

Special Meeting
Planning Zoning and Housing Committee (PZH)
of the
Representative Town Meeting (RTM)
October 17, 2017
7:30 Room 213

In attendance:

Amy Barsanti, Carolyn Bayne, Ted Hawkins, Joanne Hennessy, Patrick Keane, Monica McNally, Amy Chickles

Absent:

Liz Bacon, Joan Davis, Jen Montanaro, Nanci Natale, Peter Riordan

Guests:

Fred Doneit and Jeremy Ginsberg from P&Z, Maryanne Wiley from 39 Hazel Street

The meeting was called to order at 7:35pm.

A vote was called to approve the minutes from June 6, 2017 and was unanimously approved.

For: Amy Barsanti, Carolyn Bayne, Ted Hawkins, Joanne Hennessy, Patrick Keane, Monica McNally, Amy Chickles

Absent: Liz Bacon, Joan Davis, Jen Montanaro, Nanci Natale, Peter Riordan

Discussion on resolution (17-24) authorizing a QuitClaim deed of the town's interest in property commonly known as Hazel Street to the abutting property owners was brief. The required releases from every property owner have been secured. A motion to approve was called and the group unanimously approved. Guest Maryanne Wiley departed after voting was completed.

For: Amy Barsanti, Carolyn Bayne, Ted Hawkins, Joanne Hennessy, Patrick Keane, Monica McNally, Amy Chickles

Absent: Liz Bacon, Joan Davis, Jen Montanaro, Nanci Natale, Peter Riordan

Jeremy Ginsberg and Fred Doneit reviewed the quarterly report for Planning and Zoning, highlights included: anticipated completion of Kensett development by mid 2018, new zoning and wetland maps, Federal Realty project approval is finalized and project start date anticipated for December 2017 with anticipated 2019 apartment fulfillment (122 total apartments/16 affordable/67 one bedroom/55 2 bedroom), Palmer project approval is final and project start anticipated in 2018, David Genovese is reworking on plans for Corbin Project and application is anticipated first quarter 2018.

Discussion on resolution (17-25) consideration and action on an amendment to Darien's Code of Ordinances, regarding additional property tax exemption for qualifying veterans. The

estimated financial impact to the town is approximately \$48,000 in reduced property tax revenue. A motion was called for approval and the group unanimously approved.

For: Amy Barsanti, Carolyn Bayne, Ted Hawkins, Joanne Hennessy, Patrick Keane, Monica McNally, Amy Chickles

Absent: Liz Bacon, Joan Davis, Jen Montanaro, Nanci Natale, Peter Riordan

The group then joined Public Health and Safety to discuss resolution (17-26) consideration and action on opting out of recent legislation (Public Act 17-155) regarding temporary health care structures. Jeremy and Fred provided an overview of the new Act that took effect on Oct 1, 2017 statewide. The statute provides homeowners the ability to install a temporary mobile housing pod no greater than 500 square feet on their property for the care of disabled family members. Under the Act, applications are required to be approved within 15 days and have the potential to not conform with local zoning regulations. The Act provides communities the ability to opt out of the statute by formal procedure. The Planning and Zoning office along with the Office of the Selectman voted to opt out and is asking the RTM to ratify. The group then met independently to further discuss and vote. The group acknowledged the need for auxiliary space in these circumstances but felt it important for Darien to develop a regulation that works for our town. A motion was called for approval and the group unanimously approved.

For: Amy Barsanti, Carolyn Bayne, Ted Hawkins, Joanne Hennessy, Patrick Keane, Monica McNally, Amy Chickles

Absent: Liz Bacon, Joan Davis, Jen Montanaro, Nanci Natale, Peter Riordan

Other business discussed included the vacancy of the Blight Enforcement Officer and the recently released Parks and Recs Master Plan document.

Meeting was adjourned at 8:45.