

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: September 21, 2023

SUBJECT: Planning & Zoning Commission Meeting—September 26, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, September 26, 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 26, 2023

7:30 P.M.

Room 206, Town Hall

PUBLIC HEARING

[Proposed Amendment to the Darien Zoning Map \(COZM #1-2023\) \(PL-23-121\) put forth by the Noroton Fire Department, 1921 Boston Post Road, Special Permit Application #332 / Site Plan.](#) Proposal to amend the Darien Zoning Map to apply the Municipal Use Overlay Zone (MU) to 1921 Boston Post Road; Proposal to convert the existing building on the site to a three-bedroom single-family residence for the housing of volunteer firemen, and to perform related site development activities. A total of 4 surface-level parking spaces will remain behind the building. The 0.12+/- acre subject property is located on the north side of Boston Post Road approximately 165 feet east of its intersection with Garden City Road, and is shown on Assessor's Map #42 as Lot #4 in the Neighborhood Business Zone (NB).

[Land Filling & Regrading Application #555 \(PL-23-114\), Theresa N. Iorfino Revocable Trust, 9 Richmond Drive.](#) Proposal to raze the existing residence and to construct a new single-family dwelling in generally the same location, construction of porch and deck areas, reconfiguration of the existing driveway; and to perform related site development activities, including regrading of the property and installation of stormwater management. The 0.52+/- acre subject property is located on the west side of Richmond Drive, approximately 430 feet north of its intersection with Boston Post Road, and is shown on Assessor's Map #13 as Lot #9 in the R-1/2 Zone.

[Land Filling & Regrading Application #556 \(PL-23-122\), Brian & Brett Edgar, 30 Hilton Street.](#) Proposal to raze the existing residence and detached garage and to construct a new single-family dwelling, construction of a new driveway, retaining walls, and patio area; and to perform related site development activities, including excavation and regrading of the property and installation of stormwater management. The 0.17+/- acre subject property is located on the west side of Hilton Street, approximately 160 feet north of its intersection with West Avenue, and is shown on Assessor's Map #22 as Lot #26 in the R-1/5 Residential Zone.

GENERAL MEETING

Amendment to Site Plan Application #306/Special Permit, The Mather Homestead Foundation, Inc., 19 Stephen Mather Road.

Request to modify Special Permit for a one-time/single-day basis to permit 400+ attendees, food sales, and a modified parking plan for a Fall Harvest Festival in October 2023.

Deliberations and possible decisions regarding:

Special Permit Application #290-A (PL-23-111), 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).

Approval of Minutes **September 12, 2023**

Chairman's Report

Director's Report

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

Next upcoming Meetings—October 3 and 10, 2023

ADJOURN.