

## **REGULAR MEETING AGENDA**

Wednesday, November 15, 2023 7:30 P.M.  
Public Meeting Room 206  
Darien Town Hall, 2 Renshaw Road  
Darien, Connecticut

### **OPENING**

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce others' protections as defined within the Zoning Regulations. Therefore, any information considered must be clearly provided and all hearing comments are recorded. **Please speak only into the microphones near the podium. In order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations** within the meeting room and hallway near the door.

**The ZBA will make every reasonable effort to complete this agenda in a timely manner. However, complications may arise and it may be difficult to properly consider all of the requests tonight. You can be helpful by making your presentation efficiently.** Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting and some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. After the hearing of the project you are interested in is concluded, you may choose to make subsequent inquiries about a possible decision to ZBA office staff at 203-656-7351 during regular business hours.

### **POSTPONEMENTS AND CONTINUATIONS**

Changes to the meeting agenda may occur after posting and would be announced at the beginning of the meeting.

### **PUBLIC HEARINGS**

**[CALENDAR NO. 17-2023](#)**

The application of Rem Bigosinski and PB Architects on behalf of David Brown completed on October 18, 2023 for variances of Sections 406, 226 and 906.3 of the Darien Zoning Regulations, to allow the construction of a second story addition and the installation of parking spaces; Section 406: 15.4 in lieu of 40 feet minimum required front yard setback for the second story addition; Section 226: 15.4 in lieu of 24.0 feet minimum required on site backup for the parking spaces; and Section 906.3: 15.4 in lieu of 40.0 feet minimum required front yard setback for the parking spaces. The property is situated on the east side of Revere Road approximately 350 feet east of the intersection of Noroton Avenue and is shown on Assessor's Map #9 as Lot #31, being 15 Revere Road and located in an R-1/2 (residential) Zone.

### **CALENDAR NO. 20-2023**

The application of Nelson DaSilva Jr. and Building Brothers LLC submitted on October 18, 2023 for variances of Sections 334 and 406 of the Darien Zoning Regulations, to allow the construction of a two and one-half story replacement house with a garage doors roof cover, a deck and pool; Section 334: construction on a building lot with 140.0 in lieu of 200 feet minimum required lot width; and Section 406: 32.0 in lieu of 35.0 feet minimum required west side yard setback for the garage doors roof cover. The property is situated on the north side of Marianne Road approximately 1,100 feet east of the intersection of Brookside Road and is shown on Assessor's Map #1 as Lot # 91, being 20 Marianne Road and located in an R-2 (residential) Zone.

### **CALENDAR NO. 21-2023**

The application of Wilder Gleason and Gleason & Associates LLC on behalf of Michael & Christina Martineau submitted on October 18, 2023 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a second and two story addition; Section 406: 10.2 in lieu of 15.0 feet minimum required north side yard setback and 20.5 in lieu of 25.0 feet minimum required total of two side yards setback. The property is situated on the west side of the Old Stone Road cul de sac approximately 850 feet west of the intersection of Leroy Avenue and is shown on Assessor's Map #39 as Lot #43, being 23 Old Stone Road and located in an R-1/3 (residential) Zone.

### **DELIBERATIONS AND DECISIONS**

Discussion, deliberation and possible decisions for Public Hearing request items listed above. Four affirmative votes out of the five seated ZBA members are required to approve a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations to ensure the best possible project fit among the neighboring properties. If complications arise ZBA deliberation of the requests may be postponed or continued to a later meeting date.

### **OTHER BUSINESS**

**This portion of the meeting is not a Public Hearing . Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice .**

1. Election of Officers, among regular members.
2. Report of ZBA Committee considering the requested release of a performance bond, authorization for issuance of a Certificate of Occupancy and acceptance of amended plans for the Giovanni's at Water's Edge canopy and site improvements construction approved in Calendar No. 32-2014 and by Stipulated Agreement.
3. Approval of Minutes of meeting on October 18, 2023. ZBA members attending this meeting were Barb Hazelton, Matt Lauria, John McGrath, Jana Romine and Gary Greene.
4. Proposed Policy/Practice, "Correcting violations and Encroachments".
5. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).

## **ADJOURNMENT**