*

**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.

**Discussion and deliberations ONLY regarding**

**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. *HEARING CLOSED: 6/6/2023.*

**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.

**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 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 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. *HEARING CLOSED: MAY 23, 2023.*

**Discussion and deliberations on any public hearing items closed on June 13, 2023.**

**Chairman's Report**

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

**Next upcoming Meetings—June 27, 2023; July 11, 2023**

**ADJOURN.**