

**PLANNING AND ZONING DEPARTMENT**  
**QUARTERLY REPORT: JANUARY 1, 2002 – MARCH 31, 2002**

The Planning and Zoning Commission met nine times this quarter—three times each month. A total of 36 applications and amendment requests were processed. Among those, four residential “teardowns” were approved, and plans to renovate the existing Darien Playhouse building into a Hay Day gourmet food market were denied. To enable the construction of a new Challenger Field within McGuane Park, three mandatory referral reports were issued and a land filling application and subdivision application for the Burke property were approved. Also approved by the Commission were additions to the existing Post 53 building, and a lease of additional land to Post 53. Sewer extensions for Long Neck Point Road, Pear Tree Point Road and Crane Road were approved, and project implementation is scheduled for later this year.

*Permits by type this quarter:*

Flood Damage Prevention: 6 approved; 2 withdrawn; 1 amendment approved

Coastal Site Plan Review: 2 approved; 1 withdrawn

Land Filling/Excavation: 10 approved; 1 amendment approved

Special Permit: 5 approved, 1 denied; 3 amendments approved

Business Site Plan: 1 approved; 1 denied; 2 withdrawn; 4 amendments approved

Subdivision Application: 1 approved; 1 withdrawn; 1 amendment approved

Mandatory Referral reports: 5 reports issued; 1 request withdrawn

Protected Town Landmark: 1 amendment approved

Total\* (total does not add up, due to applications which include multiple permits): 36

In the next quarter, the Commission will hold a public hearing on four proposed zoning amendments, including a proposal to rezone a portion of Noroton Bay.

The Zoning Board of Appeals (ZBA) met three times in the past quarter. A total of twenty-two applications were processed. Eight were granted; one granted in part/denied in part; seven denied; five withdrawn; and in one case, the ZBA determined that they could not hear the matter. Although the activity this quarter is not as high as the past three years, it is still higher than the 11-year average, which is 18 applications acted upon in the first three months of the year.

The Environmental Protection Commission (EPC) also met three times this period. Sixteen applications were acted upon—fifteen were approved, and one was denied.

The Architectural Review Board (ARB) met once each in February and March. A total of seven applications were approved. These included the proposed additions to the Post 53 building, support for a ZBA variance to install a new sign for the office building at the corner of Boston Post Road and Oberlander Place; and approvals for field signs at McGuane Park.

A total of 142 Zoning Permits were issued this quarter—an 11% increase over the first quarter of 2001. This includes permits for six new residences (three on vacant lots and three “teardowns”), nine swimming pools, and four signs. The number of permits issued for new residences was the lowest it has been in over two years.

A number of new GIS products were created in the past three months. Most significant was a redistricting map for the Registrar of Voters. This redistricting resulted in the creating of a sixth voting district within Darien. GIS was able to create a map reflecting these new district boundaries and calculate the number of registered voters in each proposed district. This map was subsequently approved by the RTM in March.

A new Town GIS-generated wetlands map was adopted by the EPC and took effect in February. This updating has become an annual project, and allows the Town to incorporate recently received soils information into its Inland Wetlands Map. A neighborhood map was updated to assist the Tax Assessor and revaluation company in an upcoming assessment appeal. GIS was used as a tool to assist in analyzing clamming rights. It was also used to create an updated Noroton Bay map to give Noroton Bay property owners more information to assess a recent Planning and Zoning Commission proposal to rezone part of the Bay. Over the next quarter, GIS will be used to update the Tax Assessor's Maps, a process which has historically been done by hand.