

PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT: APRIL 1, 2003 – JUNE 30, 2003

The Planning and Zoning Commission met eight times this quarter to process thirteen applications and three application amendments

Permits by type this quarter:

Flood Damage Prevention: 4 approved; 1 amendment approved

Coastal Site Plan Review: 7 approved; 1 amendment approved

Land Filling/Excavation: 5 approved;

Special Permit: 3 granted

Business Site Plan: 1 approved; 2 amendments approved

Total* (total does not add up, due to applications which include multiple permits): 13

The rezoning of a portion of Noroton Bay was approved on June 3rd. That rezoning will take effect in October. Of note this period was the application for Orvis to expand their existing store into the adjacent vacant space. Also of note was the granting of applications for the expansion of the Tokeneke Club. In the next quarter, the Commission will likely hear applications regarding the Darien Movie Theater and the expansion of Casey Field within Cherry Lawn Park.

2005 Town Plan of Conservation & Development

The Commission met on June 10th to review drafts of the Population/Demographics Chapter and the Historic Resources Chapter. Consultants have been hired to work on the Environmental Resources and Traffic/Transportation Chapters, and we expect that the first part of each will be ready within the next quarter. Other in-house work on the Plan will continue throughout the summer, including the preparation of a questionnaire. The Commission will likely meet next to discuss the Plan on September 9th.

The Zoning Board of Appeals (ZBA) met nine times this period: twice in April; five times in May; and twice in June. This is likely a record number for any three-month period. One of those meetings was solely dedicated to a site walk. Of the 29 applications acted upon, nineteen were granted, seven denied, one granted in part/denied in part; one withdrawn and one matter where the hearing was later declared to be null and void.

The Environmental Protection Commission (EPC) met five times this period. A total of forty applications were processed: 30 were granted; one denied; one withdrawn; one granted in part/denied in part; three granted in part/withdrawn in part; and one “other”. More applications were processed this quarter than in any quarter in EPC history. The forty applications are a 50% increase over last period’s 27 applications.

The Architectural Review Board (ARB) met three times this period to review and approve twelve applications. This includes a permanent sign for the Avalon Darien project on Hollow Tree Ridge Road.

A total of 187 Zoning Permits were acted upon this quarter—six for new single family residences. Of those, one was for construction on a vacant lot, and five were “teardowns”. Thirteen permits were issued for swimming pools and two for spas, which is believed to be a record number for any

three month period. The total number of permits issued this quarter is a five percent increase over the April through June period last year.

GIS was used in coordination with the Darien Police Department for a court case. Our understanding is that when the accused saw the case the Town was about to present, a plea bargain was agreed to. In addition, a map was prepared to assist the Police relative to the incident on Ring's End Road. GIS is also being used to develop a series of 33 neighborhood patrol maps for use by officers.

Also, Nancy Sarnier worked closely with Kate Clarke on her presentation at the May 29 CCM conference session on GASB34. The session was entitled, "How GIS Can Help you ease the pain of GASB34". GIS was also used to assist in understanding existing downtown parking, so that this information can be used by the Traffic/Transportation consultant in their work on the Town Plan. Other work is continuing relative to various draft chapters of the Town Plan.

Maps continue to be prepared to assist the revaluation firm of Cole-Layer-Trumble in their upcoming revaluation project.

In June, long-time Department Administrative Secretary Karen Voegtlin resigned, and moved to Indiana with her family. Sandra Rearden has been promoted to that Administrative Secretary position, and we are currently in the process of advertising for a replacement Secretary.