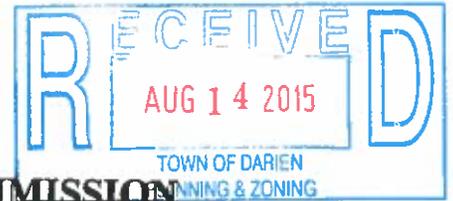




**TOWN OF DARIEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM**



Application is hereby submitted for approval in accordance with the following Sections of the Darien Zoning Regulations (check all that apply).

- | | |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Section 810 Coastal Site Plan Review | <input checked="" type="checkbox"/> Section 1000 Special Permit Requirements |
| <input type="checkbox"/> Section 820 Flood Damage Prevention | <input checked="" type="checkbox"/> Section 1020 Site Plan Requirements |
| <input checked="" type="checkbox"/> Section 850 Land Filling, Excavation
and Earth Removal | <input type="checkbox"/> Section 1051 Protected Town Landmarks |
| <input checked="" type="checkbox"/> Section 1110 Change of Zoning Regulations and/or Zoning Map | <input type="checkbox"/> Subdivision Application |
| <input type="checkbox"/> Other (specify) _____ | |

Property Location:

Street Address: 36, 42, and 48 WAKEMORE STREET
 Assessor's Map(s) # 8 as Lot(s) # 226/227, 228/299 and 230
 Subject property is situated on the (north) [north south east west] side of WAKEMORE (street)
(circle as appropriate)
 approximately 850 feet [north south (east) west] from the corner formed by the
(circle as appropriate)
 intersection of WAKEMORE STREET and HOYT STREET (streets).
 Zoning District(s): R-1/3 Size of Site: _____ square feet 2.49 +/- acres
 The subject property is is not as a result of this project will become
 tied into the Town sanitary sewer system.
 The subject property is is not as a result of this project will become
 tied into the public water system (Aqurion Water Co.).
 The subject property is is not within 500 feet of an adjoining municipality.

Applicant:

Name: SUN HOMES DARIEN LLC
 Address: 3 MEMORIAL AVE.
SUITE 301
PAWLING, NY 12564
 Phone #: _____
 Fax #: _____
 E-mail address: _____

Property Owner:

Name: SEE ATTACHED
 Address: _____
 Phone #: _____
 Fax #: _____
 E-mail address: _____

Signature: SUN HOMES DARIEN LLC
BY [Signature]

Signature: _____

8-19-15

DARIEN PLANNING AND ZONING COMMISSION
ZONING APPLICATION FORM
PAGE 2 OF 3

Representative or Contact Person (to whom all correspondence shall be addressed)

Name: _____ Law Office of Bruce Hill, LLC
Company/Firm: 30 Old Kings Highway South
P.O. Box 1103
Darien, CT 06820-1103
Address: Office: (203) 655-0611
Fax: (203) 656-2055
Cell: (203) 803-9528
Email: bruce.hill@dbhill-law.com

Email address: _____

Signature: _____

Summary of proposed activity and development:

SEE ATTACHED

(A more detailed explanation should be attached to this application).

Application Fee of _____

See Appendix B - Schedule of Fees of Darien Zoning Regulations.
Make checks payable to the "Town of Darien". Cash is not accepted.

See requirements under Section 1040 for the applicant's responsibility regarding notification of nearby property owners.

Unless specifically waived in advance and in writing by the Planning & Zoning Director, all required materials must be submitted as part of this application:

For Business Site Plan applications under Section 1020:

See Section 1020 of the Darien Zoning Regulations

For Subdivision Applications see the Darien Subdivision Regulations

DARIEN PLANNING AND ZONING COMMISSION
ZONING APPLICATION FORM
PAGE 3 OF 3

The following information is required:

Development Plan(s) completed in accordance with "Site Plan Checklist" --
Twelve (12) Sets of Plans including:

	<u>Submitted</u>	<u>Waived</u>
Existing Conditions based on "A-2" Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Development Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grading and Storm Drainage Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Computations and Analysis of Stormwater Runoff	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Floor Plans and Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utility Plans	<input type="checkbox"/>	<input type="checkbox"/>
Chart or Table of Zoning Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil Erosion and Sedimentation Control Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Staging or Phasing Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Coastal Site Plan Reviews under Section 810 of the Zoning Regulations:</i>		
Base Map showing regulated area(s)	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Assessment Report	<input type="checkbox"/>	<input type="checkbox"/>
Review of CAM policies & goals	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Flood Damage Prevention Applications under Section 820 of the Zoning Regulations:</i>		
Base Map of Flood Zones and Elevations	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Floor Plans including elevation of each floor level within the structure	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Report and certification regarding impact on flood conditions	<input type="checkbox"/>	<input type="checkbox"/>
Engineering Report and certification regarding structural stability	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Land Filling & Regrading Applications under Section 850 of the Zoning Regulations:</i>		
Detailed Plans of Existing and Proposed Conditions	<input type="checkbox"/>	<input type="checkbox"/>
Report Detailing Operation methods, and Evaluating Impacts	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <i>For Special Permit Applications under Section 1000 of the Zoning Regulations:</i>		
Detailed Statement of Existing & Proposed Uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Report addressing Trip Generation, Traffic Movement and Parking Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Last revised 11/2012

winword\misc\PZC Basic Application

APPLICATION OF SUN HOMES DARIEN, LLC
August 2015

Application for Change of Zoning Map
Application for Special Permit
Application for Site Plan Approval
Land Filling and Re-grading Permit for:
36 Wakemore Street
48 Wakemore Street
42 Wakemore Street

Subject Parcels:

36 Wakemore Street (Assessor's Map 8, Lots 226/227)
48 Wakemore Street (Assessor's Map 8, Lots 228/229)
42 Wakemore Street (Assessor's Map 8, Lot 230)

Owners:

Jennie V. Procaccini, Trustee (36 Wakemore)
Angelo Jack and Erika Procaccini (42 and 48 Wakemore)

Contract Purchaser:

Sun Homes Darien, LLC

Summary of Proposed Development

Existing Conditions

On or about October 7, 2007, the Darien Planning and Zoning Commission voted to amend the Zoning Regulations and Zoning Map by adding Section 570 to create the Designed Community Residential (DCR) Zone (an overlay zone). The commission simultaneously approved Site Plan #251, Special Permit #246, Land Filling and Re-grading Permit #184 and Lot Line Revision #609 to allow construction of a multi-family development and related improvements now known as Kensett Darien off of Wakemore Street in Darien. Construction of this portion of Kensett Darien ("Kensett I") is nearing completion.

The applicant has entered into contracts to purchase three parcels at the easterly end of Wakemore Street contiguous to Kensett I. Those parcels, located at 36, 42, and 48 Wakemore Street, currently contain five (5) residential dwelling units in three (3) structures which are in various states of repair.

Proposed Development

The applicant, as contract-purchaser of the above parcels, proposes a change to the Town of Darien Zoning Map to extend the Designed Community Residential (DCR) Zone to include 36 Wakemore Street (Assessor's Map 8, Lots 226/227), 48 Wakemore Street (Assessor's Map 8, Lots 228/229), and 42 Wakemore Street (Assessor's Map 8, Lot 230). The subject parcels total approximately 2.49+/- acres, and will be combined with the

16.22 acres previously zoned DCR ("Kensett I") to create a single unified development totaling 18.70 +/- acres.

The applicant proposes to develop the additional acreage by razing the three (3) existing structures containing five (5) residential dwelling units and building ten (10) new structures containing fourteen (14) market rate homes per the attached the Site Plan and related plans entitled "Kensett II, 1 Kensett Lane, Town of Darien, Fairfield County, Connecticut" sheets 1-13 dated 08-13-15. The homes will be of comparable size and architectural style as the homes currently being built at Kensett, and all building setbacks, separations, driveway and parking provisions will conform to the existing development. The additional homes will be accessed from the existing Kensett site by an extension of Kensett Lane with the previously approved gated emergency access as the sole curb cut on Wakemore Street. Drainage and utilities will be extended from Kensett I to the Kensett II site. Storm water pollution prevention and management and sedimentation and erosion control will be accomplished per the "Preliminary Storm Water Pollution Prevention Plan for Kensett II, Kensett Lane, Town of Darien, Fairfield County, Connecticut November 18, 2014" as revised.

The proposed expansion will generate minimal additional vehicular traffic. (See "Proposed Residential Expansion- Kensett II, Hoyt Street Traffic Impact" by Fred M. Greenberg, P.E., Director of Traffic Services, BL Companies, attached.) An additional two standing/parking spaces are proposed to be added to the west side of the Kensett driveway near Wakemore Street as additional temporary parking for Kensett residents during the morning and afternoon school bus drop-off and pick-up times. Additional temporary parking during the drop-off and pick-up times and a bus shelter are proposed for 269 Hoyt Street at the corner of Wakemore Street and Hoyt Street. (See Inclusionary Zoning, below, and sheet SP-6 of "Kensett II, 1 Kensett Lane, Town of Darien, Fairfield County, Connecticut")

In addition to the Zoning Map Change, the redevelopment of 36, 48, and 42 Wakemore Street will require a Special Permit, Site Plan Approval, and a Land Filling and Re-grading Permit. On or about February 4, 2015 the Environmental Protection Commission granted approval for construction in the upland review area.

Inclusionary Zoning per Section 580

The applicants are contract-purchasers of an existing residential structure located at 269 Hoyt Street, at the intersection of Hoyt Street and Wakemore Street. The structure is a legally-nonconforming residence containing three (3) dwelling units. As a condition of approval for the proposed development of fourteen (14) market rate homes and to meet the inclusionary zoning requirements of Section 580 the applicants propose to deed the units at 269 Hoyt Street as offsite below market units. Per Section 580, the proposed fourteen (14) market rate units would require two (2) below market units. Therefore, the proposed three (3) below market units would exceed the requirements of Section 580. The applicants propose to age-restrict two (2) of the units while the third unit would not be age-restricted due to accessibility concerns.

The existing garage would be razed and the property would be reconfigured to include eight (8) onsite parking spaces to provide residential parking spaces as well as temporary parking for Kensett and Wakemore residents during the morning and afternoon school bus drop-off and pick-up times. A bus shelter would be located at the southeast corner of Wakemore and Hoyt Streets. (See SP-6)

Age-Targeted Development

The DCR Zone “allows larger condominiums designed to provide an appealing alternative to single-family homes for those preferring a community oriented toward adult living with a design emphasizing flexibility, adaptability and minimum maintenance.” (DZR Section 570) In order to meet the intent of the DCR Zone the applicants propose to implement the following standards in the design and marketing of Kensett II:

1. Elevators will be either “roughed-in” or standard in each unit;
2. All units will have three (3) bedrooms;
3. Design will comply with the universal design guidelines (the AARP guidelines). The universal design elements will include 36” wide doors, minimum 42” wide hallways; light switches 42” to 48” off the floor; electrical outlets 12” to 18” off the floor; lever handles; and one flush entry door (i.e. no sill) into the home;
4. There will be no mention of schools in Kensett II marketing materials;
5. An additional page on the Kensett website will include testimonials from current empty-nester owners; and
6. The marketing materials will include a commitment to modify any home for a buyer’s mobility requirements.

Request

Accordingly, the applicant requests the following:

- A change to the Zoning Map to extend the Designed Community Residential (DCR) Zone (an overlay zone) to include 36 Wakemore Street (Assessor’s Map 8, Lots 226/227), 48 Wakemore Street (Assessor’s Map 8, Lots 228/229) and 42 Wakemore Street (Assessor’s Map 8, Lot 230) pursuant to Section 1110;
- A Special Permit to build fourteen (14) homes in 10 buildings and associated site work and infrastructure pursuant to Section 1000;
- Approval of the Site Plan entitled “*Kensett II, 1 Kensett Lane, Town of Darien, Fairfield County, Connecticut*” sheets 1-13 dated 08-14-15 pursuant to Section 1020; and
- A Land Filling and Re-grading Permit pursuant to Section 850.



An Employee-Owned Company

September 9, 2014

Planning and Zoning Commission
Town of Darien
2 Renshaw Road
Darien, CT 06820

RE: Proposed Residential Expansion – Kensett II
Hoyt Street
Traffic Impact

Commissioners:

BL Companies was requested by Sun Homes Darien, LLC to address the potential traffic impact of their proposed Kensett II project. We understand this to be an expansion of their current development off of Hoyt Street (Route 106), from 62 to 78 residential condominium units.

The initial project was approved by the State Traffic Commission (now Office of State Traffic Administration) in 2011 and holds a Certificate of Operation (#1866) as a major traffic generator. The project traffic impact was extensively reviewed at that time, primarily due to the railroad crossing and site access issues. As a result, the developer was required to implement extensive improvements, even though the traffic volumes were fairly low.

The 62 unit project was projected to generate 35 morning and 40 afternoon peak hour vehicle trips. Using "Trip Generation" 9th Edition, published by Institute of Transportation Engineers (ITE), we project the 78 unit development to generate 42 morning and 49 afternoon peak hour trips. This morning and afternoon peak hour increase of 7 and 9 peak hour trips, respectively, will likely net out as a smaller increase since five (5) existing residential units are being demolished to make way for Kensett II.

Route 106 (Hoyt Street) is a State maintained principle arterial that carries approximately 12,400 daily trips past the site. Morning and afternoon peak hour traffic volumes along Route 106 (Hoyt Street) are approximately 1,200 trips. An increase of less than 10 peak hour trips is inconsequential.

Conclusions/Recommendations

The proposed expansion of 16 residential units for Kensett II will have no significant traffic impact on the nearby street network. Since the project has a Certificate of Operation as a major traffic generator, any expansion is subject to review by the Office of State Traffic Administration (OSTA). We will be submitting a request for an

Administrative Determination (AD) that this expansion has no significant impact on the State highway system. Interestingly, a 2012 change in State law renders new residential projects of less than 100 units exempt from OSTA, while this 16 unit expansion requires their review.

Very truly yours,
BL COMPANIES



Fred M. Greenberg, P.E.
Director of Traffic Services