

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: August 30, 2023

SUBJECT: Planning & Zoning Commission Meeting—September 5, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, September 5, 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, September 5, 2023

7:30 P.M.

Room 119, Town Hall

GENERAL MEETING

[Amendments to Coastal Site Plan #364, Flood Damage Prevention Application #417, Oliverio, 49 Goodwives River Road.](#)

Amendments to previously approved plans.

[Site Plan Application #309, Special Permit Application #42-I, Land Filling & Regrading Application #516, Parklands Darien, LLC, 3 Parklands Drive.](#)

Request for an extension of time to implement approved plans.

[Flood Damage Prevention Application #438, Land Filling & Regrading Application #546, Joshua & Shari Soloway, 9 Crane Road.](#)

Request for an extension of time to implement approved plans.

Deliberations and possible decisions 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 Pezlev, 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. *HEARING CLOSED: 7/11/2023.*

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. *PUBLIC HEARING CLOSED: 7/25/2023.*

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. *PUBLIC HEARING CLOSED: 7/25/2023.*

Deliberations ONLY regarding the following:

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. *PUBLIC HEARING CLOSED: 7/25/2023.*

Discussion of Blade Signs.

Approval of Minutes

May 30, 2023
June 27, 2023
July 11, 2023
July 25, 2023

Chairman’s Report

Director’s Report

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

Next upcoming Meetings—September 12 and 26, 2023

ADJOURN.