

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: July 6, 2023

SUBJECT: Planning & Zoning Commission Meeting—July 11, 2023

The Planning and Zoning Commission will hold a Meeting on Tuesday, July 11, 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, July 11, 2023

7:30 P.M.

Room 206, Town Hall

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### PUBLIC HEARING

**Continuation of Public Hearing regarding 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.

**Special Permit Application #331 (PL-23-105), Tokeneke Road Properties, LLC, Man Chan, 33-35 Tokeneke Road.** Proposal to establish a new Quick Service Restaurant in the first floor space formerly occupied by Hitchcock Munson Opticians. The subject property is located on the south side of Tokeneke Road, approximately 230 feet east of its intersection with Boston Post Road, and is shown on Assessor's Map #72 as Lot #45 in the Central Business District (CBD).

**Coastal Site Plan Review #351-A, Flood Damage Prevention Application #403-A (PL-23-87), Sanford & Deborah Rich, 26 Beach Drive.** Proposal to construct a covered deck at the rear/west side of the existing residence and a covered front porch on the east side of the residence, and to perform related site development activities within regulated areas. The 0.31+/- acre subject property is located on the west side of Beach Drive, at the southwest corner formed by its intersection with Outlook Drive, and is shown on Assessor's Map #53 as Lot #9 and is located in the R-1/2 Zone.

**Coastal Site Plan Review #34-A (PL-23-104), Daniel Barzach & Avery Hourihan, 69 Five Mile River Road.** Proposal to construct an 18.5'x 15' two-story addition to the east side of the existing residence, removal of a workshop attached to an existing detached garage, and to perform related site development activities within a regulated area. The 0.5+/- acre subject property is located on the east side of Five Mile River Road, approximately 550 feet southeast of its intersection with Berry Lane, and

is shown on Assessor's Map #66 as Lot #14 in the R-1/2 Zone.

**Land Filling & Regrading Application #553 (PL-23-96), Dan & Andrea Pezley, 23 Greenleaf Avenue.** Proposal to raze the existing residence and to construct a new 6-bedroom single-family dwelling, construction of new driveways and a parking court, patio and porch 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 a new connection to sanitary sewer. The 4.14+/- acre subject property is located on the north side of Greenleaf Avenue, approximately 650 feet west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #28 as Lot #7 in the R-1 Zone.

## **GENERAL MEETING**

### **Deliberations and possible decisions regarding:**

**Proposed Amendments of Zoning Regulations (COZR #1-2023) put forth by 7 Sedgewick Avenue, LLC.** 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). *HEARING CLOSED: 5/23/2023.*

**Coastal Site Plan Review #375 and Land 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.*

**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. *HEARING CLOSED: 6/27/2023.*

**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. *HEARING CLOSED: 6/27/2023.*

### **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.*

**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. *HEARING CLOSED: 6/27/2023.*

**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. *HEARING CLOSED: 6/27/2023.*

**Approval of Minutes**

May 23, 2023

June 13, 2023

June 20, 2023

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

**Next upcoming Meetings—July 25, 2023**

**ADJOURN.**