

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department  
Public Works Department

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

DATE: June 1, 2023

SUBJECT: Planning & Zoning Commission Meeting—June 6, 2023

The Planning and Zoning Commission will hold a meeting on Tuesday, June 6, 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, June 6, 2023

7:30 P.M.

Room 206, Town Hall

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### **PUBLIC HEARING**

#### **Continuation of Public Hearing regarding Coastal Site Plan Review #375 and Filling & Regrading Application #550, WZ III 2002 Trust FBO M.J. Ziegler, 95 Long Neck Point Road.**

Proposal to construct a new 4-bedroom single-family dwelling on a now vacant lot, construction of a new driveway, a porch, and a pool; and to perform related site development activities within a regulated area, including regrading of the property and installation of stormwater management. The 1.41+/- acre subject property is located on the east side of Long Neck Point Road approximately 430 feet south of its intersection with Ziggy's Way, and is shown on Assessor's Map #58 as Lot #1-Q in the R-1 Residential Zone.

#### **Continuation of Public Hearing regarding Flood Damage Prevention Application #438, Land Filling & Regrading Application #546, Joshua & Shari Soloway, 9 Crane Road.**

Proposal to construct a new 4-bedroom single-family dwelling, construction of a new driveway, retaining walls, and terrace and porch areas; and to perform related site development activities within a regulated area, including regrading of the property and installation of stormwater management. The 1.2+/- acre subject property is located on the west side of Crane Road approximately 630 feet east/south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #60 as Lot #32 in the R-1 Residential Zone.

#### **Continuation of Public Hearing regarding Coastal Site Plan Review #376 and Land Filling & Regrading Application #551, RRE Holdings, LLC, 244 Long Neck Point Road.**

Proposal to construct a 20'x 50' in-ground pool on the southern portion of site, and to perform related site development activities within a regulated area, including regrading of the property, installation of stormwater management, and connecting the main residence and cabin on the property to sanitary sewer in Long Neck Point Road. The 1.13+/- acre subject property is located on the west side of Long Neck Point Road approximately 0.44 miles south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #13-8 in the R-1 Residential Zone.

**Special Permit Application #261-A, 770 BPR Darien, LLC, Trizia Jewelry, 770 Boston Post Road.**

Proposal to establish a new 220+/- square foot custom jewelry design studio in a portion of the first-floor space formerly occupied Allstate Insurance Company. The 0.23+/- acre subject property is located on the south/east side of Boston Post Road approximately 100 feet north/east of its intersection with Sedgwick Avenue, and is shown on Assessor's Map #16 as Lot #106, Designed Business Zone (DB).

**GENERAL MEETING (time permitting)**

**Amendment of Business Site Plan #246-A/Special Permit, Darien Library, 1441 Boston Post Road.**

Request to finish additional space in the basement.

**Amendment of Business Site Plan #302, Special Permit Application #302, Baywater Corbin Partners, Boston Post Road and Corbin Drive.**

Request to amend previously approved plans.

**Amendment of Land Filling & Regrading Application #498, Donato & Christina Picione, 40 Morley Lane.**

Request to relocate and reconfigure the previously approved swimming pool on the property and to perform related site development activities.

**Discussion of ARB recommendations regarding changes to sign regulations on blade signs (Section 935).**

**Discussion and deliberations ONLY regarding**

**Proposed Amendments of Zoning Regulations (COZR #1-2023), Site Plan Application #310-A, Special Permit Application #324-A, Flood Damage Prevention Application #425-A, 7 Sedgwick Avenue, LLC, 7 Sedgwick Avenue.** Proposal to amend Section 726(13) of the Zoning Regulations to increase the maximum floor area of dwelling units in the Central Business District (CBD) from 1,000 square feet to 1,600 square feet; Proposal to amend Section 726, Note (f) of the Zoning Regulations to allow third floor dwelling units as incentive units under the Inclusionary Zoning Regulations, and to clarify the residential parking requirements in the Central Business District (CBD); Proposal to raze the existing bank building on the site, convert and redevelop the property as multi-family residential, and to perform related site development activities within a regulated area, including regrading of the property, installation of landscaping, lighting, and stormwater management. The applicant proposes to construct a multi-family apartment building with a total of 22 one- and two-bedroom apartments on the two floors above the parking level, including 4 deed restricted affordable units. A total of 38 surface level parking spaces will be created under the building. *HEARING CLOSED: MAY 23, 2023.*

**Business Site Plan Application #234-B, Special Permit Application #236-A, Grove Street Plaza, LLC, Harvest Restaurant Group, 14 Grove Street.**

Proposal to establish a new 1,371+/- square foot Full Service Restaurant in the first floor and basement space formerly occupied by the Melting Pot. Proposal to establish part-time, seasonal use of the existing public plaza area to accommodate outdoor dining for the new restaurant, the businesses at 20 Grove Street, and the general public.

**Land Filling, Excavation & Regrading Application #543-A, Michael Michaux, 142 Nearwater Lane.**

Proposal to excavate and regrade portions of the property to accommodate the construction of additions to the existing single-family residence and to create a level rear yard area, and to perform related site development activities.

**Deliberations and possible decision regarding:**

**Land Filling & Regrading Application #548, Grzegorz Matyszkowicz, 53 Camp Avenue.** Proposal to construct a new retaining wall with associated regrading of the property, on the southwestern portion of the property to accommodate an expansion of the driveway area; and to perform related site development activities. *PUBLIC HEARING CLOSED: 5/9/2023.*

**Discussion and deliberations on any public hearing items closed on June 6, 2023.**

**Chairman's Report**

**Director's Report**

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

**Next upcoming Meetings—June 13 & 27, 2023**

**ADJOURN.**