



TOWN OF DARIEN

OFFICE OF THE SELECTMEN

JAYME J. STEVENSON
FIRST SELECTMAN

CHARLES A. KOONS
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PAMELA H. SPARKMAN
MARC E. THORNE

KATHLEEN CLARKE BUCH, CPFO
TOWN ADMINISTRATOR

January 11, 2019

Dear Chairman Sini and members of the P&Z Commission:

First, I would like to highlight that the Town has made various improvements to the Highland Farm property in connection with the Commission's July 24, 2018 approval of the Town's site plan and special permit application. These improvements include a fence installed on the shared property boundary between Highland Farm and the Ox Ridge Riding & Racquet Club, as well as the installation of split rail fencing demarcating the northern parking area. This parking area can accommodate parking for roughly 45 vehicles.

The Town would like to respectfully petition the Planning & Zoning Commission for several modifications and clarifications to their July decision, to enable the Town to better respond to anticipated uses of the property and to better meet the needs of Town residents. We have included a letter from the Ox Ridge Riding and Racquet Club in support of several of these proposed modifications considering the close proximity to equestrian activities. These suggested modifications are as follows:

- Condition D on page 8—allowing the Parks and Recreation Department to have more than one portable bathroom if it is determined that more than one is needed for an event.
- Condition P on pages 9-10—eliminate the requirement for parking areas to be paved.
- Condition Q on page 10—eliminate the requirement for a portable toilet on the site at this time (this should be consistent with Condition D)
- Condition Q (there were 2 Q's) and Condition X, on pages 10 and 12 respectively—allowing the Town until 2023 to complete all of the various improvements approved by the Commission.
- Condition R, pages 10 and 11—only require a 30 minute break between programmed activities for programs with 30 or more participants.
- The second change to Condition R (Special Events) is to better define a Special Event as a gathering where more than 92 vehicles will be parked. The Town feels that it will be easier to base that definition on the number of vehicles rather than the number of attendees. This also puts a self-imposed limit on the number of vehicles that can be parked on-site.
- Condition T on page 12—allow amusement attractions or rides a maximum of once per year, a minimum of 300 feet away from the shared Ox Ridge Riding Club property line.

Thank you in advance for considering these requests and I am glad to see we are on the agenda for January 29, 2019 at the P&Z Commission meeting to discuss.

Sincerely,

Jayme Stevenson, First Selectman