

**PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING / PUBLIC HEARING
APRIL 7, 2015**

Place: Room 119, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Cameron, Cunningham, DiDonna, Olvany, Sini, Jr., Voigt

STAFF ATTENDING: Ginsberg, Keating
RECORDER: Syat
Channel 79

Chairman Cameron opened the meeting at 8 P.M. and read the first agenda item:

GENERAL MEETING

Deliberation and possible decisions on the following:

Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *DECISION DEADLINE: 4/9/2015.*

The following motion was made: That the Planning & Zoning Commission waive the process of reading the draft resolution aloud because each member has had an opportunity to review the draft prior to the meeting. The motion was made by Mr. Voigt, seconded by Mr. Olvany and unanimously approved.

Mr. Ginsberg reviewed the draft resolution which would approve the Zone change and approve the Special Permit and Site Development Plan subject to a number of modifications and changes. Ms. Cameron said that she was uncomfortable with the proposed restriction of the occupancy of the units to being people that are only 62 years of age and older. She said that the project is a good alternative for the neighborhood and approving the project allows the Commission to have more control over what happens with the remaining portion of the development in Kensett I. She said that she would prefer to reduce the density allowed in Kensett II so that it would be lower than or equal to the density in the original Kensett project. Mr. Cunningham said that this is a delicate balance regarding the proposed development. He noted that the Board of Education is right at the tipping point with respect to the number of school children in the school system. Mr. Olvany said that 2 of the 14 units would be below market rate. He also noted that 68% of the units in Kensett I have no school age children. Ms. Cameron said that the units at Kensett I do fulfill serve a critical need for people whose lives are in transition and that this is beneficial to the community at large. Mr. Olvany noted that the housing market and the Town in general, as it exists today, is different than when the project was originally proposed and approved.

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Mr. DiDonna said that when the development was proposed, the applicants represented and the Commission believed that due to the age targeting there would be few or no school age children in the entire development. The result however has been different. There are many school age children in Kensett I and now the developer wants to get approval to create more dwelling units. He said that now is the time to make sure that if there are more units, they should only be for seniors. Mr. DiDonna said that although the developer says the units were age targeted, nothing in the advertisement that he has seen for the development, emphasizes the Senior Center or the Senior Men's Association or the other senior oriented activities within the community. He said that he does not want the additional units in Kensett II to go down the same road where more school age children would be in the development than was originally conceived or proposed or approved. He said that he has lived in Town for 42 years and that he has had many friends and neighbors who have wanted to sell their large house and stay in town, yet they could not move to a condominium in Town because they considered the units too small. He said the units in Kensett I were designed to be for the senior citizens and empty nesters, not for families with school age children. Mr. Olvany said that someone who is between the ages of 55 and 61 would be considered an empty nester, yet they would not qualify for the units if the units are age restricted to people 62 and older. Mr. Voigt said that it appears that the DCR Zone has not functioned as it was intended or it is not clear enough on what was intended. In either case, it is not accomplishing what was proposed or approved. He said that if the market conditions have changed that dramatically, then maybe the DCR Zone is no longer appropriate and that is the case, then it does not make sense to expand it to cover more land area and allow more housing units utilizing the DCR density increase. He said that he would not vote for the proposed resolution which would approve the project subject to conditions and modifications.

There was considerable discussion about the alternatives and what should happen. It was decided that the Commission should first vote on whether the DCR Overlay Zone should be extended to cover the 2.5 acres of land in question. The following motion was made: That the Planning & Zoning Commission adopt the Zone Map change as proposed. The motion was made by Mr. Sini and seconded by Mr. Olvany. It was noted that this vote is only for the zone change aspect and is not for the Special Permit and/or site development proposal. Voting in favor were Mr. Sini, Mr. Olvany and Ms. Cameron. Opposed were Mr. Cunningham, Mr. Voigt and Mr. DiDonna. The motion failed to carry. Mr. Ginsberg said that the Commission could reconsider their vote about the zone change or they could make a motion to specifically deny the Special Permit and Site Plan approval because the zone change was not adopted and without the zone change, the Special Permit and Site Plan Development cannot be approved.

Mr. Cunningham asked if the current Kensett development is not achieving the desired goals, then should the Commission revisit and revise the DCR Regulations. Mr. Voigt said that he felt that such action would be appropriate. Ms. Cameron said that the drafted resolution would approve the project subject to changes including the restriction on the occupancy on all the new units. Mr. DiDonna said that he felt that the existing development is good but it should be improved upon and the issues and concerns need to be addressed. Mr. Voigt said that if the application and the discussion regarding the proposal has revealed flaws in the Regulations, then it would be correct for the Commission to address those flaws rather than to extend the Zone and make more land subject to development under the current Regulations. Mr. Voigt said that he has no problem with the children, it is that the target users of the housing, the adults, has not effectively been reached to

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achieve the intended goals. He said that he is uncomfortable with the draft resolution that tries to reverse engineer what is an existing problem in Kensett I.

Mr. Ginsberg said that since the vote on the previous motion was 3-3, no action has been taken by the Commission at this point.

The following motion was made: That the Planning & Zoning Commission deny the Special Permit and Site Development Plan because the zone boundary amendment has not been adopted and therefore the Special and Site Plan approvals cannot be granted. The motion was made by Mr. Sini and seconded by Mr. Olvany. All members voted in favor of the motion to deny the Special Permit and Site Plan.

Chairman Cameron then read the following agenda item:

Coastal Site Plan Review #69-B, Flood Damage Prevention Application #57-B, Land Filling & Regrading #344, David & Sandra Kirchhoff, 1 Beverly Place. Proposing to raze the existing residence and garage; construct a new single-family residence and attached garage to be connected to the municipal sewer system; construct a new in-ground swimming pool; and install associated stormwater management;.

Commission members discussed the draft resolution. Ms. Cameron noted that tree protection provisions need to be included for those trees that are close to the construction area but which are not specifically labeled as “to be removed.” Commission members agreed that the resolution will be modified to be more specific regarding the tree protection. The following motion was made: That the Planning & Zoning Commission adopt the revised resolution. The motion was made by Mr. DiDonna and seconded by Mr. Sini. All voted in favor of the application. The motion carried by a vote of 6-0. The adopted resolution reads as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
APRIL 7, 2015**

Application Number: Coastal Site Plan Review #69-B
Flood Damage Prevention Application #57-B
Land Filling & Regrading #344

Street Address: 1 Beverly Place
Assessor's Map #62 Lot #83

Name and Address of Applicant &:
Property Owner: David & Sandra Kirchhoff, TR et al
1 Beverly Place
Darien, CT 06820

Name and Address of:
Applicant's Representative: Robert F. Maslan, Jr., Esq.
Maslan Associates PC
30 Old King's Highway South
Darien, CT 06820

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Activity Being Applied For: Proposing to raze the existing residence and garage; construct a new single-family residence and attached garage to be connected to the municipal sewer system; construct a new in-ground swimming pool with adjacent wood deck and screen porch; install associated stormwater management; and to perform related site development activities within regulated areas.

Property Location: The subject property is located on the west side of Beverly Place approximately 100 feet east of its intersection with Hawthorne Road.

Zone: R-1

Date of Public Hearing: March 3, 2015 continued to March 17, 18 and 19, 2015

Time and Place: 8:00 P.M. Room 206 and 119 Town Hall

Publication of Hearing Notices
Dates: February 20 & 27, 2015

Newspaper: Darien News

Date of Action: April 7, 2015

Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of Action:
April 17, 2015

Newspaper: Darien News

The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 400, 810, 820, 850 and 1000 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted plans, and the statements of the applicant's representative whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. As noted by the applicant, the application is to raze the existing residence and garage; construct a new single-family residence and attached garage to be connected to the municipal sewer system; construct a new in-ground swimming pool with adjacent wood deck and screen porch; install associated stormwater management; and to perform related site development activities within regulated areas. The existing septic system will be abandoned as part of this project. The new replacement house will comply with all applicable zoning setbacks as well as the Flood

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Damage Prevention Regulations. Although the area above the garage is labelled 'studio' it is not a studio apartment or a separate dwelling unit.

2. The Darien Environmental Protection Commission approved this project (EPC 35-2014) on February 4, 2015. That approval is hereby incorporated by reference.
3. As part of this application, stormwater runoff will be treated for water quality before it is discharged to Long Island Sound. Because of this property's specific location directly adjacent to Long Island Sound, there is no need to address stormwater quantity—but solely the quality of the stormwater.
4. The Commission notes the need for the applicant or property owner(s) to submit a Drainage Maintenance Plan for the drainage system, including but not limited to, the rain gardens and the proposed pea stone platform area underlain with compacted gravel, and to file a Notice of Drainage Maintenance Plan in the Darien Land Records. This will alert future property owners and/or tenants of the existing on-site drainage facilities and the need to maintain said facilities to minimize any potential stormwater impacts.
5. The application has been reviewed by the Commission and as required to be modified herein, is in general compliance with the intent and purposes of Sections 850 and 1000.
6. The Commission finds that the proposed activities, if properly implemented, are not contrary to the goals, objectives and policies of the Coastal Area Management Program.
7. The Commission has considered all evidence offered at the Public Hearing regarding the character and extent of the proposed activities, the land involved, the possible effects of the activities on the subject property and on the surrounding areas, and the suitability of such actions to the area for which it is proposed.
8. The application has been reviewed by the Commission and is in general compliance with the intent and purposes of Section 1000.
9. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.
10. The proposed activities, to be implemented with the conditions and modifications listed below, will have no adverse impact on flooding, and therefore, this proposal is consistent with the need to minimize flood damage.

NOW THEREFORE BE IT RESOLVED that Coastal Site Plan Review #69-B, Flood Damage Prevention Application #57-B, and Land Filling & Regrading Application #344 are hereby modified and granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Construction, stormwater management, and other site development activity shall be in accordance with the following plans as submitted to the Commission:

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- Zoning Location/Topographic Survey 1 Beverly Place prepared for Sandra Kirchhoff, by William W. Seymour & Associates, scale 1"=20', last revised 2/20/2015.
 - Site Development Plan depicting 1 Beverly Place prepared for Sandra Kirchhoff, by Redniss & Mead, dated February 27, 2015, Sheet No. SE-1.
 - Kirchhoff Residence 1 Beverly Place by Beinfield Architecture PC dated 12-12-14.
- The aforementioned plans shall be modified to include tree protection for eight trees on the subject property as shown on the marked up version of Plan SE-1 at the end of this resolution.

- B. Due to the nature of this project, the Commission hereby waives the requirement for a performance bond. However, with each Zoning Permit application for each aspect of the project, the applicant shall submit engineering or architectural certification that the final design of the structure(s) complies with all aspects of the Flood Damage Prevention Regulations.
- C. During the excavation, filling, regrading, and site work, the applicant shall utilize the sediment and erosion controls illustrated on the Site Plan referred to in Item A above, and any additional measures as may be necessary due to site conditions, including tree protection measures, as may be necessary. Those sediment and erosion controls shall be installed to minimize any adverse impacts during the filling and regrading and until the area has been revegetated or restabilized. The Planning and Zoning Department shall be notified prior to commencement of work and after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans, and as needed by site conditions. All erosion control measures must be maintained until the disturbed areas are stabilized.
- D. As part of this application, a Drainage Maintenance Plan shall be submitted for the record. This Drainage Maintenance Plan requires the property owner and all subsequent property owners of 1 Beverly Place to maintain the on-site drainage facilities, and will alert future property owners of the existing on-site drainage facilities and the need to maintain said facilities to address water quality. A Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records within 60 days of this approval and prior to the issuance of a Zoning or Building Permit.
- E. The applicant shall install the stormwater management system as shown on the submitted Site Plan (in Condition A, above). The applicant/property owner shall have the continuing obligation to make sure that storm water runoff and drainage from the site will not have any negative impacts upon the adjacent tidal wetlands and other environmentally sensitive areas. If such problems do become evident in the future, the owner of the property shall be responsible for remedying the situation at such owner's expense and as quickly as possible.
- F. Once the project is complete, and prior to April 7, 2016, the applicant shall certify in writing and/or photographs, and with an 'as-built' survey map that all work has been properly completed in accordance with the approved plans. This shall include written certification by the project's professional engineer that the drainage facilities have been installed according to the approved plans, and certification that all construction complies with the Flood Damage Prevention Regulations.
- G. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive,

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incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke the permit as it deems appropriate.

- H. The granting of this approval does not relieve the applicant of the responsibility of complying with all other applicable rules, regulations and codes of the Town, State, or other regulating agency. This includes, but is not limited to: the possible need for a Blasting Permit from the Darien Fire Marshal. A permit to abandon the existing septic system is required from the Darien Health Department, as well as a Demolition Permit and a Sewer Disconnect Permit.
- I. This permit shall be subject to the provisions of Sections 815, 829, 858 and 1009 of the Darien Zoning Regulations, including but not limited to, implementation and completion of the approved plan within one (1) year of this action (April 7, 2016).

All provisions and details of the application shall be binding conditions of this action and such approval shall become final upon the signing of the final documents by the Chairman. A Drainage Maintenance Plan needs to be prepared and submitted per the above, and a Special Permit form and Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records within 60 days of this action and prior to the issuance of a Zoning or Building Permit, or this approval shall become null and void.

Chairman Cameron then read the following agenda item:

Deliberations only on the following:

Special Permit Application #285, Land Filling & Regrading Application #213-A, Anthony & Elizabeth Minella, 53 Horseshoe Road. Proposing to construct a 60' x 100' sports court with associated lighting; along with a related structure attached to the existing residence; install related stormwater management; and to perform related site development activities. *DECISION DEADLINE: 5/14/2015.*

Mr. Cunningham said that the Commission members take very seriously the comments and concerns expressed by the neighbors. In this case, the neighbors feel it would be bad precedent to approve the lighting of the sports court. Other neighbors feel it would be better to approve the lighting so that it can be closely regulated and controlled.

Ms. Cameron said that she too values the input from the neighbors and that any proposed sports court and the possible lighting of that sports court is unique based on the site situation and the details of the proposal. In this case, the applicant has satisfied her that the sports court and the lighting of that sports court would be appropriate subject to the conditions that they proposed in the limited hours of use. She also noted that the test holes of the storm drainage need to be verified on site and that construction traffic and neighbor concerns regarding the pathway of the construction vehicles needs to be addressed. Mr. DiDonna said that in this case, four light poles are proposed and each pole will contain four lights. That is 16 lights in total but the applicant proposed to control the potential spillage of that light. He said that the control of the light is critical. Mr. Sini said that requiring after installation adjustment and testing would be appropriate. Mr. Voigt said that the applicant has expressed his willingness to make adjustments after the lights have been installed. Mr. DiDonna said that it is important to pre-determine the parameters by which the after installation

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testing and adjustments will be made. Mr. Sini said that he believes the maximum measure of the light at the property line cannot exceed 0.1 or 0.2 lumens. Staff was directed to draft a resolution for consideration at a future meeting.

Chairman Cameron opened the public hearing at 9:15 p.m. and read the following agenda item:

PUBLIC HEARING

Continuation of Public Hearing regarding Land Filling & Regrading #160-A, David Jones, 93 Mansfield Avenue. Proposing to fill and regrade back yard and install new associated retaining wall, and to perform related site development activities. The subject property is located on the west side of Mansfield Avenue, approximately 20 feet northwest of its intersection with Roland Drive, and is shown on Assessor's Map #17 as Lot #27 in the R-1/3 Zone.

Allan Broadbent was present to represent the applicant. It was noted that the Environmental Protection Commission (EPC) has not yet voted on this matter but a memo from the EPC Staff dated April 2, 2015 has been received. It indicates that the application is likely to be approved subject to some conditions and stipulations. Information from the neighboring property owner has also been received. Mr. Broadbent said that the comments and concerns expressed by the EPC are acceptable and when it is acted upon by the EPC, those changed will be incorporated into the plans.

Susan Skerrett noted that her comments and information had been submitted to the Commission. She brought up the fact that the dumping of leaves near the stonewall will kill any new vegetation that is planted in that area. She said that the leaves need to be properly disposed of rather than dumped on the area to be planted. Photographs of the existing leaf dumping were reviewed. Mr. Broadbent said that he agrees with those comments and will advise the applicant accordingly.

There were no other comments or questions regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Olvany, seconded by Mr. Mr. DiDonna and unanimously approved.

At about 9:22 p.m., Chairman Cameron then read the following agenda item:

Continuation of Public Hearing regarding Coastal Site Plan Review #305, Flood Damage Prevention Application #346, Land Filling & Regrading Application #345, Kevin Kuryla, 9A Tokeneke Trail. Proposing to construct a new single-family residence, pool, patio, on-site storm water management and septic system, and perform related site development activities within regulated areas. The subject property is located on the east side of Tokeneke Trail, approximately 300 feet north of its intersection with Cross Road and is shown on Assessor's Map #65 as Lot #8-2, in the R-1 Zone.

Attorney Bruce Hill represented the applicant and said that at the previous meeting there was still some information that the Commission wanted to receive. He said that that information has been submitted. It includes comments from Kate Throckmorton, the March 31, 2015 letter from Todd Ritchie, the revised Site Plan dated 3/26/15, the revised architectural plans dated 3/18/15, and the revised Tree Planting Plan dated 3/21/15.

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Attorney Hill said that there is a follow-up letter from Craig Flaherty who is a Professional Engineer hired by a neighbor. He said that the letter has eight suggested changes and modifications.

The applicant's engineer, Todd Ritchie, has agreed that he will incorporate suggestions 1 through 6 into the plans. Items 7 and 8 concern the process of applying for a Letter of Map Revision from the Federal Emergency Management Agency (FEMA) and the applicant will follow that type of procedure, but the plans cannot reflect that procedure.

Attorney Hill said that there is a memorandum from Richard Jacobson, staff to the Environmental Protection Commission, which expresses the sense of the EPC that they will approve the project at their next available meeting.

Michael Boice, Landscape Architect, reviewed his plan and highlighted the evergreen screening trees to be installed and maintained along the westerly boundary line. He said that the large area of special grasses will be located between the house and the Tokeneke Brook. These many plantings will help filter the water before it goes to the brook. He said it will slow down the water flow, but it will not capture the water like a rain garden would.

Mr. Ginsberg indicated that if the project is approved by the Commission, the applicant must first fill and regrade the area so that the house location will be above the flood elevation. Then they will need to apply to the Federal Emergency Management Agency for a Letter of Map Amendment. Only after the fill has been placed and verified can the house construction commence.

There were no comments from the public regarding the application. The following motion was made: That the Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Sini, seconded by Mr. Olvany and unanimously approved.

Chairman Cameron then read the following agenda item:

By Order dated November 19, 2014 in the matter of *Christopher & Margaret Stefanoni v. The Darien Planning and Zoning Commission* – Docket No.: HHB-CV-11-5015368S (the "Appeal"), and the related case of *Gregory v. Darien Planning and Zoning Commission* Docket No.: CV-13-6023798S Judge Henry Cohn remanded the matter back to the Darien Planning & Zoning Commission for an amendment to the Commission's October 29, 2013 resolution to specify an approved number of units or a range of numbers of units, based on the record. The legal notice for the original application read as follows:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor's Map #27 as Lot #168-1, within the R-1/3 Zone.

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Mr. Olvany said that he will recuse himself from participation in this matter and he departed from the meeting. Mr. Sini said that in December of 2010, he wrote a letter to the Planning & Zoning Commission as a member of the RTM. That letter expresses opposition to the project due to traffic and safety concerns. He asked that if there was anyone who had any objection to his participation in the matter at this time.

Margaret Stefanoni said that the letter by Mr. Sini was written prior to the presentation of all of the information and although it was definitely a personal opinion, it reflects the fact that he had already formed an opinion. She said that his participation in the matter at this time would raise some concerns but the decision of whether he participated would be up to him. Mr. Sini said that he would consult with Town Counsel about whether he could or should participate but in the meantime, he asked if there was any objection to his sitting and listening to the discussion. Mrs. Stefanoni said there is no harm in him listening.

Mr. Ginsberg reviewed the background and history of this matter and said that it started in 2010 with the proposal for 16 units in a three-story high building. Five of the units would be affordable housing units and eleven would be at market rate. Whether the units would be apartments or sold as condominium was not specified at that time. Twenty-four on-site parking spaces were proposed. The Commission conducted public hearings on four occasions regarding the application. The applicant's experts, neighbors, the Fire Marshal, and the Town consultant testified during the public hearings. In March of 2011, a decision was rendered by the Commission to not approve the bypass lane on Hoyt Street and to approve only four units to be constructed on the site. Ms. Cameron and Mr. Voigt were on the Commission at that time. The decision of the Commission was appealed to the Court and in 2012 the judge remanded the matter back to the Planning & Zoning Commission to make a decision on the project without the bypass lane being required by the State Department of Transportation (DOT). More hearings were held and eventually the Commission approved the construction of eight units in total. Five of the units would be at market rate and three would be affordable. At that time, Ms. Cameron, Mr. Voigt and Mr. DiDonna were on the Planning & Zoning Commission. Both the applicant and the neighbor appealed the decision of the Planning & Zoning Commission. In November of 2014, the judge remanded the matter back to the Planning & Zoning Commission to decide on the number of units or a range of number of units and to base that decision on analysis of traffic and safety issues. The Judge authorized the Commission to base its decision on the existing record and/or to accept further evidence. Mr. Cunningham noted that it will take time to review the considerable evidence in the record and become familiar with the project. Mr. DiDonna said that the passage of time means that the site condition and traffic conditions may or may not be the same. Commission members agreed that reviewing the existing record would be the first step and whether or not to accept additional evidence would be a decision they would need to make. Due to school vacation next week and the possibility of only four members or less being available on April 21 and May 12 and 19, means that it may be a number of weeks before this matter can be discussed again. Ms. Cameron said that she will not be available in the end of April or the beginning of May. All Commission members agreed that they will try to review the record. Mr. Ginsberg said that he would get that information to the Commission.

Mark Gregory of Georgian Lane said that he feels the personal opinion expressed by Mr. Sini several years ago does not preclude his participation in the matter now that he is a member of the Planning & Zoning Commission. He will have to familiarize himself with the record and make a

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decision based on the evidence that is available. He said that the traffic safety information needs to be updated since the public hearing record was closed on this application. He said that the Court wants an analytical analysis to determine how many units can safely be built on the site. He said that even Holmes School officials have expressed concern about existing traffic and safety conditions in the area.

It was agreed that the matter would be placed on the agenda for April 21 (two weeks from now) and that if enough Commission members are present to hear the matter and discuss the item, they can do so. If not, it will be placed on the next available agenda.

There being no further business, the following motion was made: That the Planning & Zoning Commission adjourn the meeting. The motion was made by Mr. DiDonna, seconded by Mr. Sini and unanimously approved. The meeting was adjourned at 9:54 P.M.

Respectfully submitted,

David J. Keating
Planning & Zoning Assistant Director

04.07.2015min