

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: June 22, 2023

SUBJECT: Planning & Zoning Commission Meeting—June 27, 2023

The Planning and Zoning Commission will hold a Meeting on Tuesday, June 27, 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 27, 2023

7:30 P.M.

Room 206, Town Hall

PUBLIC HEARING

Continuation of 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.

Special Permit Application #330 / Site Plan, Northeast Hardwood, 170 Noroton Avenue. Proposal to establish a new custom wood products and hardwood furniture company, with a workshop area in the first and second floor space formerly occupied by William Seymour & Associates. The 0.14+/- acre subject property is located on the east side of Noroton Avenue approximately 160 feet south of its intersection with West Avenue, and is shown on Assessor's Map #40 as Lot #29; in the Service Business Zone (SB).

Coastal Site Plan Review #357-A, Flood Damage Prevention Application #408-A, Western Island, LLC, 29 Tokeneke Trail. Proposal to construct a 19' x 20' terrace and pergola along the western edge of the existing tennis court on the property, and to perform related site development activities within regulated areas. The 1.15+/- acre subject property is located on the west side of Tokeneke Trail, approximately 1,000 feet south of its intersection with Canoe Trail, and is shown on Assessor's Map #69, Lot #40A; R-1 Zone.

Special Permit Application #60-S / Site Plan, Flood Damage Prevention Application #208-C, Country Club of Darien, 300 Mansfield Avenue. Proposal to replace an existing pump house and irrigation system located southeast of the clubhouse for the purposes of golf course irrigation, and to perform related site development activities within a regulated area. The subject property is located on the east side of Mansfield Avenue approximately 1,250 feet south of its intersection with Middlesex Road, and is shown on Assessor's Map #5 as Lot #40 in the R-2 Zone.

Coastal Site Plan Review #374, Flood Damage Prevention Application #179-A, Land Filling & Regrading Application #549, Mark & Stasha Cohen, 114 Five Mile River Road. Proposal to raze the existing residence on the site and to construct a new 5-bedroom single-family dwelling, construction of

retaining walls, terrace areas, and a pool and cabana; and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management. The 0.94+/- acre property is located on the west side of Five Mile River Road, about 115 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #23; R-1 and R-1/2 Residential Zones.

GENERAL MEETING

Amendment to Flood Damage Prevention Application #434, Lucas & Briony Raymond, 178 Nearwater Lane. Proposal to add a hot tub to a rooftop deck. The 0.19+/- acre subject property is located on the east side of Nearwater Lane approximately 80 feet south of its intersection with Shipway Road, and is shown on Assessor's Map #55 as Lot #2 in the Noroton Bay District Residential Zone (R-NBD).

Deliberations and possible decisions 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. **DECISION DEADLINE: 6/29/2023.**

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

Deliberations ONLY 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. **HEARING CLOSED: 6/20/2023.**

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. **HEARING CLOSED: 6/20/2023.**

Approval of Minutes

April 18, 2023; June 6, 2023

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

Next upcoming Meetings—July 11, 2023; July 25, 2023

ADJOURN.