

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: June 15, 2023

SUBJECT: Planning & Zoning Commission Special Meeting—June 20, 2023

The Planning and Zoning Commission will hold a Special Meeting on Tuesday, June 20, 2023 at 7:30 P.M., in Room **119** of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 20, 2023

7:30 P.M.

Room 119, Town Hall

Continuation of Public Hearing regarding 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. *HEARING OPENED: 6/13/2023.*

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 decision regarding:

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 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. DECISION DEADLINE: 6/29/2023.*

Discussion and deliberations ONLY 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 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. *HEARING CLOSED: 5/23/2023. DECISION DEADLINE: 7/27/2023.*

Discussion and deliberations on any public hearing items closed on June 20, 2023.

Approval of Minutes

April 18, 2023
June 6, 2023

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

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

ADJOURN.