

**PLANNING AND ZONING DEPARTMENT**  
**QUARTERLY REPORT: JANUARY 1, 2007 – MARCH 31, 2007**

The Planning and Zoning Commission met ten times this quarter—three times each in January and February and four times in March (the 1<sup>st</sup>, 13<sup>th</sup>, 27<sup>th</sup>, and 29<sup>th</sup>).

Permits by type this quarter:

Business Site Plan: 2 approved, 2 denied

Subdivisions: 2 approved

Coastal Site Plan Review: 3 granted; 1 amendment granted

Flood Damage Prevention: 4 granted; 1 amendment granted

Land Filling/Excavation: 9 approved; 1 denied

Special Permit: 1 withdrawn

Mandatory Referrals: 1 report issued

Total Number of Projects\*: 18 applications (including referrals) and one amendment

\*Total number of projects does not equal number of permits, because some applications include multiple permits.

Chairman Patrick Damanti officially resigned from the Commission on February 28. Mr. Damanti had served first on the ZBA for 3 years, then on P&Z for 12 ½ years (1994-2007) including the past 9+ years as Chairman. On March 13, the Commission voted to appoint Robert Finke to replace Mr. Damanti. He was subsequently sworn in by the Town Clerk, and attended his first meeting on March 27.

P&Z opened the public hearing on the 77 Nearwater Lane application on March 29<sup>th</sup>. The matter was immediately continued to April 12 in the Auditorium.

Other work completed this quarter:

- A Performance Measures presentation was made on Saturday February 3.
- The Director met with Hilary Greenberg on Monday February 26 in the DRI Office regarding DRI's Market Niche Study.
- Staff assisted in the preparation of the RFQ for the Senior Center site.
- GIS Training was held on February 15 and 22 in the IT Training Room. Employees from a number of Departments attended, including Public Works, Assessor, Fire Marshal and Planning & Zoning.
- A public hearing was scheduled for June 5 on Zoning Regulation amendments and proposed amendments to the 2006 Town Plan of Conservation & Development put forth by the Planning & Zoning Commission.

The Zoning Board of Appeals (ZBA) met six times this period—twice each month. In all, twenty applications were processed—seven in January, six in February, and seven in March. Of those, eleven were granted; one was granted in part/denied in part; seven were denied; and one withdrawn. The ZBA is scheduled to meet twice in April, to accommodate the workload.

The Environmental Protection Commission (EPC) met five times this quarter—twice in January, once in February and twice in March. A total of 24 applications were processed—twenty-two were granted; one was denied; and one was withdrawn. In addition, one modification was approved, and one request to perform work within a conservation easement was approved. Effective February 16, 2007, changes to the Inland Wetlands and Watercourses Regulations took effect. This modifies the

regulated area adjacent to Stony Brook and Tokeneke Brook. Next quarter, work will begin on the annual wetlands map update. A public hearing will be held sometime over the next two quarters.

The Architectural Review Board (ARB) met three times this quarter—once each month. They reviewed two applications in January, three in February and five in March. A total of six projects were approved for signs, awnings, and façade changes. In April, the ARB will have an informal discussion regarding the additions and alterations to the Darien Police Station.

The number of Zoning Permits acted upon in January was very high due to the extremely good weather. This has resulted in the submittal of permit requests that in other years may have been held off until “spring”. There were 52 zoning permits processed in January, 38 in February, and 37 in March—a total of 137 permits. This quarter, ten permits were approved for new single-family residences; and twelve for swimming pools/spas. Of the new single-family residences, nine were “teardowns”, and one was constructed on a vacant lot at 6 Cross Road.

Status Update on Parking Regulations Study by Fitzgerald & Halliday, Inc. (FHI).

Carol Gould and Sam Eisenbeiser of Fitzgerald & Halliday, Inc (FHI) met with the Planning and Zoning Commission on February 6, 2007 to present a Draft Darien Parking Study. A final version of that study has been prepared, and will be distributed within the next few days. The document has been put on the web site. The Commission has already taken steps to implement some of the recommendations included in that report.

Litigation

A final resolution of the Tokeneke Club matters was formally resolved in February. This accounts for two cases pending against the Planning & Zoning Commission and two pending against the Zoning Board of Appeals. The Planning and Zoning Commission’s decision regarding the Cottle application was recently upheld by the Appellate Court. Staff continues to work on resolving pending litigation.