

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING / GENERAL MEETING
June 6, 2023**

Place: Room 206, Darien Town Hall

TIME: 7:30 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Olvany, Reilly, Balgach, Nedder, Barsanti

STAFF ATTENDING: Ginsberg, Doneit
Recorder: Karen Manz
Channel 79

Chairman Olvany opened the meeting at 7:30 P.M. and read the first agenda item:

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.

Ms. Barsanti said that she was recusing herself from the application, and she left the meeting room. Mr. Ginsberg then summarized the application, noting that this is a continuation of the public hearing. The continuation was required to allow staff to determine whether the special zoning setbacks and access limits established in the 1980s subdivision creating this property, are to be enforced by the Planning & Zoning Commission.

Professional engineer Robert Sandolo of SE Minor explained that the eastern part of the property is wooded and sloped. The proposed residence is about 5,000+/- square feet. There will be a new driveway entrance from Long Neck Point Road, and a pool behind the house. There will be no proposed work beyond the current edge of the lawn except for 1) removing the existing barbed wire; and 2) removing a dying tulip tree. The proposed driveway has been modified to fit into the access limit area on Long Neck Point Road from the original subdivision.

It was requested that the minutes and approval from the original subdivision in the 1980s and shown on Darien Land Records Map #4145A be incorporated into the record for this matter.

They have proposed two Cultec units and have responded to the comments received from the State of CT DEEP and peer review engineer Joe Canas dated May 4, 2023. Mr. Sandolo then pointed out the grading and swale near the north property line.

No members of the general public spoke on the application.

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There being no further comments or questions from Commission members, Mr. Nedder made a motion to close the public hearing on this matter. That motion was seconded by Mr. Balgach, and approved by a vote of 4-0.

At about 7:55 p.m., Chairman Olvany then read the next agenda item, and Ms. Barsanti returned to the meeting.

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.

Mr. Ginsberg noted that within the past few days, a letter was received from the neighbor's engineer Craig Flaherty. The applicant's engineer, Jim Kousidis, has asked that the public hearing be immediately continued to allow him time to respond to Mr. Flaherty's comments. Thus, the hearing will be continued to June 27, 2023 at 7:30 p.m., in room 206 of Darien Town Hall.

At 7:58 p.m., Chairman Olvany then read the next agenda item:

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.

Professional engineer Jim Kousidis was present on behalf of the applicant. Mr. Ginsberg noted that the only remaining issue from the original public hearing was the letter from Darien Health Director David Knauf regarding the septic system. It was noted that Mr. Kousidis responded in a June 5, 2023 letter. Mr. Kousidis said that the eight item sequence proposed has been approved by Mr. Knauf. These would be potential conditions of approval.

No members of the general public were present regarding this application.

Mr. Nedder made a motion to close the public hearing on this matter. That motion was seconded by Ms. Barsanti and was approved by a vote of 5-0. The hearing was thus closed.

Chairman Olvany then read the next agenda item:

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

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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).

Mr. Doneit summarized the application, noting that in the DB zone, this could be considered a use allowed by Special Permit. The proposal is for a custom jewelry store and open studio occupying approximately 220 square feet. The use will have no outdoor activity. The parking requirement for the use is one space per each 200 square feet, thus the use requires two parking spaces, and there are 6 or 7 now on-site. The upper floor is currently a residential use. There is also other vacant space on the first floor.

Ms. Monica Patricia Rospigliosi, the potential tenant, said that she designs jewelry and accessories. Sales are generally done via her web site, and most customer visits are by appointment. She will have some open studio days.

No members of the general public were present regarding this application.

Ms. Barsanti made a motion to close the public hearing on this matter. That motion was seconded by Mr. Nedder and was approved by a vote of 5-0. The hearing was thus closed.

At about 8:15 p.m., Chairman Olvany read the first general meeting agenda item:

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.

Mr. Ginsberg summarized the proposal to amend the Special Permit. Ms. Kiera Parrott, Darien Library Director, said that there is now 4,000+/- square feet of unfinished basement, and that they seek create an area that will be for staff only. There will be no events or programming in this new finished space. There will be no change in traffic or parking. They seek to finish 1,300 square feet for staff offices, as noted in the proposed floor plans by architect Neil Hauck. Mr. Nedder noted that since he is on the Darien Library Board, he will abstain on the request. It was noted that as part of the Zoning & Building Permit review, the Fire Marshal will review the request. Ms. Barsanti made a motion to approve the amendment. That motion was seconded by Ms. Balgach, and approved by a vote of 4-0, with Mr. Nedder abstaining, since he serves on the Darien Library board.

At about 8:19 p.m., Chairman Olvany read the next agenda item:

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.

Mr. David Genovese of Baywater Properties presented a Powerpoint entitled, "Program Adjustments" dated June 6, 2023 (24 pages), reflecting five proposed changes to the Corbin District project. The first proposed change is a change to the parking garage in Phase 2 in Building D. They will be changing the

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amount of parking as well as the amount of retail space in the project. They propose a change in one bedroom units from 29 to 33; and two bedroom units from 84 to 79. The total number of housing units would be the same—112.

The second requested change is to have two of the required deed-restricted units to be managed by Abilis, and be set aside for developmentally disabled adults. This would be in conjunction with the 26 East Lane project which was completed a few years ago. Together, these units would meet the inclusionary zoning requirement.

The third change requested is for the seasonal closure of the private road/drive to be known as “Market Street”. Mr. Genovese said that he would like to close that area during the summer for events, outdoor seating, and a more pedestrian friendly atmosphere. It was noted that about 28 parking spaces would be unavailable during those times.

The fourth requested change was to allow for the installation of six EV chargers, which were not shown on the original plans.

The fifth requested change was relative to allowing a med spa / dermatology use on the first floor of Building H. That is in Phase 1, on the north side of Corbin Drive.

After some discussion, Mr. Balgach made a motion to approve the first request—the change to the parking garage and parking spaces. That motion was seconded by Ms. Barsanti, and approved by a vote of 5-0.

Ms. Barsanti then made a motion to allow the third requested change—the temporary closure of the private road/drive Market Street. That was with the condition that it can be closed a maximum of May 1 to October 31. Commission members agreed that this is a permanent approval, and does not lapse after a certain amount of years. The motion was seconded by Mr. Balgach, and was approved by a vote of 5-0.

Ms. Barsanti then made a motion to approve the fourth requested change—the installation of six EV chargers. That motion was seconded by Mr. Reilly and unanimously approved by a vote of 5-0.

It was then agreed that Mr. Genovese would have to return to the Commission once the decision is made on which two deed-restricted affordable units would be set aside for developmentally disabled adults. The Commission also agreed that relative to the fifth requested change, that the med spa / dermatology use would be considered a Personal Service Use in the CBD-CS zone, and would require a formal Special Permit application.

At about 9:15 p.m., Chairman Olvany read the next agenda item:

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

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

Professional engineer Tom Nelson of McChord Engineering was present to explain the changes to the

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plans. He said that the revised pool location has less earthwork than the previous plan approved by EPC and the Planning & Zoning Commission. The new pool location is closer to the house and more parallel to it. He summarized his June 1, 2023 two-page letter; revised plans, last dated June 1, 2023; and associated revised Stormwater Management Report last revised June 1, 2023.

Mr. Nedder then made a motion to approve the amended plan. That motion was seconded by Mr. Reilly and approved by a vote of 5-0.

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

Mr. Ginsberg summarized the memo received from the Architectural Review Board (ARB) regarding a potential change in the zoning regulations regarding blade signs. He noted that the most notable suggested change recommended is to the maximum size allowed, going from seven square feet to five square feet. Commission members recommended that Mr. Ginsberg photograph some existing blade signs in Darien, and note their size. This will allow Commission members to get a better flavor for the issues. It was agreed that this will be put on a future Commission agenda for discussion in late June or July.

At about 9:23 p.m., Chairman Olvany then read the next agenda item:

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 Sedgewick Avenue, LLC, 7 Sedgewick 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.*

The Commission commenced its deliberations on the subject application. They referred to the two-page "blue sheet" prepared by staff. Mr. Olvany noted that Mr. Ball was not present tonight, and he may also have comments on the application.

The Commission first discussed the two zoning regulation amendments put forth by the applicant. Mr. Doneit summarized those changes. The first change proposed was to Section 726(13). Mr. Olvany noted that the Commission has approved a number of large apartments recently, and if the Commission is to diversify housing opportunities in the community, then modifying the regulations in the CBD Zone to allow larger units would not be consistent with that. He said that in his opinion, that the 2016 Town Plan of Conservation & Development does not support that change. Ms.

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Barsanti and Mr. Nedder agreed, and Mr. Nedder noted that smaller apartments/units generally rent for less than larger units. Mr. Reilly said that he was comfortable with the proposed change, and 1,600 square feet was not problematic to him. Mr. Balgach said that, in his opinion, this might be considered spot zoning, and he believed that there was no urgent need to change this long-time regulation in the CBD zone.

With regard to the proposed zoning regulation amendment to Section 726(f), Mr. Olvany did not believe that further clarification of that regulation was needed. Mr. Balgach said that the subject application is not a mixed-use application. Mr. Nedder said that nothing was presented by the applicant relative to this item's consistency with the 2016 Town Plan of Conservation & Development. Ms. Barsanti said that the proposal may be relevant to the third floor issue.

It was noted that three negative reports from the Architectural Review Board (ARB) had been received for the record. Mr. Nedder said that much of the ARB's concern was that the proposed building covers nearly the entire lot. Mr. Reilly then referred to the building at the adjacent property to the north at 800 Boston Post Road.

Mr. Nedder mentioned that evidence was received during the public hearing that any proposed transformer must be elevated to be at or above the flood elevation. There will also need to be a platform and railing installed for the unit. This was not shown on the submitted plans.

The Commission then discussed the Dumpster location, and the fact that the dumpsters would be on wheels. Mr. Balgach noted the lack of bicycle racks. Mr. Olvany asked about parking relative to the standards in the regulations. He believed that the proposed loading zone was in the Town right-of-way. Mr. Nedder said that the improvements of a modified stop bar location; narrowing of aisle widths in Sedgwick Avenue; and improved traffic markings were all good improvements. Ms. Barsanti said that she wanted to review the Fire Marshal comments at the next meeting.

At about 9:56 p.m., Chairman Olvany read the next agenda item:

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.

Mr. Olvany said that he believed the original request was too much, and possibly exceeded the number of indoor seats. He said that 25 tables and 60-65 seats outdoors was a more reasonable request. Ms. Barsanti agreed that 60-68 seats was manageable. Mr. Balgach confirmed that there should be public access to the front of the fountain. He agreed that 114 outdoor seats was too much. Mr. Nedder said that he was comfortable with the 114 seats requested by the applicant.

After a brief discussion, it was agreed that staff would draft a resolution reflecting the majority of the Commission. Mr. Olvany confirmed that the applicant will still need to go before the Architectural Review Board (ARB) relative to the style and design of furniture. Mr. Olvany said that the applicant has not proposed any new outdoor lighting. It was noted that there was some "as of right" outdoor area in the plaza, which is outside of the area of the Town's easement. That area

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would be covered by the recent change in the State Statutes allowing outdoor dining.

At about 10:10 p.m., Chairman Olvany read the next agenda item:

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.

Mr. Reilly noted that he is recusing himself from this matter.

Mr. Olvany said that he was comfortable with the application as submitted. Mr. Balgach suggested a Site Monitor with reporting to the Planning & Zoning Department, to help ensure compliance with the plans. It was noted that the public hearing on this matter was May 30, 2023. Mr. Olvany suggested reporting of the Site Monitor every two weeks. Mr. Doneit said that it would be helpful to have such reporting through the remainder of the construction project. It was agreed that staff would draft a resolution for the Commission's review and action at an upcoming June meeting.

Chairman Olvany then read the next agenda item:

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.*

Mr. Balgach made a motion to approve the draft resolution with one typographical correction. That motion was seconded by Mr. Reilly, and passed by a vote of 5-0. The Adopted Resolution read as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
June 6, 2023**

Application Number: Land Filling, Excavation & Regrading Application #548

Street Address: 53 Camp Avenue
Assessor's Map #8 Lot #111 and #112

Name and Address of Applicant and
Property Owner: Grzegorz Matyszkowicz
53 Camp Avenue
Darien, CT 06850

Activity Being Applied For: 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.

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Property Location: The 0.34+/- acre subject property is located on the south side of Camp Avenue approximately 110 feet east of its intersection with Spring Grove Street.

Zone: R-1/3

Date of Public Hearing: April 25, 2023 continued to May 9, 2023.

Time and Place: 7:30 P.M. Room 206 Darien Town Hall

Publication of Hearing Notices

Dates: April 13 & 20, 2023

Newspaper: Darien Times

Date of Action: June 6, 2023

Action: APPROVED WITH CONDITIONS

Scheduled Date of Publication of
Action: June 15, 2023

Newspaper: Darien Times

The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 850 and 1000 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted application materials, and the statements of the property owners' representative and engineer whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. This application is 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.
2. Currently the property is developed with a single-family dwelling, a garage, a pool and patio area, walks, and a driveway. The property is served by public water and sewer.
3. Public comment was received at the public hearings from neighbors with concerns relative to stormwater management/drainage and cutting of vegetation. Those comments are included as part of the record on the matter. A revised Landscape Plan was prepared by the applicant responding to issues/concerns received.

STORMWATER MANAGEMENT

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4. An undated one-page Drainage Summary Statement from D'Andrea Surveying & Engineering, P.C., was submitted for the record. In that report, Professional Engineer, Leonard D'Andrea concludes that the proposed construction will maintain existing drainage patterns and that the improvements will not adversely impact adjacent or downstream properties.
5. The construction of the proposed wall will not result in a change to overall impervious coverage on the site. A rip rap system located at the bottom of the wall will be used to maintain a zero increase in peak flow to all points for the 1 through 25-year design storms.
6. The application was reviewed by peer review Professional Engineer Joe Canas of Tighe & Bond, and his comments were noted in a two-page memorandum dated April 13, 2023. Those comments are included as part of the record.

LANDSCAPING & SCREENING

7. A Landscape Plan was prepared to provide additional screening along the western portion of the property and in the vicinity of the new retaining wall. This area is proposed to be restored and supplemented with green giant arborvitae trees to help mitigate the effects of the wall from the adjoining neighbor to the west.

SPECIAL PERMIT FINDINGS

8. The application has been reviewed by the Commission and is in general compliance with the intent and purposes of Sections 850 and 1000.
9. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.

NOW THEREFORE BE IT RESOLVED that Land Filling, Excavation & Regrading Application #548 is hereby approved subject to the foregoing and following stipulations, modifications and understandings:

- A. Construction and other site development activity shall be in accordance with the plans submitted to and reviewed by the Commission:

ENGINEERING PLAN

- Sheet 1 of 1, Grading Plan, Proposed Retaining Wall, 53 Camp Avenue, by Rocco V. D'Andrea Inc., dated February 21, 2023.

ARCHITECTURAL & LANDSCAPE PLANS

Plans generally entitled 'Site Improvements to 53 Camp Avenue, Darien', Prepared for Grzegorz Matyszkowicz by Dariusz P. Kulinski – Architect:

- Sheet A101, Proposed Site Plan, dated March 3, 2022;
- Sheet A102, Proposed Sections, dated June 20, 2022;
- Sheet A103, Proposed Landscape Plan, dated May 3, 2023.

The Planning & Zoning Commission is requiring that all of the plantings shown on the Landscape Plan be installed prior to the issuance of a Certificate of Zoning Compliance for the new retaining wall and associated improvements.

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- B. Because of the nature of the site work involved in this project, the Commission hereby waives the requirement for a performance bond.

SEDIMENT & EROSION CONTROLS

- C. During construction, the applicant shall install the proposed erosion controls as shown on the plans noted in Condition 'A', above, and also utilize any sediment and erosion control measures as may be necessary due to site conditions. These sediment and erosion controls shall be installed and maintained to minimize any adverse impacts during construction and until the area has been revegetated or restabilized. The Planning and Zoning Department shall be notified prior to the commencement of work and immediately after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans. All erosion control measures must be maintained until the disturbed areas are stabilized.
- D. No rock crushing or similar processing of earth materials has been requested and no such activity is authorized, approved, or permitted. If such activity is desired, prior review and action by the Planning & Zoning Commission shall be required.
- E. Prior to the issuance of a Certificate of Zoning Compliance for the new retaining wall and associated improvements, the applicant shall submit the following to demonstrate compliance with the approved plans and the flood damage prevention regulations:
1. Verification in writing and/or photographs from the professional designer of wall, that all work has been completed in compliance with the approved plans referred to in Condition 'A', above;
 2. Verification of the installed plantings by the landscape designer. This shall include both a written certification and photographs.
 3. A final "as-built" survey prepared by a licensed land surveyor and other evidence that all filling and regrading work has been properly completed in accordance with the approved plans. The as-built survey shall show all utilities or buried infrastructure installed as part of this application. The as-built survey shall include measurements from known, permanent, and visible surface features so that buried infrastructure can be located in the field in the future. Only the portion of the property containing the berm needs to be surveyed, and must show one foot contours.
- F. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke the permit as it deems appropriate.
- G. The granting of this Special Permit approval does not relieve the applicant of responsibility of complying with all other applicable rules, regulations and codes of the Town, State, or other regulating agency.
- H. This permit shall be subject to the provisions of Sections 858 and 1009 of the Darien Zoning Regulations, including but not limited to, implementation of the approved plan within one (1) year of this action (June 6, 2024). This may be extended as per Sections 858 and 1009.

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All provisions and details of the plans shall be binding conditions of this action and such approval shall become final upon compliance with these stipulations and the signing of the final documents by the Chairman. A Special Permit form shall be filed in the Darien Land Records within 60 days of this approval, and prior to the issuance of a Zoning and Building Permit for the construction of the new retaining wall.

Discussion and deliberations on any public hearing items closed on June 6, 2023.
Special Permit Application #261-A, 770 BPR Darien, LLC, Trizia Jewelry, 770 Boston Post Road.

Commission members noted that they had no concerns with the application, and asked staff to draft a resolution of approval for their next meeting

Chairman's Report

Chairman Olvany said that over the past few weeks he had been in very frequent contact with other local Chairs of Planning & Zoning Commissions in lower Fairfield County. Many discussions were had regarding the pending bills in Hartford. It was noted that the "fair share" bill had not passed in the legislature, but there was a good chance that a bill related to the DesegregateCT Work Live Ride platform may get passed. Staff will continue to monitor pending legislation, as the legislative session closes very soon.

There being no other business, Mr. Nedder made a motion to adjourn the meeting. That motion was seconded by Mr. Balgach and unanimously approved. The meeting was thus adjourned at 10:27 p.m.

Respectfully submitted,

Jeremy B. Ginsberg, AICP
Director of Land Use

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