

SUMMARY MEETING MINUTES (Subject to ZBA review and approval)  
DARIEN ZONING BOARD OF APPEALS (ZBA)  
FEBRUARY 24, 2010

REGULAR MEETING

Darien Town Hall - Room 206 - 7:48 to 10:38 PM

ZBA members present: Vic Capellupo, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, and John Ashburne

Staff Present: Code Compliance Officer Robert Woodside and Recorder Bonnie Syat

ZBA Chair Vic Capellupo opened the meeting at 7:48 PM. He explained several procedural steps that would be used to conduct the meeting following the posted Agenda.

CONTINUATION OF PUBLIC HEARING

The following hearing was continued from the January 20, 2010 meeting with various plans and submitted application materials reviewed, possible correspondence and public comment considered, questions asked, and comments made by the ZBA members and Staff:

CALENDAR NO. 3-2009 - The application of Faesy-Smith Architects on behalf of Tom and Shepard Halsch, 2 Juniper Road.

Opened on January 20, 2010 and immediately continued to tonight, February 24, 2010 at the applicant's request. No testimony, comment, or additional information was provided to the ZBA regarding this application on January 20<sup>th</sup>.

Tom Smith, Annie Roberts, Shepard Halsch, and Tom Halsch answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed and the ZBA subsequently determined that deliberation of this application would occur at a future meeting.

PUBLIC HEARINGS

The following hearings were held with various plans and submitted application materials reviewed, possible correspondence and public comment considered, questions asked, and comments made by the ZBA members and Staff:

CALENDAR NO. 1-2009 - The application of Foster Kaali-Nagy, 70 Five Mile River Road.

Foster Kaali-Nagy answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. Sam Pierpont supported the application. The Public Hearing was then closed and the ZBA subsequently determined that deliberation of this application would occur at a future meeting.

CALENDAR NO. 7-2009 - The application of Chad Nehring AIA on behalf of John & Allegra Erickson, 17 Plymouth Road.

Chad Nehring answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed and the ZBA subsequently determined that deliberation of this application would occur at a future meeting.

CALENDAR NO. 10-2009 - The application of Eileen Crispell on behalf of Samuel & Anthia Nickerson, 19 Lakeside Avenue.

Eileen Crispell, Anthia Nickerson, and Sam Nickerson answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed and the ZBA subsequently determined that deliberation of this application would occur at a future meeting.

CALENDAR NO. 11-2009 - The application of Mark S. Lebow, PLS and William W. Seymour & Assoc., PC on behalf of Nancy & Donald Hill and David & Kelly Wheeler, 8 Davis Lane.

Mark Lebow answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. Neighbor letters of opposition were carefully reviewed. The Public Hearing was then closed and the ZBA subsequently determined that deliberation of this application would occur at a future meeting.

CALENDAR NO. 8-2009 - The application of Philip DeTerlizzi and D&D Homes on behalf of Stan & Wendy Forkner, 1 Chester Road.

Phil DeTerlizzi answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed and the ZBA subsequently determined that deliberation of this application would occur at a future meeting.

CALENDAR NO. 12-2009 - The application of Gleason & Associates LLC on behalf of Ledge Road Enterprises LLP, Darien Hospitality LLC, and Whole Foods Market, 150-152 Ledge Road.

Wilder Gleason, John Janis, and Mark Modley answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. Margaret Harrington, Bill Harrington, Bob Baker, Giovan Cagninelli, Dave Roberts, John Schlactenhaufen, Tom Haack, Graham Powell, Penelope Bowers, and Rolf Obin objected to various aspects of the application. The ZBA determined that additional clarification of the project circumstances was necessary. The Public Hearing was then continued to a Special ZBA meeting on March 11, 2010.

## **DELIBERATIONS AND DECISIONS**

Due to the lateness of the hour, there were no decisions made by the ZBA members on the concluded hearing applications. The ZBA determined that deliberations of these requests would occur at a Special Meeting on March 11, 2010.

## **OTHER BUSINESS**

The following additional decisions were made after the ZBA members reviewed the submitted documents, correspondence and/or project plans:

Approval of Minutes and Resolutions of meeting on January 20, 2010. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Al Tibbetts, Chuck Deluca, and Jeff Williams. Upon a motion by Chuck Deluca, seconded by Vic Capellupo, the ZBA voted 3-0 to APPROVE the subject minutes. Chuck Deluca, Vic Capellupo, and Jeff Williams voted in favor of the motion. Gary Greene and Al Tibbetts also previously indicated their approval.

Requested extension, received January 28, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 28-2009, Nicholas & Luz Alieth Barker, 16 Chestnut Street. Upon a motion by Chuck Deluca, seconded by Jeff Williams, the ZBA voted 5-0 to GRANT a 6 month extension.

The meeting adjourned at 10:38 PM.

Respectfully submitted March 8, 2010,  
by Robert Woodside,  
Code Compliance Officer  
ZBA Staff