

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: July 20, 2023

SUBJECT: Planning & Zoning Commission Special Meeting—July 25, 2023

The Planning and Zoning Commission will hold a Special Meeting on Tuesday, July 25, 2023 at 8:00 P.M., in Room 206 of Darien Town Hall, 2 Renshaw Road. The agenda is as follows:

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 25, 2023

8:00 P.M.

Room 206, Town Hall

PUBLIC HEARING

[Proposed Amendments to Darien Zoning Regulations \(COZR #3-2023\) \(PL-23-108\) put forth by St. John's Roman Catholic Church.](#) Proposal to amend Section 405.g. of the Darien Zoning Regulations to add “mausoleum” as an Accessory Use requiring a Special Permit in addition to the already permitted “columbarium” use located on church grounds or on the grounds of a cemetery operated by a cemetery association as defined in Section 19a-296 of the Connecticut General Statutes. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk’s office and the Planning and Zoning Office for inspection, and online at darienct.viewpointcloud.com as PL-23-108.

[Coastal Site Plan Review #378 \(PL-23-109\), Thomas & Kathleen Arrix, 138 Goodwives River Road.](#) Proposal to construct additions to the northern portion of the existing residence, construct a replacement in-ground pool, retaining walls, terrace areas, and a golf cabana, and to perform related site development activities within a regulated area, including modifications to the existing stormwater management system. The 2.03+/- acre subject property is located on the east side of Goodwives River Road at the southeastern corner formed by its intersection with Salem Straits, and is shown on Assessor’s Map #62 as Lot #84A in the R-1 Residential Zone.

[Land Filling & Regrading Application #554 \(PL-23-107\), Bruce & Diana Phelps, 35 Swifts Lane.](#) Proposal to raze the existing residence and to construct a new single-family dwelling, construction of a new driveway, retaining walls, and terrace/patio areas; and to perform related site development activities, including regrading of the property and installation of stormwater management. The 0.67+/- acre subject property is located at the southern terminus of Swifts Lane, approximately 945 feet southeast of its intersection with Ring’s End Road, and is shown on Assessor’s Map #50 as Lot #10 in the R-1 Zone.

GENERAL MEETING

Deliberations and possible decisions 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.*

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 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. *NOTE: Zoning regulation amendments aspects were decided on July 11, 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. The project will establish new connections to public water and sewer.

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.*

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. *HEARING CLOSED: 7/11/2023.*

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. *HEARING CLOSED: 7/11/2023.*

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. *HEARING CLOSED: 7/11/2023.*

Deliberations ONLY 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. *HEARING CLOSED: 7/11/2023.*

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.*

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. *HEARING CLOSED: 7/11/2023.*

Deliberations on: Any public hearings closed on July 25, 2023.

Approval of Minutes

June 27, 2023

Chairman's Report

Director's Report

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

Next upcoming Meetings—September 5, 2023

ADJOURN.