

**TOWN OF DARIEN
ZONING BOARD OF APPEALS**



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APR 14 2022

**TOWN CLERK'S OFFICE
DARIEN CT.**

**REGULAR MEETING
AGENDA**

Wednesday, April 20, 2022 7:00 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OPENING

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce another's protections as defined within the Zoning Regulations. Therefore, any information considered must be clearly provided and all hearing comments are recorded. **Please speak only into the microphones near the podium. In order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations** within the meeting room and hallway near the door.

The ZBA will make every reasonable effort to complete this agenda in a timely manner. However, complications may arise and it may be difficult to properly consider all of the requests tonight. You can be helpful by making your presentation efficiently. Due to necessary scheduling of ZBA members, and possible involvement with other Board/Commission review, the following items may be considered out of sequence. Application requests may be heard and then deliberated one by one rather than all the deliberations occurring at the end of the meeting. Please understand that one or more hearing items may need to be opened and continued to a subsequent meeting and some hearings may be completed tonight but ZBA deliberation of the requests may be postponed to a later date. After the hearing of the project you are interested in is concluded, you may choose to make subsequent inquiries about a possible decision to ZBA office staff at 203-656-7351 during regular business hours.

POSTPONEMENTS AND CONTINUATIONS

Changes to the meeting agenda may occur after posting and would be announced at the beginning of the meeting.

CALENDAR NO. 18-2021 Postponed to May 18 due to lack of notifications.

The application of Matthew Troy submitted on December 9, 2021 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a one story covered porch addition; Section 406: 37.7 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the northwest side of Great Hill Road approximately 800 feet north of Tokeneke Road and is shown on Assessor's Map #36 as Lot #3, being 19 Great Hill Road and located in an R-1/2 (residential) Zone.

PUBLIC HEARING

CALENDAR NO. 4-2022 The application of Wayne Saunders & Laura Sisto submitted on March 23, 2022 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a second and attic story addition; Section 406: 8.1 in lieu of 10.0 feet minimum required north side yard setback and 14.3 in lieu of 15.0 feet minimum required south side setback. The property is situated on the west side of Ridgeley Street approximately 400 feet north of the intersection of West Avenue and is shown on Assessor's Map #22 as Lot #7, being 34 Ridgely Street and located in an R-1/3 (residential) Zone.

DELIBERATIONS AND DECISIONS

Discussion, deliberation and possible decisions for Public Hearing request items listed above. Four affirmative votes out of the five seated ZBA members are required to approve a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations to ensure the best possible project fit among the neighboring properties. If complications arise ZBA deliberation of the requests may be postponed or continued to a later meeting date.

OTHER BUSINESS

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Approval of Minutes of meeting on January 19, 2022. ZBA members attending this meeting were Mike Nedder, Jeff Williams, Gary Greene, Kevin Fullington, and Dan Nalawade.
2. Approval of Minutes of meeting on March 16, 2022. ZBA members attending this meeting were Mike Nedder, Jeff Williams, Gary Greene, Kevin Fullington, Matt Lauria, and Barb Hazelton.
3. Requested amendment to the approved plans of Calendar No. 13-2021, William P. Jones Jr. and Elizabeth Higgins Jones, 2 Contentment Island Road.
4. Election of Officers, by regular members.
5. Consideration of scheduling meetings at 7:30PM.
6. Consideration of proposed State legislation regarding ZBA function.
7. Report of Committee researching possible policy regarding historic preservation considerations with the evaluation of variance requests.
8. Consideration of continuing live meetings.
9. Use of online applications.
10. Possible meeting with Town Counsel to consider possible policies.
 - a. regarding correction of violations, encroachments and unpermitted structures.
 - b. regarding applicant contacts to ZBA members.
 - c. regarding duties of staff and duties of chair.
11. Possible issues for Bylaws and Policies subcommittee to consider.
12. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).

ADJOURNMENT