

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
May 14, 2019

Application Number: Proposed Amendment to the Darien Zoning Regulations (COZR #4-2019)
put forth by Aquarion Water Company

Name and Address of
Property Owner & Applicant: Aquarion Water Company
600 Lindley Street
Bridgeport, CT 06606

Name and Address of:
Applicant's Representative: Phat Phung, P.E.
Aquarion Water Company
600 Lindley Street
Bridgeport, CT 06606

Activity Being Applied For: Proposal to amend Section 404(f) of the Darien Zoning Regulations to increase the maximum floor area of electric transformer stations, telephone exchanges, and water, sewer or natural gas pumping stations or facilities from 300 square feet to 750 square feet.

Date of Public Hearing: May 7, 2019

Time and Place: 8:00 P.M. Room 206 Town Hall

Publication of Hearing Notices:

Dates: April 25, 2019 & May 2, 2019 Newspaper: Darien Times

Date of Action: May 14, 2019

Action: ADOPTED WITH AN EFFECTIVE
DATE OF SUNDAY, MAY 26, 2019 AT 12:15
P.M.

Scheduled Date of Publication of Action: Newspaper: Darien Times
May 23, 2019

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

- the proposed zoning regulation amendments must be consistent with the 2016 Town Plan of Conservation & Development for the Commission to adopt the amendments.

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

1. The submitted subject application, put forth by Aquarion Water Company, consists of a proposal to amend Section 404(f) of the Darien Zoning Regulations to increase the maximum floor area of electric transformer stations, telephone exchanges, and water, sewer or natural gas pumping stations or facilities from 300 square feet to 750 square feet.

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BACKGROUND

2. Article IV, Section 404, of the Darien Zoning Regulations sets forth Principal Uses Requiring Special Permits in residential zones. Among these identified uses are “electric transformer stations, telephone exchanges for local service only and water, sewer or natural gas pumping stations or facilities provided the floor area shall not exceed 300 square feet and no yard or building shall be used for storage.”
3. In a separate, yet related application (Site Plan Application #305, Special Permit Application #306, Flood Damage Prevention Application #393), the applicant proposes to raze the existing well facilities building at 31 Lake Drive, and to construct a new expanded well facilities building, redevelop the existing well, construct a new driveway, and to perform related site development activities within a regulated area. That is the subject of a separate written decision by this Commission.

CONSISTENCY WITH THE 2016 TOWN PLAN OF CONSERVATION & DEVELOPMENT

4. The Commission finds that the proposal is consistent with the 2016 Town Plan of Conservation & Development (the POCD or “Town Plan”).

NOW THEREFORE BE IT RESOLVED that Amendment to Darien Zoning Regulations (COZR #4-2019) is hereby adopted as follows:

NEW WORDING IN ITALICS AND UNDERLINED; DELETIONS IN STRIKEOUT:
(Appendix C of the Zoning Regulations to be amended accordingly.)

PROPOSED AMENDMENT TO SECTION 404.

404. Principal Uses Requiring Special Permits

The following uses shall be permitted subject to approval of a Special Permit in accordance with Section 1000:

- a. Private schools.
- b. Child Care Home, Group.
[Amended 12/24/2017]
- c. Churches and other places of worship intended primarily to serve religious needs of the local community.
[Amended 1/27/2019]
- d. Social, cultural and recreational uses, serving a community need or convenience, and not including any activity carried on primarily for profit.
- e. Municipal buildings and uses of the Town of Darien, and other governmental uses intended primarily to serve the needs of the local community.

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- f. Electric transformer stations, telephone exchanges for local service only and water, sewer or natural gas pumping stations or facilities provided the floor area shall not exceed ~~300~~750 square feet and no yard or building shall be used for storage.
- g. Railways, but not including switching, storage or yards, industrial sidings, repair or service facilities.
- h. Convents and monasteries of religious orders. As an accessory use to such permitted facility, the Commission may permit the providing of overnight accommodations for not more than ten guests on the premises at any one time when such guests are attending for a religious purpose or retreat.
- i. Protected Town Landmarks, in accordance with the provisions of Subsection 1041.
- j. Single-Family Open Space Development in accordance with the provisions of Subsection 1052.
[Amended 4/12/2009]

These amendments to the Darien Zoning Regulations shall become effective at 12:15 P.M. on Sunday, May 26, 2019.