

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

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

DATE: September 28, 2023

SUBJECT: Planning & Zoning Commission Meeting—October 3, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, October 3, 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, October 3, 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 \(PL-23-116\), 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. *PUBLIC HEARING OPENED ON: SEPTEMBER 12, 2023. DEADLINE TO CLOSE PUBLIC HEARING IS: OCTOBER 17, 2023, UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

GENERAL MEETING

Discussion of Designed Business (DB) Zone.

Discussion of regulations regarding home child care and Public Act 23-142.

Discussion of Accessory Dwelling Units (ADUs)

Deliberations and possible decisions regarding:

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.

Deliberations only regarding:

Land Filling & Grading 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. *HEARING CLOSED; 9/26/2023.*

Land Filling & Grading 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. *HEARING CLOSED; 9/26/2023.*

Deliberations on any public hearing closed on October 3, 2023.

Chairman's Report

Director's Report

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

Next upcoming Meetings—October 10 and 24, 2023

ADJOURN.