

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: September 7, 2023

SUBJECT: Planning & Zoning Commission Meeting—September 12, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, September 12, 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, September 12, 2023

7:30 P.M.

Room 206, Town Hall

PUBLIC HEARING

[Coastal Site Plan Review #227-C, Flood Damage Prevention Application #254-D, Land Filling & Regrading Application #459-A, Site Plan Application #253-B, Town of Darien, Weed Beach Park, 155 Nearwater Lane.](#) Proposal to strategically improve the property at 155 Nearwater Lane to create a passive recreational area, intended to integrate with the remainder of Weed Beach Park to the west; and to perform related site development activities within regulated areas. The improvements are to consist of open lawn areas, a paved loop pathway, and an expansion of the beach area. A new crushed stone parking area to be located off the southeast side of the existing access drive to Weed Beach Park will be integrated with the remainder of parking at the Park. An existing boat storage area on the southeast portion of the site will remain. The subject property is located on the west side of Nearwater Lane, approximately 400 feet south of Shipway Road, and is shown on Assessor's Map #56 as Lots #3 through #10 and is located in the R-1 Residential Zone. TO BE OPENED AND IMMEDIATELY CONTINUED.

[Special Permit Application #290-A, Alex Poon, Colonial Land Limited Partnership, 115 Old King's Highway North.](#) Proposal to establish a new day spa in the space formerly occupied by uBreakiFix. The 0.08+/- acre subject property is located on the south side of Old King's Highway North 170 feet east of its intersection with Boston Post Road, and is shown on Assessor's Map #35 as Lot #19 in the Designed Business Zone (DB).

GENERAL MEETING

[Amendment of Special Permit #236-A/Site Plan #234-B, Roots Ocean Prime, Grove Street.](#)
Request to construct new front vestibule facing Grove Street.

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

Amendments to previously approved plans.

Deliberations Only regarding:

[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.*

Approval of Minutes

[September 5, 2023](#)

Chairman’s Report

Director’s Report

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

Next upcoming Meetings—September 26 and October 3, 2023

ADJOURN.