

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING
June 29, 2010**

Place: Auditorium, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Spain, Cameron, Hutchison, Riccardo, Voigt

STAFF ATTENDING: Aldrich, Ginsberg

RECORDER: Syat

FILMED BY: Channel 79

PUBLIC HEARING

Vice-Chairman Spain opened the hearing at 8:02 pm reading the following statement:

Public Hearing regarding Town's **NOTICE OF INTENT TO APPLY FOR A STATE CERTIFICATE OF AFFORDABLE HOUSING COMPLETION**. The purpose of this hearing is to receive comment from the general public. The proposed application, including all supporting documentation, is available for public inspection and comment in the Planning and Zoning Office, Room 211, of Darien Town Hall, 2 Renshaw Road, Darien, CT 06820 from 8:30am to 4:30pm weekdays. Written comments may be submitted to Andrea Aldrich, Manager of Community Development Services, Room 211, Town of Darien Planning and Zoning Office. A copy of all written comments received and responses by the municipality to comments received will be included as part of the Town's application to the Department of Economic and Community Development (DECD) for an Affordable Housing Completion Certificate, per CGS 8-30g.

After a brief review of the specific Connecticut Agencies Regulations 8-30g-6 guidelines, Mr. Spain opened the meeting to public comment.

Mrs. Margaret Stefanoni spoke, stating that her published June 3, 2010 comments, which challenge the Town's moratorium point count, speak for themselves. She addressed other issues. She stated that the goal of moratorium is a good goal, but she would like the focus for affordable housing in Darien to be on senior housing. Mrs. Stefanoni stated the DECD rules for determining moratorium points are clear and that she and her husband believe that Darien's methodology does not satisfy the rules. She added that she and Mr. Stefanoni hope that Darien will qualify for a moratorium from the application of CGS 8-30g someday, and that the Town will use the time wisely.

Mr. John Sini then spoke in support of the town's decision to file the application, noting that the only way to learn whether Darien has sufficient points to qualify for a moratorium is to obtain a decision from the DECD.

Mr. Christopher Stefanoni stated the impression in Town is that there is a "grey area" regarding moratorium points. He stated the formulas are explicit. He encouraged everyone to read the Stefanonis' comments which are posted on darien.patch.com and for everyone to judge for themselves, stating "DECD will ultimately decide who is right: the Town or the Stefanonis".

PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING
JUNE 29, 2010
PAGE 2

Mr. Chris Noe then called for a motion to adjourn the meeting stating "Certain parties have been heard. I think it's time to move on". Mr. Spain observed that only members of the Commission can move to adjourn the meeting, and asked if anyone else in the audience wished to speak or submit comments. Receiving no response, Mr. Spain requested a motion to adjourn the meeting. Mr. Hutchison then made a motion to adjourn. That motion was seconded by Ms. Cameron, and unanimously adopted.

The meeting was then adjourned by the Planning and Zoning Commission at 8:15 p.m.

Respectfully submitted,

Andrea Aldrich
Manager—Community Development Services