

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING
November 2, 2010**

Place: Auditorium, Town Hall

TIME: 8:00 P.M.

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

STAFF ATTENDING: Ginsberg, Keating

RECORDER: Syat

TELEVISED BY: Channel 79

PUBLIC HEARING

Chairman Conze called the meeting to order at 8:00 P.M. and read the following agenda item:

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.

Chairman Conze asked Planning and Zoning Director, Jeremy Ginsberg, to review the required application components. Mr. Ginsberg explained the application process described in Section 1020 of the Darien Zoning Regulations which involves Site Plan approvals. Specifically, Section 1024 lists the necessary application materials including the site maps and architectural drawings, as well as other information that the Commission may require, such as drainage impact analysis and traffic analysis, parking analysis, etc. He also referred to Section 880 of the Regulations which involves stormwater management.

Chairman Conze asked the Town's traffic consultant, Michael Galante of Frederick P. Clark Associates, to summarize the types of information that should be included in a traffic and parking analysis. Mr. Galante said that the analysis would include information about: existing roadway conditions; traffic volume data, particularly at peak times of the day; traffic to be generated by the proposed use and activity; comparing the existing traffic conditions with the proposed traffic projections; accident data; sight line data for regulated speeds and actual traffic speeds; layout for access by large vehicles; layout of parking; parking demand; pedestrian access and safety; as well as parking on and adjacent to this site. All of this information would need to then be analyzed.

Mr. Ginsberg said that Appendix B of the Zoning Regulations is about the fees that applicants must pay to have their application reviewed by appropriate experts hired by the Town. In this case, the Town has hired Mr. Galante to review traffic, parking and safety issues, and Mr. Canas of Tighe and Bond has been hired to review the engineering aspects of the proposed development. The applicant has not yet paid those fees.

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Mr. Spain said that the traffic analysis study and the parking study are necessary and appropriate components of an application like this and should be required by the Commission. He made the following motion: That the Commission finds that the traffic impact study and parking study are required of the applicant. The motion was seconded by Mr. Hutchison, and unanimously approved.

Mrs. Cameron said that she lives at 42 Hoyt Street, which is in the neighborhood of the site being discussed in this application. She does not foresee a conflict of interest and will process this application as she would any other proposal.

Chairman Conze said that the application is not yet complete. He suggested that the applicant be given two weeks (until November 16th) to submit the additional information and to complete the application. Then the Commission and the public would have a week to review that material prior to the continuation of the hearing on November 23, 2010. The following motion was made: That the Applicant be informed by staff what additional items are to be submitted by November 16 and that the Commission recess the Public hearing and resume the Public Hearing at 8:00 in the Town Hall on November 23, 2010. The motion was made by Mr. Spain, seconded by Mr. Hutchison and unanimously approved.

This being a special meeting, no other business could be conducted. The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

David J. Keating
Assistant Planning & Zoning Director

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