

**Regular Meeting  
of the  
Planning, Zoning and Housing Committee (PZH)  
of the  
Representative Town Meeting (RTM)**

**MINUTES**

Date: September 21, 2015  
Time: 7:30 PM  
Place: Room 213, Darien Town Hall  
Present: Elisabeth Bacon (EB), Carolyn Bayne (CB), Joseph Cherico (JC), Fred Conze (FC), Joan Davis (JD), Courtney Haidinger (CH), , Joanne Hennessy (JH), James Howe (JH2), Matt Jordan (MJ), Spencer McIlmeurray (SP), John VanderKieft (JV), Rob Young (RY)  
Absent: Nancy Downs (ND), Ted Hawkins (TH)  
Guests: David Genovese (DG), Steve Olvany (SO), John Sini (JS), Jamie Stevenson (JS)

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Meeting called to order by PZH chairman, JH. JH discussed upcoming RTM meeting including: new Education Director, new coordinator for P&R and PW departments and vote on Hoyt Street (Holmes School property) transfer to Bd.of Ed.

JH then asked SO and JS to give an overview of the Town Plan of Development (TPCD).

SO and JS gave a glance of the project to date, staff, planners, members of the community and government officials who have contributed to the TPCD and gave the next meeting dates and estimated completion date. They also noted that all of the information is on the Town website, [www.dariect.gov](http://www.dariect.gov)

SO and JS gave a summary of possible upcoming projects around Town, including Federal Realty (aka Equinox and Stop and Shop), adjacent Palmer property, (Noroton Heights Shopping Center), Old Town Homes – Darien Housing Authority, AT&T mobile tower at Ox Ridge Hunt Club. They also gave a summary of projects approved and/or underway: Locust Hill and Settler’s Trail (Glassmeyer), Leroy and West Avenues, Darien High School Oval Turf installation, Darien High School Concession Stand, Tokeneke Club, Old Senior Center demolition.

DG gave a presentation of his project on the corner of Corbin Drive and Post Road which would contain an anchor store of national renown, a “town green” with new roads and walkways, retail, office and residential units in the 1500-1800 SF range up to two bedrooms and a study offered for sale only and targeted for “empty nesters”. The proposal can be seen on his website, [www.yourdowntowndarien.com](http://www.yourdowntowndarien.com).

SO and JS said that the Federal and Palmer proposals would similarly be comprised of a mix of retail, office and residential with the difference being the apartments would limited to 1-2 bedroom and be for rent only.

SO and JS informed the Committee of the current applications before the Commission: Kensett II which contains 3 affordable units, Wee Burn Country Club land acquisition, house(s) demolition, tree removal and replanting, and practice tee expansion. 1050 Post Road redevelopment and several Long Neck Point redevelopments and subdivisions. They also mentioned the numerous knockdowns of smaller/older homes and rebuilds of much larger homes filling up the property. They said that the ZBA has come to them with a list of common appeals applications that they would like the PZ Commission to look at changing the regulations. In summation they asked the PZH for input and a vote of confidence on the final TPCD.

Meeting adjourned at 9:20 PM

Robert Young, Clerk