

Planning, Zoning and Housing Committee
of the Darien, Connecticut RTM

Regular Meeting Minutes

Date: December 2, 2009
Place: Darien Town Hall, Employee Lounge
Present: Adelman, Bayne, Bishko, Cleary, Conologue, Fead, Guimond, Hennessy,
Magida, Miller, Ness, Olvany, Sini, van der Kieft, Young
Absent: Bacon, Marston
Guests: Andrea Sangrey Aldrich, Karl Kilduff

This was a Regular Meeting of the Planning, Zoning and Housing Committee chaired by John van der Kieft and called to order at approximately 7:30 PM.

van der Kieft led a discussion of Resolution 09-7b1 which would authorize the purchase of 33 Cherry Street. As the final purchase price is different from that approved by the RTM vote of April 27, 2009 it is necessary to vote on this item again.

Andrea Aldrich reviewed the previous number approved by the RTM for the 25% match from the Town of Darien was \$100,500 and the current amount which is reduced to \$93,000. This amount is comprised of 25% of the total costs \$398,215 (acquisition costs \$330,000, haz/mat inspection costs of \$1,235, Demolition costs of \$15,000, and site cleanup/contingencies of \$10,000). The owner has verbally accepted the offer. There is no expense for relocation, in the previous proposal \$6,000 was included for relocation. Aldrich clarified that the land must stay as open space per the grant being accepted. The property is current on its real estate taxes.

The ensuing discussion of Resolution 09-7b1 covered a number of items. Specifically it was noted by Aldrich that the value was the pre event market value, not the post event value. including the market value of the property. If the RTM votes against this deal it would not go forward despite the RTM's earlier approval of a different purchase price. If the RTM votes down Resolution 09-7b1, the FEMA grant would not proceed, proceeds for the FEMA piece and the Town's portion are tied together at this time. There was discussion on whether or not this use of town funds sets a precedent, with no agreement reached on this topic. There was discussion on whether or not this was a good use of the Town's funds.

In conclusion prior to a vote, Sini noted that this contract is basically a check to make sure the price to the town had not increased. The current amount is less than that previously approved. Cleary made the motion for committee approval of Resolution 09-7b1, Sini seconded the motion, and the motion passed with 9 votes in favor and 5 opposed. Young was not present for this part of the meeting and did not vote.

The minutes of the October 27 Regular Meeting and the minutes of the November 23 Organizational Meeting were approved.

There was discussion of establishing Study Groups of 4 to 5 members to gather information for a possible Open Space Land Ordinance and for the Allen-O'Neill Redevelopment Project. It was agreed to establish both Study groups for information gathering, but not for recommendation purposes. Both groups will provide a progress report at the next meeting.

The Open Space Study group is comprised of Bishko, Cleary, Conologue, Olvany, and Magida with Cleary as the captain.

The Allen-O'Neill Study group is composed of Bayne, Fead, Guimond, Hennessy, and Miller with Hennessy as the captain. Marston will also be contacted by the Chair regarding participation with this group.

Young suggested that we may want to also put together a study group on 35 Leroy. It was agreed to look into this at our next meeting and after the December 8th Board of Selectmen meeting when Board of Selectmen priorities are to be decided upon. Young, Guimond and Ness volunteered to be on this study group if it is formed.

The meeting was adjourned at approximately 8:45 PM.

Respectfully submitted by Mary K. Ness, Clerk