

**PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015**

Place: Room 206, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Cameron, Cunningham, DiDonna, Sini, Jr., Voigt

STAFF ATTENDING: Ginsberg, Keating
RECORDER: Syat
Channel 79

Chairman Cameron opened the meeting at 8 P.M. and read the first agenda item:

GENERAL MEETING

Deliberations ONLY on the following:

Proposed Amendment to Darien Zoning Regulations (COZR #1-2015), Special Permit Application #287/Site Plan review, Land Filling & Regrading #349, Knobel Hill, LLC, 40 Locust Hill Road. Proposing to demolish the existing structures on-site, apply the Active Senior Residential Overlay Zone to the subject property, and construct an “Active Senior Residential Development” under Section 430 of the Darien Zoning Regulations consisting of six total dwelling units; install associated stormwater management; and to perform related site development activities. The application also includes a proposed amendment to Subsection 436b of the Zoning Regulations regarding terraces and utility equipment. *HEARING CLOSED: 5/26/2015. DEADLINE TO MAKE DECISION: 7/30/2015*

Mr. Ginsberg said that there are several actions needed by the Planning & Zoning Commission. The first would be action on the amendment of the Zoning Regulations regarding terraces and patios and utility equipment. These seem to be helpful and desired by the applicant but not absolutely critical. They are minor modifications of the existing Regulations.

The second item for consideration is the proposed elderly housing units. Is the site adequate for and appropriate for the proposed development? It does have sanitary sewer and water connections that are available and it is in the R-1 Zone. The sanitary sewers must be extended per the Sewer Commission, who has given a preliminary approval for the project. The Regulations allow the elderly units to be a maximum of 3,000 square feet, not including the basement. The affordable housing units must be at least half the size of the average market rate units. They have designated two housing units on Leroy Avenue as the affordable housing units. Those are 1,300 to 1,400 square feet each, thus the market rate units will be a maximum of 2,600 to 2,800 square feet. Additional detailed information regarding the existing units on Leroy Avenue needs to be provided.

Another consideration is the sidewalk along Locust Hill Road at the intersection with Settler’s Trail. Will the Commission require that the sidewalk be built on Settler’s Trail and allow it to go as far as the proposed driveway or will they require it to extend to the entire southerly boundary of the site? Mrs. Glassmeyer has asked that the sidewalk along Settler’s Trail be eliminated and have the residents use a walkway adjacent to the emergency driveway, which leads to Locust Hill Road.

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 2 OF 10

Mr. Ginsberg said that another aspect of the project is the beneficial removal of the stone wall and high ground adjacent to the Locust Hill Road/Settler's Trail intersection. This removal will substantially improve sight line and safety in the area. This will need to be done first to make it safer and allow a temporary drainage structure to be built. If the Commission approves the project, the order of construction needs to be specified. There is a Conservation Easement proposed as part of the development and the information for that would need to be filed in the Darien Land Records. He said that the tree removal and tree preservation on the site has been specified on the plans. Ms. Cameron has asked that the existing Norway maple trees be removed because they are an invasive species.

The applicant will need to properly install sediment and erosion controls and dust controls and temporary vegetation. Mr. Ginsberg asked the Commission if they believed that a performance bond would be necessary. One performance bond could be for the sediment and erosion controls, another bond could be for the installation of the drainage system and another bond could be for the installation and maintenance of the landscaping. Mr. Sini said that it does seem appropriate that some performance bond be required. Mr. Cunningham said that he didn't think that performance bonds would be needed. Mr. Voigt said that if the development could impact off-site drainage or waterways or the neighbors, then it would be appropriate to have a bond for the installation of the drainage system. Ms. Cameron said that the most important things are the inclusion of temporary drainage structures and the sediment and erosion controls being installed and maintained.

Commission members felt that the installation of the sidewalk along Settler's Trail from the intersection from Locust Hill Road to the new driveway does need to be installed. It does not need to be installed south of the new driveway on Settler's Trail.

Commission members felt that the proposed density and the location of the two affordable housing units on Leroy Avenue would be appropriate. They were very concerned about the use of blasting at the site or the use of hoe ramming to remove unwanted rock and how that might impact neighboring property owners. Blasting will require a permit from the Fire Marshal. They said that the amendments to the Regulations seemed acceptable. They asked staff to draft a resolution for consideration and action at a future meeting. No action was taken by the Commission.

At about 8:30 P.M., Chairman Cameron then read the following agenda item:

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #302-A, Land Filling & Regrading Application #352, David & Rhonda Sherwood, 245 Long Neck Point Road. Proposing to construct a pool, spa, patio, and pool cabana; install associated stormwater management; and to perform related site development activities within a regulated area. The subject property is located on the east side of Long Neck Point Road approximately 2,600 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #13-2 in the R-1 Zone. *TO BE IMMEDIATELY CONTINUED TO 6/9/2015.*

Mr. Sini left the room to avoid any potential conflict of interest. The public hearing regrading this matter will be continued on June 9, 2015 at 8 pm in Town Hall.

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 3 OF 10

Chairman Cameron then read the following agenda item:

Continuation of Public Hearing regarding Business Site Plan #168-F, Equity One, LLC--Trader Joe's, 430 Boston Post Road. Proposal to expand Trader Joe's into a portion of the space now occupied by Orvis and perform related site development activities. The subject property is located on the southeast corner of the intersection of Boston Post Road and Old King's Highway North and is shown on Assessor's Map #35 as Lot #1, in a DB-2 (Designed Business Two – commercial) Zone. *DECISION DEADLINE: JUNE 23, 2015.*

Mr. Sini returned to the meeting. Attorney Wilder Gleason represented the applicant and said that the proposal is to expand the use of Trader Joe's retail store and to make some modifications to the driveway and parking lot within the commercial site. He said that they obtained permission from the neighbor to trim back the bushes and shrubs near the telephone pole; this will improve the sight line in a westerly or southerly direction from the egress driveway. He reviewed the May 29, 2015 letter from the Connecticut Department of Transportation (CT DOT). He distributed copies of that letter. He said that their engineer, John Canning, is working with the CT DOT to satisfy all of their recommendations and requirements.

A May 22, 2015 letter from Michael Galante, the Town's traffic consultant, was reviewed. It was noted that there has only been one documented accident and that involved a person waiting to turn left into the site and they were rear-ended by someone trying to get by. The CT DOT will require signs and markings on the site to indicate that there be only a right turn out onto Boston Post Road and that no left turn from the driveway to the Boston Post Road would be allowed. Mr. Canning said that the CT DOT also wants him to add a tactile pad at the driveway and at the intersection of Boston Post Road and Old King's Highway North. This will provide greater safety for pedestrians. Attorney Gleason said that the traffic experts agree and will work with the CT DOT to secure the necessary permits and approvals. Mr. Galante said that he concurs and that the standard details are all workable and that it would not be a long process to get the CT DOT to issue the required permits.

There were no comments from the public regarding the application. Mr. Ginsberg said that the applicant has obtained a variance from the Zoning Board of Appeals to expand the use and that some residents have submitted a petition in support of the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Sini, seconded by Mr. Voigt and unanimously approved.

At about 8:55 P.M., Chairman Cameron then read the following agenda item:

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 4 OF 10

Site Plan Application #289/Special Permit, Land Filling & Regrading #351, 1950 Post Road, LLC, 1950 Boston Post Road. Proposing to: remove the existing structures on the site; build a two-story mixed use building on the NB Zone portion of the site; build a two story carriage house with a one bedroom residence above a garage in the R-1/2 Zone; and perform related site development activities. The subject property is located on the south side of Boston Post Road, directly across from its intersection with Garden City Road, and is shown on Assessor's Map #51 as Lot #40 in the NB and R-1/2 Zones.

Attorney Robert Maslan represented the applicant and explained that they have gone before the Architectural Review Board (ARB) and obtained approval in February 2015 for the architectural design of the proposed buildings. They also have letters and emails from the Town Historian. He said that the existing old building on the site was designated as a Protected Town Landmark many years ago. Unfortunately, the building had deteriorated and there have been many changes by previous owners. Now the building is in terrible shape and is not worth saving.

The property contains approximately 0.725 acres. Approximately one-quarter of an acre is in the Neighborhood Business (NB) Zone and approximately one-half of an acre is in the R-1/2 Residential Zone. There is now a detached garage located in the Residential Zone. The building in the NB Zone has a second floor apartment and the first floor has been approved as a hair salon use but it has not been used for several years. The proposal is to demolish the existing buildings and construct a new two-story building in the commercial zone. The first floor would be retail use and the second floor would contain two apartments. In the Residential Zone, there would be a new garage structure with a second floor apartment. The ground floor would be used for parking spaces for the residents and the upper floor would be an apartment.

Attorney Maslan said that the use of the Inclusionary Zoning provisions in the Darien Zoning Regulations will allow them to reduce the setback requirements. He said that there is adequate parking in the commercial zone for the commercial use. In accordance with Section 581 of the Zoning Regulations, they are proposing to make a payment in lieu of actually creating any affordable housing units. The payment will be made to the Affordable Housing Trust Fund.

Attorney Maslan noted that there are reports in the application materials regarding the condition of the old building and a structural analysis of that building and why it is not worth being preserved. He said that there is also a drainage report prepared by John Martucci regarding how they will manage stormwater runoff from the proposed buildings and parking lot.

James Schettino, Project Architect, said that they went to the ARB and obtained approval for the design of the building. He said that the proposed building includes exterior features to make it look like it has been there for a long time. He said the rear building is a "barn style" to make sure that it looks secondary to the main building on the front portion of the property. Jim Schettino, the son of James Schettino, is also an architect and explained that the new front building would be 27 feet tall (28 feet is allowed in the NB Zone). The old building was 23 feet, 4 inches tall and was set back farther from the street. It also had the ridge line running approximately parallel to the street so that it did not appear to be as tall as the proposed new building. The proposed new retail building is designed with the ridge line running perpendicular to the street so the front façade will include the first two floors plus the attic level. The side of the new commercial building will face the parking lot, which will be to the side of the building. He said that the rear building will be approximately 24

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 5 OF 10

feet, 8 inches tall and will have just two levels. There will be three garage bays on the ground plus access to the second floor apartment. He said that they are trying to visually separate the commercial parking area from the residential parking area.

Mr. Ginsberg said that the NB Zone is only 100 feet deep and runs parallel to the Boston Post Road. Beyond that, the property is in the Residential Zone and does not allow for any commercial parking. He said the commercial parking must be in the business zone and it must be adequate for the employees and customers and must comply with the minimum requirements of the Regulations. Ms. Cameron said that it appears likely the employees would be parking in the Residential Zone or in the buffer area adjacent to the Residential Zone. It was noted that any use of the building needs to obtain Planning & Zoning Commission approval and that restaurants and offices are not allowed in the NB Zone.

Mr. DiDonna said that some old structural elements and decorative elements of the existing building should be removed and saved and wherever possible, incorporated into the new building. John Vaccaro, owner of the property, said that termite damage in the rafters and other structural elements of the building is substantial. He said that there is really nothing there preservable or salvageable. He said that he has had the structure looked at by various experts and that there is really nothing left to be preserved. He said that he can create reproduction pieces but the existing materials are so deteriorated they are not worth saving. He said that they do plan to refer to the new building as the Scofield House to commemorate the ownership of the land by the Scofield family so many years ago. Attorney Maslan said that the parking in the commercial zone does comply with the minimum requirements for parking for the business use.

John Martucci, Professional Engineer, said that the drainage plan notes that the site drains from the Boston Post Road toward the rear. The new drainage system will be installed on the rear portion of the property. An existing dry well in the parking lot will be restored so that it effectively accommodates much of the stormwater runoff from the front parking area. He said that it needs a new top and an overflow will be added so that when the dry well is insufficient it can handle a heavy rain storm. The water will be directed to the rear portion of the property. He said that new drainage infiltrator structures will be added to make sure there will be zero net increase in the peak discharge. Mr. Martucci said that some of the work will be within the Boston Post Road right-of-way and therefore a permit from the CT DOT will be needed. A new four foot wide concrete sidewalk with brick edging will be added. They will use the model block sidewalk specifications. They will also be installing two new light poles. The new lighting will include LED fixtures with sharp cut-offs to make sure that light spillage is not a problem. Some of these lights will be on posts and some will be on sconces on the buildings.

Sarah McCool, Landscape Architect, reviewed the landscaping plan. She said that they will need to remove and replace an oak tree near the front of the property because it is already impacting the power lines along the Boston Post Road. She said part of the plan includes constructing a planting area between the commercial parking lot on the front of the property and the residential parking area on the rear portion of the property. Mr. Vaccaro said that he will remove many of the saplings in the left, rear portion of the site and only needs to remove a few large trees to accommodate the proposed development. The landscaping plans were reviewed and discussed. Apparently, four large trees need to be removed. Ms. McCool said that six new large trees will be planted plus evergreens will be installed along the easterly property line. Mr. DiDonna said that he is concerned

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 6 OF 10

about the separation of the commercial parking area from the residential area. He suggested that an automatic gate might provide some type of formal separation. Mr. Vaccaro said that he did not think a gate would be appropriate but that a speed bump and a change of material would be a good idea.

Attorney Maslan said that under Section 580 of the Zoning Regulations, the Inclusionary Zoning will allow for some below market rate housing. If there are more than five dwelling units then below market rates are mandatory. In this case, there are less than five units (only three) and thus it is voluntary. Mr. Ginsberg said that the development in the Residential Zone may not comply, because that residential property does not have the required street frontage in the Residential Zone. Attorney Maslan said that this is one lot that has two different zones. They are creating a mixed-use (business and residential) in the NB Zone where it is allowed and they are creating one single-family residential use in the residentially zoned portion of the property. Mr. Ginsberg said that in the NB Zone, two of the dwelling units will be provided but the parking for those units will not be in the NB Zone. Attorney Maslan said that the parking would be in the NB Zone and there would be extra parking in the Residential Zone.

Ms. Cameron said that she is not in favor of making the monetary donation to the Affordable Housing Trust Fund; she would much rather have the affordable housing units to be created. Attorney Maslan said that the payment to the Affordable Housing Trust Fund would be a significant amount, approximately \$300,000.

Mr. Ginsberg said that there is also a question regarding the interpretation of the buffer requirements, setback regulations and street frontage issues. Attorney Maslan said that on 182 West Avenue, there was a property that was partially in the Service Business Zone and partially in the Residential Zone. In that case, they went to the Zoning Board of Appeals for variances to have a portion of the landscape buffer area required for the commercial development to be located in the Residential Zone. That variance was approved and the property was split into two separate lots. In this case, the interpretation of where the buffer should be required is something for the Planning & Zoning Commission to discuss and decide. He said that the old Zoning Regulations mandated that the buffer be area be along the zone boundary line. The current Regulations require that the buffer be along and within all boundaries of a lot.

Lisa Cerussi of 12 Rings End Road said that her property abuts the east side of the residential portion of the site and she noted that the subject property's owner, Mr. Vaccaro, has been very good about sharing information about the project. She said she is appreciative of the trees in the buffer area but is concerned about the process of demolition and how that might have any adverse environmental impacts or hazards like lead paint or asbestos or other air contamination. She asked if proposed activities and locations can be staked on the site so she can better understand the proposal. Ms. Cerussi said that there is a need for safety fencing around the construction area and she is very concerned about the proper shielding of lights being directed downward and toward the commercial property rather than towards the neighbors. She suggested the use of timers and sensors to make sure that light glare and light glow would not be problems for the neighbors. She expressed concern about the drainage system and how the stormwater runoff can be controlled to avoid impact to neighbors. She said that there needs to be some sort of barrier to separate the commercial parking from the residential parking and said that the proposed building would be very

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 7 OF 10

tall. She wondered whether the attic would be occupied or used for storage and she asked about the uses that might be allowed in the NB Zone.

Dixon McIntyre of 18 Rings End Road said that he has only been in his house for four months and has already experienced floods that he believes that attributable to the fact that the small brush and trees on the rear portion of the subject property were removed in the fall of 2014. He said that he checked with the previous owner who said that there had had not been any drainage problem or flooding in the basement in many years. Mr. Vaccaro confirmed that he removed some scrub brush and trimmed trees in the rear of the property as a way of cleaning up the site. Mr. McIntyre said that the previous owner had no drainage problems in 15 years and said that it is odd that the only drainage problem would be experienced after site work was started on the subject property. He said the stormwater definitely comes from 1950 Boston Post Road. Mr. Vaccaro said that there is a drainage ditch that is on the adjacent property and that drainage ditch drains from the Boston Post Road southerly to a wet area. Then the water drains towards the St. John's Church driveway that leads to Rings End Road. Mr. Vaccaro said that the new drainage system on his site will accommodate additional stormwater runoff so that there will be a zero net increase in the amount of runoff. Mr. McIntyre said that he and the other neighboring property owners want some additional screening to provide some separation between the proposed developed and their existing residences.

Mr. Martucci said that three-quarters of the existing site developed area drains into an infiltrator that is mid-way in the site. He said that the heavy snows this winter caused the high ground water condition and limited the effectiveness of the infiltrators. He said that recent tests show the ground water to be at the seven foot depth in the middle of the parcel. In the rear of the parcel, there is surface water that has been noted.

Mr. Vaccaro said the front building will have a full basement that will be used for storage. The rear building will not have a basement because it will have garages on the ground floor.

The Commission decided to continue the public hearing regarding this matter on June 23, 2015 at 8 P.M. in Room 206 of the Town Hall.

At about 10:20 P.M., Chairman Cameron then read the following agenda item:

Coastal Site Plan Review #308, Flood Damage Prevention Application #349, James & Christi Hanson, 24 Lighthouse Way. Proposing to construct additions and alterations to the existing residence; install an air conditioning unit on a platform; and to perform related site development activities within regulated areas. The subject property is situated on the southeast side of Lighthouse Way, approximately 1,000 feet south of its intersection with Boston Post Road and is shown on Assessor's Map #53 as Lot #29, in the R-1/2 Zone.

James Hanson, property owner, explained that they propose to construct a small addition of approximately 190 square feet on the rear portion of the property. The ground floor will be a mud room and storage area and there will a living space on the second floor. They have obtained approval from the Environmental Protection Commission (in May 2015) because the work is within the regulated area adjacent to Holly Pond. Silt fences and tree protection will be installed prior to construction. The expected flood level in the area is Elevation 15 and the new entry level will be below Elevation 15. This small entry foyer is allowed as an exception to the normal requirement

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 8 OF 10

that all living space be at least one foot above the expected flood level. Mr. Hanson said that they notified nine neighboring property owners and seven of them have expressed no concerns or problems regarding the project.

Mr. Ginsberg read the response from the Connecticut Department of Energy & Environmental Protection (CT DEEP) indicating that they find no inconsistencies between the project and the Coastal Area Management policies. He said that part of the project does involve elevating the existing air conditioning units to be at or above the expected flood level.

There were no comments from the public. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Voigt, seconded by Mr. Sini and unanimously approved.

Chairman Cameron then read the following agenda item:

Continuation of the following matter:

By Order dated November 19, 2014 in the matter of *Christopher & Margaret Stefanoni v. The Darien Planning and Zoning Commission* – Docket No.: HHB-CV-11-5015368S (the “Appeal”), and the related case of *Gregory v. Darien Planning and Zoning Commission* Docket No.: CV-13-6023798S Judge Henry Cohn remanded the matter back to the Darien Planning & Zoning Commission for an amendment to the Commission’s October 29, 2013 resolution to specify an approved number of units or a range of numbers of units, based on the record. The legal notice for the original application read as follows:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor’s Map #27 as Lot #168-1, within the R-1/3 zone.
PREVIOUS HEARINGS HELD ON 4/7/2015 AND 4/21/2015.

Mr. Sini departed the meeting noting that he did not want to have any perception of a conflict of interest.

The remaining four Commission members discussed the matter. They previously decided that they would be willing to receive new information. The accident reports from May 2013 to 2015 have been received and plotted on a map and a chart/spreadsheets summarizing those incidents has been prepared. It was noted that no new information was submitted by the Stefanonis, or the interveners. A letter and information from the Holmes School principal has been entered into the file.

Ms. Cameron noted that people travel well above the 25 mile per hour speed limit posted on Hoyt Street. The fact that people drive faster than the posted speed limit does affect traffic safety.

Mr. DiDonna said that he is very concerned about the number of accidents and particularly the rear-end accidents that have occurred in the vicinity of and on Hoyt Street. He said that there is a curve

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 9 OF 10

in the road just to the north of the site and this is a safety factor as well as the speeds. He said that Hoyt Street is a connector between downtown Stamford and the Merritt Parkway. He said that 42% of the accidents are the rear-end type of accident and he wondered why that would occur. He felt that it is partially due to the bend in the street and partially due to the speed and the fact that people slow down to turn into and out of sites. He said that the Commission formerly had approved up to eight units on the site and perhaps it would be appropriate to reduce the number of units to six. It was noted that Holmes School is nearby and they acknowledge that people actually drive up on the sidewalk in order to get by vehicles that are waiting to turn. He said it is very dangerous to children if anyone is driving on the sidewalk.

Mr. Voigt said that Paula Bleakley, principal of Holmes School, sent a November 2014 e-mail to parents and other people associated with the school regarding safety along Hoyt Street. Mr. Voigt said that he knows from personal experience of having to back a trailer into a site along Hoyt Street that he almost got rear ended. He said that the safety issue is why the State wanted a bypass lane. Mr. Voigt said that one of those concerns is that there no viable overflow parking and that the reality is that 1.5 parking spaces per unit will not be sufficient for an outlying site like this. He said he witnessed police needing to be at intersections for safety control and that there is no room for error by drivers and no extra parking available. He said that fire safety is also a great concern and that there seems to be a disregard for that safety due to the specifics of the proposed development. He said that the density now allowed on the property is one single-family residence. The applicant proposed 16 units where one would normally be allowed. He said when the Commission reduced the allowable number to eight, they were sacrificing two affordable units but even eight units in total seems to be beyond a reasonable tolerance of risk.

Mr. DiDonna concurred and said that he is startled at how dangerous it is to cross Hoyt Street. He said he has been there several times and has noted the dangerous conditions. He said that eight units are probably too much and would recommend that the Commission reduce the total number of units to a maximum of six.

Mr. Cunningham said that he has been trying to review the previous records and between the original application and the Remand, it is a lot of material to go through.

Ms. Cameron said that one of the Fire Marshal's concerns is about access for ladders to reach from the ground to the upper floors. There is also a concern about the fact that the location and access to this are different from other proposed locations for Affordable Housing. In this case, there is no parking that can be taken into account and it is not even safe to cross the street. It seems that 2 or 2.5 parking spaces per unit would be safer because it gives flexibility and safety to the residents and visitors. She said that there is no public transit access along Hoyt Street, like there is along the Boston Post Road or the corner of Leroy Avenue and West Avenue. She said that even delivery vehicles need to have a space to pull off Hoyt Street to be safe. Mr. Cunningham said that the number of vehicles for non-residents that need to get to the site is considerable. This would include private deliveries, service people, mail deliveries, visitors, care givers and others.

Mr. DiDonna read a January 7, 2015 letter from Captain Anderson of the Darien Police Department to Mr. Hargrove of the CT DOT. It notes that there are 30 residents that have written and complained about safety in the area and they are seeking that safety improvements be made. It notes that much police enforcement activity has taken place in the area but there is still not enough

PLANNING & ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
JUNE 2, 2015
PAGE 10 OF 10

to create safe conditions. Ms. Cameron emphasized that people speed along Hoyt Street. She said that there is no evidence that has been submitted about how a reduction in the number of units or any other restrictions would affect the viability of the project for the applicant.

Mr. Ginsberg said that Mr. Olvany and Mr. Sini will not be participating in the decision regarding this matter. Mr. DiDonna said that he would not be available for the next two meetings but wants to continue to discuss the matter with the Commission members that will be making the decision regarding this matter.

Ms. Cameron asked if there was any input from the public. Margaret Stefanoni said that she is unclear about the framework of the Commission's decision making process. She said she wants an opportunity to review the traffic and safety reports and the graphic information prepared by Mr. Ginsberg and then to provide comments to the Commission. She said that the comments from the Darien Police Department have been very limited. It was decided that she would have an opportunity to review these materials and comment to the Commission at a future meeting.

There being no further business, the following motion was made: That the Planning & Zoning Commission adjourn the meeting. The motion was made by Mr. DiDonna, seconded by Mr. Cunningham and unanimously approved. The meeting was adjourned at 11:01 P.M.

Respectfully submitted,

David J. Keating
Planning & Zoning Assistant Director

06.02.2015min