

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING / GENERAL MEETING
MAY 24, 2016**

Place: Auditorium

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:

PUBLIC HEARING

Continuation of Public Hearing regarding Amendments to the Darien Zoning Regulations put forth by Noroton Heights Shopping Center, Inc., and FR Darien, LLC (COZR #6-2016). Proposal to amend Section 680 *et. seq.* and the inclusion of a new subsection 687 (Public Plazas). These proposed amendments address redevelopment in the Noroton Heights Redevelopment (NHR) Zone, and would allow for an increase in: number of stories of building height; building height in feet; Developed Site Area; and allow for larger dwelling units. Amendments are also proposed to Sections 905 (Joint Parking), by adding a new subsection 905.2 (Joint Parking in Mixed Use Developments). This will allow residential parking to be separated from non-residential parking. Amendments to subsection 907 (Parking Structures), would allow for subsurface parking without such being counted as stories, and will allow such subsurface parking structures to be located within minimum yard areas. The amendments to Sections 905 and 907 would apply to all zoning districts in Darien. *PUBLIC HEARING OPENED ON 4/5/2016. DEADLINE TO CLOSE PUBLIC HEARING IS 5/24/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Mr. Ginsberg said that the previous public hearings had been conducted on April 5, 2016 and May 5, 2016. The hearing would need to be closed by May 24, 2016 unless the applicant grants an extension.

Chris Cole represented Federal Realty (FR Darien LLC) and noted that materials had been submitted the previous Thursday. He said that their goal is to have a project that fits within the community. They have revised the building designs from four stories to three stories near the streets. He said that Federal Realty wants a place where people can meet friends and gather and is designed to be inviting and pedestrian friendly. He said that they have conducted traffic counts at peak times and will be able to submit those detailed traffic counts when a site specific project is submitted. He said that the project would be in place for many decades to come.

Attorney Bruce Hill represented FR Darien LLC and said that 85% maximum Developed Site Area is achievable if landscaped roof area is considered part of the open space. He said that these planted areas would be over the underground parking areas. Although they would not be accessible to the general public, they would be usable by the residents and employees of the development. They would provide noticeable green space over and above the retail space below. He said the original concept was to have 142 dwelling units. That might need to be adjusted now and the number of units will be

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based on what is allowed by the current Regulations, including the density bonus. He said that the actual density is not part of the pending application.

Attorney Robert Maslan represented the Noroton Heights Shopping Center Inc. and said that the submission last week by Federal Realty is merely a suggestion and not an amendment to the application. He said that the street setbacks that Federal Realty suggests would push the four story buildings farther from the neighbors on the north side of West Avenue but could allow them closer to the residential neighbors on the south side of West Avenue and therefore would more directly impact Noroton Heights Shopping Center Inc. He said that it would be better to allow four stories closer to Heights Road. Mr. DiDonna asked how far the new multi-family development would be from the existing single-family residential neighbors. Attorney Maslan said that the only fourth floor area that Noroton Heights Shopping Center is proposing would be somewhat akin to a loft space. He said that keeping the fourth stories at least 250 feet away from West Avenue would be fine but keeping it at least 140 feet away from Heights Road is not good for Noroton Heights Shopping Center because their property does not extend all the way from Heights Road to West Avenue as Federal Realty property does.

Attorney Maslan said that some of the neighbors seem to be focusing on the building height and the density. He said that the current Zoning Regulations would allow a total of 71 units on the Noroton Heights Shopping Center site, yet they are only proposing somewhere in the range of 50-60 units. He said that the amount of commercial floor area is comparable to what is there now and the increase in floor area is primarily for residential uses. Mr. DiDonna asked if drainage would be addressed. Attorney Maslan said that it will be addressed because everyone is aware of the existing problem. The site specific plan, which will be submitted in the future, will address drainage. Attorney Maslan said that he wants to make sure that the Palmer's Grocery Store site is not part of the actual redevelopment project. Mr. DiDonna said that he saw something in the application materials that there would be 59 +/- new residential units. Attorney Maslan said that allowing the units to be up to 1,500 square feet will allow more upscale and more valuable units. Mr. Cunningham asked how many units would be allowed under the current Zoning Regulation and what the size of those dwelling units would be and how many parking spaces would be required for those units. Mr. Ginsberg said that according to Attorney Maslan, the Noroton Heights Shopping Center would be allowed 71 units. Mr. Olvany said that according to the application materials, 160 units would be allowed at the Federal Realty property. Mr. Ginsberg said that those calculations utilized the Affordable Housing Incentive that would permit the density to be increased from 12 units per acre to 18 units per acre. Mr. Cunningham said that by those calculations approximately 231 units would be the maximum allowed by the current Regulation. Ms. Cameron asked how many parking spaces would be required for each dwelling unit.

At about 8:55 P.M., Thomas VanLoan of 61 Edgerton Street said that it does not seem logical to him that a fourth floor of commercial or residential building is necessary to make a dynamic and pedestrian friendly area. He said it would make the area become more of an urban setting like much of Stamford. He said that it is the responsibility of the developer to create the affordable housing. He questioned why the developer would get even more of a bonus if they do what they are supposed to do. He also said that the green spaces that the applicant refers to would be used for outdoor gatherings, such as parties, and this will negatively affect the residents on the site and the nearby existing residential neighborhood.

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Joseph Warren of 410 West Avenue and an existing retail tenant on Heights Road, said that it is very hard to differentiate between the zone change application that is currently being described and the Site Plan application that will eventually be submitted in the future. He said that the developers have different problems with respect to the neighbors on West Avenue. Mr. Warren noted that there is also a big difference between the concept of what is being discussed and the actual implementation that will take place years from now. He said that when you go from a two bedroom dwelling unit to a three bedroom unit, the family will be different and will most likely be larger. That larger family will be more likely to have more vehicles and therefore will need more parking spots. Mr. Warren said that building affordable units on the site will have problems due to all the units being built in the area already. These include Allen O'Neill and the Avalon project.

Susan Cator of 38 Deepwood Road said that she is very concerned about traffic and said that the more space you have in an apartment the more people will occupy that space. The more people that live there, the more traffic will be generated and the more cars will need to be parked on the site.

Harry Maglathlin from Edgerton Street said that the applicant's drawings show that the buildings would be set back approximately six feet from West Avenue and six feet from Edgerton Street. He said that this is much too close. He said that it is now an open corridor and creating the buildings so close to the street will confine the area. He said that the green space they propose will be a problem.

William Kranz of 224 Tokeneke Road said that he does not want a fourth floor anywhere in Darien.

Larry Lehan said that the area now has a suburban character. He said that the proposed changes will greatly impact the neighbors and the residential area surrounding the businesses. He said traffic and congestion will result for everyone but there will be no benefits to the neighbors.

Jim Hett spoke about the proposed changes to the Zoning Regulations. He opposed the proposals to amend the Regulations.

There were no other comments from the public.

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. Sini, seconded by Mr. Voigt and unanimously approved.

At about 9:20 P.M., Chairman Cameron read the following agenda item:

Amendments to the Darien Zoning Regulations put forth by Darien Board of Education (COZR #8-2016), Flood Damage Prevention Application #354, Land Filling & Regrading Application #53-E/Site Plan, Darien High School, 80 High School Lane. The applicant proposes to install a new turf field system for the Stadium East field over a larger footprint than previously proposed; and construct a paved turnaround at the end of a parking area; and perform related site development activities within a regulated area. The subject property is located on the north side of High School Lane approximately 1,100 feet west of its intersection with Middlesex Road, and is shown on Assessor's Map #9, as Lots #80 and #81, in the R-2 Zone. *PART OF THIS REQUEST, THE ZONING REGULATION AMENDMENT ASPECT OF THIS APPLICATION, HAS BEEN WITHDRAWN.*

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Mr. Sini read the following statement indicating that he would participate in this matter in a fair and equitable manner. “In the event that there are any questions to my participation in this public hearing, I intend to proceed in a fair and just manner. All my family has made a significant donation to the Darien Athletic Foundation, the funds use has been restricted to projects that have already been approved by this Commission. Most importantly, my family will not gain a personal benefit from our gift different than the thousands of residents that enjoy the use of the fields. As such, I do not have any conflicts of interest nor do I carry predispositions related to the proposal. My participation in this hearing is supported by the Stamford Superior Court’s decision to dismiss the appeal of Paul Michalski vs. Planning & Zoning Commission of Darien, Et Al. dated September 14, 2015. Therefore, I request the order dismissal is included in the public hearing.”

Joe Canas, Professional Engineer from Tighe & Bond, represented the Darien High School and explained the application. They are proposing a larger synthetic turf field at the Stadium East playfield area. It is southward and eastward from the existing stadium. The field hockey playing area will overlap with the baseball field. This area is partially in the floodplain. A low retaining wall will need to be built parallel to the brook to the east. This allows the field to be raised. Mr. Canas said that they have used updated drainage numbers and it should be noted that beneath the playing surface there is a substantial layer of crushed stone that will absorb and store rain water. They will use a low permeable layer against the proposed retaining wall to prevent the water being held underground from draining through the base of the wall in a controlled manner. A fence will be placed atop the wall to protect participants from the change of grade. Mr. Canas explained that the detention basin will be a minimum of four feet deep to discourage shallow areas that could allow for mosquitos to breed.

Mr. Canas reviewed a chart regarding potential pollutants such as zinc. They have tested at several locations and have found that heavy metals do not pose a problem with this type of synthetic playfield. Commission members Sini and Olvany commented that the driveway/pick-up area adjacent to the playfield should be wider to accommodate a better flow of traffic. Mr. Ginsberg said that this was one of the Fire Marshal’s comments. Mr. Canas said that they can widen that turnaround.

Craig Flaherty, Professional Engineer from Redniss & Mead, said that he had been hired by the Town of Darien to perform the peer review of the engineering aspects of the project. He said that all of his issues have been addressed.

There were no comments from any other members of the public. 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. Voigt, seconded by Mr. Sini and unanimously approved.

At about 9:45 P.M., Chairman Cameron read the following agenda item:

Continuation of Public Hearing regarding Flood Damage Prevention Application #352, Land Filling & Regrading Application #377, Everett Schenk, 19 Salisbury Road. Proposal to fill and regrade in conjunction with the construction of a replacement residence, with associated stormwater management and septic system, and to perform related site development activities within a regulated area. The subject property is located on the east side of Salisbury Road, approximately 700 feet south of its intersection with Pembroke Road, and is shown on Assessor’s Map #1 as Lot

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#101 in the R-2 Zone. *PUBLIC HEARING OPENED ON 3/29/2016, AND WAS IMMEDIATELY CONTINUED TO 4/26 AND 5/24. DEADLINE TO CLOSE PUBLIC HEARING IS 5/24/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Attorney Robert Maslan represented the applicant and explained that a filling and regrading permit is requested as well as approval for work within the Flood Hazard area. He said that they have obtained variances from the Zoning Board of Appeals (ZBA) and have recently obtained approval from the Environmental Protection Commission (EPC). The EPC approval was subject to a number of conditions and stipulations. A great deal of concern had been expressed about the septic system.

Doug DiVesta, Professional Engineer, explained that 91 cubic feet of fill will be necessary to implement the proposed work. There will be approximately 18 cubic feet of cut into the existing soil. The proposed plan will add a detailed drainage system, which will be a substantial improvement over the existing conditions. This will reduce the amount of stormwater out flow from the site. The new septic system has been reviewed and approved by the Health Department. Mr. DiVesta said that the specially designed septic system uses alternating layers of sand and stone and takes up a minimal amount of space. With respect to storm drainage, Mr. DiVesta said that a culvert is getting clogged near #54 Pembroke Road and this is causing an overflow of water on to the road and other properties, including 19 Salisbury Road. A drainage swale is proposed to be created to channel that excess flood water around the new house and septic system and to create an area where the water can flow through the site.

A letter from Attorney Wilder Gleason representing neighboring property owners had been received regarding the potential impact on the trees located on a neighbor's property due to this site development activities proposed at 19 Salisbury Road. A tree protection zone is now to be incorporated to protect the critical root zone for the trees in the areas adjacent to the property lines. This tree protection is shown on the landscaping plan.

Lewis Fusco, Landscape Architect showed photographs of the site to the Commission members. He explained that the swale is to better define the flow area to allow water to flow around the proposed development and into a bio-retention area. The landscape plan will be revised to reflect the tree protection measures and the slight changes in grade required by the EPC approval.

Ms. Cameron said that the public hearing regarding this matter will need to be continued on June 7, 2016. Attorney Wilder Gleason asked that the Commission direct the applicant to stake out the proposed development activities close to the neighbor's property and close to the trees near the property lines so that the neighbors can have their experts analyze the potential impacts to the trees on the neighboring property. Attorney Malsan said that the applicants will stake the items as requested and will also grant an extension to the Planning & Zoning Commission to continue the public hearing on June 7, 2016. Everyone agreed to continue the public hearing on this matter on June 7, 2016 in Room 206 of the Darien Town Hall.

At about 10:25 P.M., Chairman Cameron then read the next agenda item:

GENERAL MEETING

Discussion, deliberation, and possible decision regarding:

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The Darien Planning & Zoning Commission has prepared the 2016 Town Plan of Conservation & Development (POCD) in accordance with the requirements of Section 8-23 of the Connecticut General Statutes. This document includes policy sections entitled: Development Strategies, Conservation Strategies and Infrastructure Strategies. The proposed POCD is an update of the 2006 Plan. *COMMISSION TO DELIBERATE AND POSSIBLY ADOPT PLAN.*

Commission members discussed the Town Plan. Ms. Cameron had a suggestion regarding the location of the Board of Selectman Vision within the document. The following motion was made: That the Planning & Zoning Commission adopt the Town Plan, as amended, with an effective date of June 19, 2016. The motion was made by Mr. Olvany, second by Mr. DiDonna and unanimously approved.

Chairman Cameron then read the next agenda item:

Tokeneke Club, Tokeneke Beach Drive.
Request for Temporary Certificate of Occupancy.

Mr. DiDonna departed the meeting and did not participate in any of the discussion regarding the Tokeneke Club.

Commission members discussed the parking needed for the opening weekend. They also noted that the Health Department, Building Department and Fire Marshal have all set forth specific requirements to allow for specific temporary occupancy of certain portions of the Club facilities. The following motion was made: That the Planning & Zoning Commission authorize the Staff to issue a Temporary Certificate of Occupancy for portions of the Tokeneke Club in accordance with the requirements of the Health Department, Building Department and Fire Marshal. The motion was made by Mr. Sini, seconded by Mr. Cunningham. All voted in favor except Mr. DiDonna, who was not present.

Chairman Cameron then read the next agenda item:

Coastal Site Plan Review #270-B, Paul Darrah, 11 Peabody Lane.
Request for extension of time to implement project.

Mr. DiDonna returned to the meeting room.

Commission members discussed the request for an extension of six months or one year. The following motion was made: That the Planning & Zoning Commission authorize a six month extension of the time period necessary to commence and complete construction work in accordance with the previous permit. The motion was made by Mr. Olvany, seconded by Mr. Sini and unanimously approved.

Chairman Cameron then read the next agenda item:

Clarification of Adopted Resolution:

Amendments to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #5-2016). Proposal to amend Section 627 of the Zoning Regulations to allow that Area and Bulk Requirements for an Assisted Living Facility (ALF), Memory Care Facility (MCF), or a combination thereof be determined on a case-by-case

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basis by the Commission. The proposal seeks to correct an internal inconsistency that exists within Section 620 (DB-2 Zone). *RESOLUTION ADOPTED ON MAY 10, 2016*

Commission members discussed whether the intent was to approve the applicant's request to allow the site developed area to increase from 70 to 75% or was the intent to keep the Regulation at 70%. Commission members agreed that a drafting error in the resolution had overlooked the change to the Regulations. They felt that the intent had been to adopt the modification which would allow 75% site developed area. All agreed.

Chairman Cameron then read the next agenda item:

Amendment of Flood Damage Prevention Application #126-A/Land Filling & Regrading Application #379, Courtney Platt, 43 Contentment Island Road.

Request to add 168 square feet to the previously approved terrace.

The Commission members discussed the request to add to the terrace area. All Commission members agreed. The following motion was made: That the Planning & Zoning Commission amend the approval to allow the requested extension of the terrace. The motion was made by Mr. DiDonna, seconded by Mr. Olvany and unanimously approved.

Chairman Cameron then read the next agenda item:

Discussion, deliberation and possible decisions regarding:

Special Permit Application #35-C/Site Plan, Coastal Site Plan Review #79-B, Flood Damage Prevention Application #68-B, Noroton Yacht Club, 23 Baywater Drive. Proposal to construct a launch shed, improve the existing docks, and construct a replacement clubhouse, and to perform related site development activities within regulated areas. *HEARING CLOSED ON 3/29/2016. DECISION DEADLINE: 6/2/2016.*

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

Commission members discussed the appropriateness of approving the liquor license be in effect for only a one year trial period from the Certificate of Occupancy of the building. At the end of the trial period, the Club would need to file a summary report to the Planning & Zoning Commission. The Commission could then review and modify the approval or could allow the liquor license to remain in effect. Commission members discussed other modification, clarifications and typographical errors. The following motion was made: That the Planning & Zoning Commission adopt the following resolution to approve the project subject to the conditions and stipulations as noted. The motion was made by Mr. DiDonna, seconded by Mr. Sini and unanimously approved. The adopted resolution reads as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
May 24, 2016**

Application Number: Special Permit Application #35-C/Site Plan
Coastal Site Plan Review #79-B
Flood Damage Prevention Application #68-B

Street Address: 23 Baywater Drive
Assessor's Map #55 Lots #80-84, #91, and #92-96

Name and Address of Applicant: Noroton Yacht Club, Inc.
and Property Owner: 23 Baywater Drive
Darien, CT 06820

Name and Address of Applicant's Representative: Jacqueline O. Kaufman, Esq.
Carmody Torrance Sandak & Hennessey
707 Summer Street
Stamford, CT 06901

Activity Being Applied For: Proposal to construct a launch shed, improve the existing docks, and construct a replacement clubhouse at the Noroton Yacht Club, and to perform related site development activities within regulated areas.

Property Location: The property is situated on the south/southeast side of Baywater Drive approximately 100 feet east of the intersection with Plymouth Road.

Zone: R-NBD

Date of Public Hearing: February 2, 2016 continued to March 1, 2016 and March 29, 2016
Deliberations Held: April 26, 2016

Time and Place: 8:00 P.M. Room 206 (2/2) Auditorium (3/1 & 3/29) Town Hall

Publication of Hearing Notices
Dates: January 22 & 29, 2016 Newspaper: Darien News

Date of Action: May 24, 2016 Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of Action: June 3, 2016 Newspaper: Darien News

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

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- the proposed use and activities must comply with all provisions of Sections 410, 810, 820, 1000 and 1020 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 redevelopment plans, and the statements of the applicant 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. The subject application is to construct a launch shed, improve the existing docks, and construct a replacement clubhouse, and to perform related site development activities within regulated areas at the Noroton Yacht Club. The property is served by public water and sewer.
2. A letter was received from the Architectural Review Board in November 2015 (ARB #32-2015), and variances were granted by the Zoning Board of Appeals in July 2015 (ZBA Calendar #29-2015) for this project. The ARB recommendations and the ZBA variance approvals are hereby incorporated by reference. ZBA variances were approved to move the new Clubhouse out of the VE zone and above the FEMA flood elevation, except for the seasonal restrooms on the first floor.

STORMWATER MANAGEMENT

3. The Club also proposes creating some LID (low impact development) features, such as porous pavers and a rock garden. Regarding Section 880 of the Regulations, they will be improving water quality. They will also be making the building more ADA accessible. There are now two catch basins in the parking lot, and those will remain.
4. As part of this application, stormwater from the parking lots and building will be collected and put into systems to cleanse it before it is discharged. Stormwater will not be detained because the property is located immediately adjacent to Long Island Sound. The Commission notes the need for the applicant or property owner(s) to file a Notice of Drainage Maintenance Plan in the Darien Land Records. This will alert future property owners of the existing on-site drainage facilities and the need to maintain said facilities.

COASTAL AND FLOOD ISSUES

5. All in-water improvements will be subject to review and action by the State of CT DEEP. There will be more dock space than currently exists, and a swimming platform. The Club will also have a new proposed launch shed.
6. The subject property is in both an AE zone and a V flood zone. Recent storms have affected the area and the Club specifically. As a result of this project, the property will be more conforming relative to required flood elevations. The new Club will be ADA compliant and modern. The original Club was built in 1928.

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7. Professional Engineer Craig Flaherty from Redniss & Mead mentioned that the FEMA maps were recently changed in 2013 for this area. He then showed the V Zone and the backwater zone on a map. He said that the existing Clubhouse is at elevation 9, which is below the flood elevation. The first goal is to get out of the V Zone, and they are putting the building further from the water. The first floor will now be at elevation 19 (the kitchen and the office, dining area, etc.). Thus, the entire new Clubhouse will be outside of the V Zone. A new grass terrace will be created.

CLUB MEMBERSHIP

8. The applicant mentioned at the public hearing that there is now a cap on Noroton Yacht Club membership of 278 (which includes families) per ZBA Calendar #5-1991. This application proposes no changes in capacity or in operating hours. While the Commission acknowledges that improvements at the Club will make membership more attractive, no changes are proposed to the membership limits.
9. There is now an active membership cap of 278, which is not being changed as part of this proposal. Operationally, the Club will remain the same. There are different types of membership. As described at the public hearing, there are special categories of non-active membership such as:
 - a) Non-Resident Members who live at least 100 miles away from the Club and limited to 2 one-week visits per year;
 - b) 2016 Seasonal Members (12 memberships as of this date) that are not full members but are on a trial membership basis.
 - c) There are 15 Life Members who are at least 86 years old and have been members for more than 20 years. Historically Life Members only use the Club a few days per year.
 - d) There is one Honorary membership for a clergy member who does not physically use the Club.
 - e) In addition there is another category referred to as Corinthian Members (formerly known as Sailing Members). These are young adults age 18-25, who are still active under their family membership. Corinthian members do not pay dues and are considered active members under their family membership in the hope that they will become full active members after they turn 26 years old.

PARKING AND TRAFFIC

10. Mr. Bernie Adler, Engineer of Adler Consulting, said that he had prepared the traffic study, and looked at the speeds of vehicles and the parking. He said that since no change in the membership is proposed, there will be little to no change in the parking or traffic foreseen. The Commission agrees with his finding.
11. Mr. Flaherty said that there are now 72+/- parking spaces across the street, and 22+/- spaces to Baywater Drive. There will be no changes across the street.
12. As noted by the applicant's representative, special events will have off-site parking elsewhere. They have an agreement with Hindley School, and Pear Tree Beach and Weed Beach can also possibly be used if needed. This type of off-site overflow parking has been occurring for years. In the winter, boats are stored across the street. They will now be stacking floats to take up less area. Mr. Flaherty confirmed that they would have the same amount of boat storage.

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LIQUOR PERMIT

13. As part of this application, the current "BYOB" policy is in effect, and one aspect of the Special Permit application they are seeking to change, is to make that a "Club Permit". They now have up to twelve temporary permits a year (of 24 hours duration each), which are usually event oriented. Under the new desired policy, they will have a permittee.
14. At the public hearing, there was discussion regarding the size of the proposed bar. Mr. Lambert responded that there is now no bar, and the new bar will be 17' x 8', and he pointed them out on the plans. A February 25, 2016 letter notes that the indoor bar will be sixteen feet long on the inside by two feet wide, and the outside bar will be nine feet long, to be used as a service bar only with no seats.
15. Numerous neighbors and the Noroton Bay Homeowners' Association were opposed to having a bar within the Clubhouse and changing from the long-time BYOB policy. They were also concerned about the intensity of use, and associated parking and traffic issues. The Commission finds that having a responsible Permittee is a better overall policy than the existing BYOB policy.

REQUIRED FLOOD DAMAGE FINDING

16. The proposed activities, as modified herein, will have no adverse impacts on flooding and, therefore, this proposal is consistent with the need to minimize flood damage.

COASTAL SITE PLAN REVIEW FINDINGS

17. The Commission finds that the proposed development, if properly implemented and protected, is not contrary to the goals, objectives and policies of the Coastal Area Management Program.
18. The potential adverse impacts of the proposed activity on coastal resources are expected to be *de minimis*, and are therefore, acceptable.
19. The proposed activity is consistent with the goals and policies in Section 22a-92 of the Connecticut General Statutes. The conditions as outlined herein include all reasonable measures which would mitigate any adverse impacts by the proposed activity on coastal resources.

SPECIAL PERMIT FINDINGS

20. 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.
21. The site plan has been reviewed by the Commission and is in general compliance with the intent and purposes of Section 1000.
22. The nature of the proposed use is such that the project will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.
23. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.

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24. The location and size of the use conforms to the requirements of Section 1005 (a-g) and will not adversely affect public health, safety and welfare.

NOW THEREFORE BE IT RESOLVED that Special Permit Application #35-C/Site Plan, Coastal Site Plan Review #79-B, and Flood Damage Prevention Application #68-B are hereby modified and granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Construction shall be in accordance with the following plans, as required to be modified herein:
- Zoning Location Survey depicting Proposed Structures Noroton Yacht Club, Baywater Drive, by Redniss & Mead, last revised 11/3/2015.
 - Grading Plan depicting 23 Baywater Drive by Redniss & Mead, last revised 12/16/2015, Sheet No. SE-1.
 - Site Plan depicting 23 Baywater Drive by Redniss & Mead, last revised 12/16/2015, Sheet No. SE-2.
 - Sediment and Erosion Control Plan depicting 23 Baywater Drive by Redniss & Mead, last revised 12/16/2015, Sheet No. SE-3.
 - Parking Plan depicting 23 Baywater Drive by Redniss & Mead, last revised 12/16/2015, Sheet No. SE-4.
 - Notes and Details depicting 23 Baywater Drive by Redniss & Mead, last revised 12/16/2015, Sheet No. SE-5.
 - Details depicting 23 Baywater Drive by Redniss & Mead, last revised 12/16/2015, Sheet No. SE-6.
 - Landscape Plan, by Westley Stout Associates, scale 1"=10', dated 11-03-15, Sheet L-1.2.
 - Noroton Yacht Club, Launch Shed, Burgin Lambert Architects, scale 1/8"=1'0", Newport Rhode Island.
 - Noroton Yacht Club, 23 Baywater Drive, by Burgin Lambert Architects, dated 10/30/15, Sheets A1 through A4.

CONDITIONS OF APPROVAL OFFERED BY APPLICANT, AND HEREBY INCORPORATED WITH SOME MODIFICATIONS BY THE COMMISSION (Conditions B-N)

MEMBERSHIP

- B. The existing membership cap of 278 memberships shall remain in place consistent with the membership categories submitted during the public hearing. The applicant shall annually certify to Planning & Zoning Department staff how the Club continues to comply with this condition and confirm the number of members in each category.
- C. The applicant mentioned at the public hearing that there is now a cap on membership of 278 (which includes families) per Calendar #5-1991. This application proposes no changes in capacity or in operating hours, and no changes are herein approved. Any future requests for changes in membership or operating hours requires a subsequent application to the Planning and Zoning Commission.
- D. All previous special permit and variance provisions, including a membership cap on the Noroton Yacht Club of 278 members by the Zoning Board of Appeals is still in full force and effect unless otherwise modified herein.

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SPECIAL EVENTS

- E. The Club agrees to submit to the Planning & Zoning Department on a semi-annual basis, a list of special large events (175 guests or more) no later than April 30 of each year. This list does not need to be reviewed by the Commission, but will allow staff, as well as the public, to be aware of large events, and will give the Club the opportunity to plan for these events accordingly in terms of parking and traffic. This list shall be submitted at the same time as the annual membership list. This Club shall also provide a copy of this list to the Noroton Bay Association.
- F. In order to minimize parking and traffic impacts, the Commission hereby limits the number of large scale events (over 175 attendees) to fifteen (15) in any calendar year, consistent with those types of events presented at the public hearing (regattas, weddings, parties, club or holiday type celebrations, etc.)

PARKING AND TRAFFIC

- G. The Club is hereby required to maintain offsite parking arrangements at all times for overflow parking expected in connection with special events and evidence of same shall remain current in the Planning & Zoning Office file. The Applicant currently has negotiated for the use of Hindley School for offsite parking and has provided evidence such agreement to the Commission.
- H. The Club is required to make 94 onsite parking spaces available to its members and guests at all times. The Commission acknowledges that all 94 spaces may not be compliant with the regulations (for example, using Baywater Drive as a backout area). If 94 parking spaces cannot be created, boat storage shall be removed as necessary to create 94 on-site spaces.
- I. The Noroton Yacht Club shall continue to closely monitor parking in an attempt to maximize use of the summer parking area/winter boat storage area. This will reduce the number of vehicles parked on the street, and minimize impacts to neighboring properties. The Commission continues to encourage alternatives to members driving personal cars to get to the Club.
- J. Once formal parking arrangements are made with off-site properties, the Noroton Yacht Club shall submit a copy of such agreement for the file in this matter. This will ensure that Department staff and others are aware of the location of said off-site parking.

LIQUOR PERMIT

- K. Food Service shall be limited to the hours of 8 am – 10:30 pm, except for special events, in which case the kitchen shall close by 11:00 p.m.
- L. Liquor consumption or service shall be limited to the hours of 12 pm – 10:30 pm, except for special events, in which case the liquor consumption or service shall cease by 11:00 p.m.
- M. The Club has been issued a Special Permit permitting the sale of liquor on the Property.
- 1) In the “high season” (May 1 to September 30), liquor may be offered for sale up to seven (7) days a week.
 - 2) In the “low or shoulder season”, (October 1–April 30), liquor may be offered for sale up to

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three (3) days per week. (Note: The Club offered a condition of sale of liquor up to four days a week, but the Commission only is approving up to three days per week in the low season.)

- 3) The Club shall maintain a manager to act as Permittee and oversee consumption.
- 4) When liquor is available for purchase from the Club, members are prohibited from consuming their own liquor ("BYOB") on Club Property.
- 5) Members are permitted to consume their own alcohol when liquor is not for sale from the Club.
- 6) If Club liquor service is closed, all liquor cabinets shall be locked and unavailable for member access.
- 7) The Club may not store liquor for members.
- 8) The Club shall prepare a schedule for liquor service and post same on a monthly basis to inform members of the dates and times liquor service is available.

N. The Club shall submit a projected schedule for anticipated liquor service within the first calendar year to Planning & Zoning Department staff for review prior to the issuance of departmental sign-off associated with an initial application for a Club Permit to the CT Department of Liquor Control. This schedule shall be posted in a conspicuous place within the Club.

PRIOR TO CONSTRUCTION

- O. The Drainage Maintenance Plan shall be prepared by the applicant's engineer and submitted to the Planning and Zoning Department for review. A Notice of Drainage Maintenance Plan will alert future property owners of the existing on-site drainage facilities and the need to maintain said facilities to minimize any potential downhill impacts. The Notice of Drainage Maintenance Plan shall be picked up from the Planning and Zoning Office and filed in the Darien Land Records within the next 60 days of this approval and prior to the issuance of a Zoning and Building Permit for the foundation for the Clubhouse.
- P. Prior to the request for the Zoning and Building Permit for the foundation of the new clubhouse, the applicant or owner shall submit certification from a licensed architect or professional engineer that the final construction designs of the foundation structures and the rest of the building have been designed to withstand all flood forces and comply with the flood damage prevention requirements for structural stability.

DURING CONSTRUCTION

- Q. Because of the Club's location within a residential neighborhood, the Commission hereby requires that the maximum daily hours of construction for outdoor work and/or noisy work be 7AM through 5PM Monday through Saturday; and 10AM through 5PM on Sunday. Work on holidays is up to the Club. The Commission is also allowing indoor quiet work such as painting to be done beyond those hours if the Club desires, once the Clubhouse building is closed in. The Club shall have a designated representative present on site to address neighbor concerns regarding noise during construction, and shall notify the Planning and Zoning Department staff who that will be and that person's contact information.
- R. During the regrading and site work, the applicant shall utilize the sediment and erosion control measures shown on the plans noted in Condition A, above, and other measures as may be

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necessary due to site conditions. 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.

POST-CONSTRUCTION/PRIOR TO CERTIFICATE OF OCCUPANCY (CO)

- S. When the construction is nearing completion, written certification shall be provided from a registered Professional Architect or Professional Engineer that the construction, relocation of mechanical equipment, and flood proofing has been completed in conformance with this permit and the Zoning Regulations. This certification shall be provided to the Planning and Zoning Department prior to the issuance of a Certificate of Occupancy, per Section 829e of the Darien Zoning Regulations.
- T. Prior to the request for the Certificate of Occupancy for the clubhouse, the applicant shall submit: 1) verification from a professional engineer in writing and/or photographs that all aspects of the site grading, drainage and stormwater management system have been completed in compliance with the approved plans referred to in Condition A, above; and 2) an as-built survey from a licensed land surveyor showing numerous spot elevations sufficient to allow Planning and Zoning Department staff to confirm that the grading was completed pursuant to the plans approved in Condition A, above.
- U. The granting of this Permit does not relieve the applicant of responsibility for complying with all applicable rules, regulations, and codes of other Town, State, or other regulating agencies. This includes, but is not limited to, final approval from the Darien Health Department for any cooking facilities; a Sewer Disconnect Permit from the Sewer Services Department; and a Demolition Permit from the Darien Building Department. Separate Zoning and Building Permits will be needed for the foundation for the new clubhouse, and any work above the foundation. A foundation as-built survey is hereby required to be submitted to the Planning and Zoning Office prior to the issuance of a Zoning or Building Permit for work above the foundation.
- V. 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, incomplete and/or inaccurate, the Commission reserves the right to modify, suspend, or revoke these permits as it deems appropriate.
- W. These permits shall be subject to the provisions of Sections 815 and 829f of the Darien Zoning Regulations, including but not limited to, implementation of the approved plan within two (2) years of this action (May 24, 2018). This may be extended as per Sections 815 and 829f.

All provisions and details of the plans, as required to be revised herein, shall be binding conditions of this action and such approval shall become final upon compliance with these stipulations and the

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signing of the final documents by the Chairman. A Special Permit form and Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records to finalize this approval.

At about 10:40 P.M., Chairman Cameron then read the next agenda item:

Amendments to the Darien Zoning Regulations put forth by Knobel Hill, LLC (COZR #4-2016).

Proposal to amend various subsections of Section 430 of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. These changes would: reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and would remove the age restriction from the off-site BMR units.
PUBLIC HEARING CLOSED: 4/5/2016. DECISION DEADLINE: 6/9/2016.

Commission members discussed the draft resolution and made several clarifications and changes, which were agreed upon. The following motion was made: That the Planning & Zoning Commission adopt the following resolution to approve the project subject to the conditions and stipulations as noted. The motion was made by Mr. Sini and seconded by Mr. Voigt. All voted in favor except Mr. Cunningham, who abstained since he had missed one of the public hearings. The motion passed by a vote of 5-0-1. The adopted resolution reads as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
May 24, 2016**

Application Number: Amendments to the Darien Zoning Regulations
put forth by Knobel Hill, LLC (COZR #4-2016)

Name and Address of Applicant: Knobel Hill, LLC
23 Butler's Island Road
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

Activity Being Applied For: Proposal to amend various subsections of Section 430 of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. These changes would: reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and would remove the age restriction from the off-site BMR units.

Date of Public Hearing: April 5, 2016
Deliberations held on: April 26, 2016 and May 10, 2016

Time and Place: 8:00 P.M. Auditorium Town Hall

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Publication of Hearing Notices

Dates: March 25 & April 1, 2016

Newspaper: Darien News

Date of Action: May 24, 2016

Action: ADOPTED WITH MODIFICATIONS WITH
AN EFFECTIVE DATE OF
SUNDAY, JUNE 19, 2016 AT 12:02 P.M.

Scheduled Date of Publication of Action:
June 3, 2016

Newspaper: Darien News

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

- the proposed Zoning Regulation amendments must be consistent with the Town Plan of Conservation & Development for the Commission to adopt the amendments.

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

1. The subject application consists of a proposal to amend various subsections of subsection 435 and subsections 438a and 438c of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. The Active Senior Residential Overlay Zone (Section 430 et. seq.) was created in 2014. At the time, the Commission noted that this was a first of its kind in Darien, and that there was an associated need or desire for elderly (age-restricted) below market rate (BMR) units. The regulation also would allow for those units to be created either on-site or off-site. The subject proposed regulation amendments would change the criteria for off-site BMR units:

- reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and
- would remove the age restriction from the off-site BMR units.

No changes to the criteria for on-site BMR units is proposed.

2. The Knobel Hill LLC project at the corner of Settler's Trail and Locust Hill Road is the first "Active Senior Residential" project developed under Section 430 of the Regulations. As part of that approval, six on-site market-rate units were approved, and those are now under construction. Two off-site elderly (age-restricted) below market rate (BMR) units were also required as part of that approval. However, the off-site units that the applicant acquired to fulfill the requirement are not large enough to comply. Section 438c of the existing zoning regulations states that "...the average size of all the below market-rate units shall be at least 50% of the average size of the on-site market rate elderly units constructed..."

3. Attorney Robert F. Maslan, Jr. represented Knobel Hill LLC at the public hearing and explained the two zoning regulation amendment proposals are: a) to allow the off-site BMR units to be at least 45% of the average size on-site market rate units; and b) that the BMR units being created off site not be restricted only to people 62 years or older. The proposal does not change the age restriction or size requirement of on-site BMR units (see Section 435 Note 3).

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4. Attorney Maslan said that each unit in the 67 and 69 Leroy Avenue two-family house, which is being considered by the applicant to fulfill the BMR requirement of Section 430, is less than 50% of the new market-rate units being built on Settler's Trail. The Commission notes the difficulty in matching the sizes of off-site units, especially if they are pre-existing units within Town. In the future, the Commission will require applicants proposing such Active Senior Residential developments, to define the BMR units up front as part of the submitted application, unless a legitimate reason why such units cannot be identified is produced.
5. The Commission acknowledges that when it was drafted, the Active Senior Residential zone was a new concept in the Regulations. The Commission recognizes the difficulty of requiring existing units in Darien to be age-restricted (elderly) units, since they may be on upper stories of structures which have no elevators.

ISSUES REGARDING SIZE OF BELOW MARKET RATE (BMR) UNITS

6. There are three criteria for the size of the on-site BMR units in Section 435 Note 3. First, it requires that each elderly BMR unit be at least 800 square feet in size. Second, it also requires a size relationship between the market rate units and the BMR units, stating that the BMR units must be at least 50% of the average size of the market-rate units. Third, it requires that the BMR units have no less than the average number of bedrooms in the on-site market rate units, rounded down. These criteria are reiterated in Section 438c of the Regulations for off-site BMR units.
7. The Commission finds that a change in the second of the three existing criteria, modifying the size relationship from 50% to 45% for off-site units, is still in keeping with the spirit and intent of the Active Senior Residential Overlay Regulation. The other two criteria which affect the size of off-site BMR units are not proposed to change as part of this proposal.
8. The Commission believes that headings within the regulations will better distinguish the fact that Section 435 Note C addresses on-site BMR units, and Section 438c addresses off-site BMR units.

ISSUES REGARDING AGE RESTRICTION OF UNITS

9. The application proposes an amendment to Section 438a of the Regulations, to no longer require an age-restriction for the off-site below market rate dwelling units. The Commission agrees with that concept. The Commission acknowledges that it is imperative that all applicants provide a detailed plan of how the BMR units will be provided for and managed.
10. As always, the Commission has the final decision on whether required BMR units as part of Active Senior Residential Overlay Zones will be required on-site or off-site. That is not proposed to change. In the case of Knobel Hill, LLC, off-site BMR units were approved by the Commission, and the applicant is working on complying with that requirement.

CONCLUSIONS AND FINDINGS

11. The application was referred to the Western Connecticut Council of Governments (WestCOG). They responded on February 25, 2016 stating as follows: "The opinion of WestCOG staff is that the proposal is of local concern, but with minimal intermunicipal impact. Therefore it is not being forwarded to adjacent municipalities and the regional staff is making no comment."

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12. The subject application consists of zoning regulation amendments. As part of this request, the applicant has not proposed a specific site plan for the Commission’s review or consideration.
13. Significant documentation was provided during the public hearing confirming that the proposal complies with the Town Plan of Conservation & Development. The Commission believes that this is an appropriate modification for this overlay zoning district.

NOW THEREFORE BE IT RESOLVED that Amendment to Darien Zoning Regulations (COZR #4-2016), is hereby adopted subject to the foregoing and following modifications and understandings:

NEW WORDING UNDERLINED, DELETIONS IN STRIKEOUT:
 Changes are to Sections 435 (both the table and Note 3); 438a; 438b; and 438c.

435. Area and Bulk Requirements

The following requirements shall be deemed to be the minimum or maximum requirement in every instance of their application. Dimensions are in feet unless otherwise indicated.

1. Minimum Lot Area	3 acres
2. Minimum Lot Width	200 feet
3. Minimum Street Frontage	200 feet
4. Minimum Lot Depth	200 feet
5. Minimum Front Yard	40 feet
6. Minimum Side Yard- each side	25 feet
7. Minimum Side Yard- total of two sides	50 feet
8. Minimum Rear Yard	40 feet
9. Accessory Structures	
9A. Minimum Distance from Front Lot Line	40 feet
9B. Minimum Distance from Side Lot Line	25 feet
9C. Minimum Distance from Rear Lot Line	40 feet
10. Maximum Height in Stories (see Note 1)	2 ½ stories
11. Maximum Height in Feet	28 feet
12. Maximum Building Coverage	15%
13. Maximum Developed Site Area (see Note 2)	60%
14. Minimum Distance between Structures	20 feet
15. Maximum Finished Floor Area per Dwelling Unit (see Notes 1 & 3 and Section 438c)	3,000 square feet
16. Maximum Number of Dwelling Units (round down to the nearest whole number. See Section 438e)	2 per acre

Note 1: The Regulations allow for the finishing of up to ½ of the basement. No attic space is allowed to be finished at all. Any finished space in the basement does not count towards the 3,000 square foot maximum in Item 15.

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Note 2: The definition of Developed Site Area set forth in Section 210 shall apply to developments created under this Section.

Note 3: On Site BMR units. Each on-site elderly BMR housing unit required to be constructed or acquired shall be equal to or greater than 50% of the average size of the on-site market rate units, and no less than 800 square feet in size. Each on-site elderly BMR housing unit shall have no less than the average of the number of bedrooms in the on-site market rate units, rounded down. See Section 438 regarding below market rate (BMR) housing units.

438. Requirement for below-market rate (BMR) units

- a. A below market rate (BMR) dwelling unit is one which is affordable to households with an income equal to or less than 80 percent of the State Median Income for the State of Connecticut. All on-site BMR units constructed (or acquired) and deed-restricted under this Section shall comply with the age restrictions in Section 433. The age restriction shall not apply to off-site BMR dwelling units constructed or acquired in connection with a development under section 430.
- b. To calculate the minimum number of BMR units required to be constructed (or acquired) either on-site or off-site and deed-restricted, the following shall apply:
 - Less than 5 market-rate elderly units: 0 BMR units
 - 5-6 market-rate elderly units: 2 BMR units
 - 7-9 market-rate elderly units: 3 BMR units
 - 10-12 market-rate elderly units: 4 BMR unitsOne BMR unit shall be constructed (or acquired) and deed-restricted for each three market rate units thereafter. (Round any fractional requirement for below market rate units up to the nearest whole number).
- c. Off-site BMR units. Each off-site BMR housing unit required to be constructed or acquired must comply with both of the following requirements: a) the average size of all the off-site BMR units shall be at least 45% of the average size of the on-site market rate elderly units constructed; and b) each unit shall not be less than 800 square feet in size. Any off-site BMR housing unit shall have no less than the average of the number of bedrooms in the on-site market rate units, rounded down. The age restriction shall not apply to off-site BMR dwelling units constructed or acquired in connection with a development under section 430.
- d. Section 580 (Inclusionary Zoning) provisions for incentives, density bonus, and for requiring below market rate dwelling units are not applicable to the use of the Active Senior Residential Overlay Zone, since this overlay zone has a separate below market rate requirement.
- e. The total number of units on-site (market rate and below market-rate) shall not exceed a density of 2.0 per acre in the R-1 Zone. Any additional required BMR units beyond that density must be constructed or acquired off-site.

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Chairman Cameron then read the next agenda item:

Business Site Plan #33-F & #33-G/Special Permit, Brian McKay, 537-567 Boston Post Road.
Proposal to establish a personal service tenant in the former Kempo Karate space behind Compleat Angler at 537 Boston Post Road; and to establish a personal service tenant at 555 Boston Post Road in the first floor space formerly occupied by Core Health. *HEARING CLOSED ON 5/5/2016.*

Mr. Voigt had a minor comment on the draft resolution. The following motion was made: That the Planning & Zoning Commission adopt the following resolution to approve the project subject to the conditions and stipulations as noted. The motion was made by Mr. Sini, seconded by Mr. Olvany and unanimously approved. The adopted resolution, as amended by Mr. Voigt, reads as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
May 24, 2016**

Application Number: Business Site Plan #33-F & #33-G/Special Permit

Street Address: 537 Boston Post Road
Assessor's Map #14 Lot #36

Name and Address of Applicant: Brian McKay
and Property Owner 537 Post Road, LLC
18 Beach Drive
Darien, CT 06820

Applicant's Representative
At Public Hearing: Douglas McKay

Activity Being Applied For: Proposal to establish a personal service tenant (lice treatment) in the former Kempo Karate space behind Compleat Angler at 537 Boston Post Road; and to establish a personal service tenant (barber shop) at 555 Boston Post Road in the first floor space formerly occupied by Core Health.

Property Location: The subject property at 537-567 Boston Post Road is located on the north side of Boston Post Road, approximately 650 feet northeast of its intersection with Brookside Road.

Zone: DB-2

Date of Public Hearing: May 3, 2016 immediately continued to May 5, 2016
Deliberations: May 10, 2016

Time and Place: 8:00 P.M. Auditorium Town Hall

Publication of Hearing Notices

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Dates: April 22 & 29, 2016

Newspaper: Darien News

Date of Action: May 24, 2016

Action: APPROVED WITH CONDITIONS

Scheduled Date of Publication of
Action: June 3, 2016

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 620, 1000 and 1020 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 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. The proposal is to establish a personal service tenant (head lice treatment) in the former Kempo Karate space behind Compleat Angler at 537 Boston Post Road; and to establish a personal service tenant (barber shop) at 555 Boston Post Road in the first floor space formerly occupied by Core Health.
2. A recent application was approved by the Planning and Zoning Commission to allow Kempo Karate to relocate on-site, and for a reflexology tenant in the first floor space formerly occupied by Core Health. That approval is still valid, and may or may not be implemented.
3. The applicant's submitted narrative explains the two proposed Personal Service Uses. Personal Service Uses are allowed via Special Permit under Section 624c of the Darien Zoning Regulations.
4. As described in the application materials, the Head Lice Treatment Center seeks to occupy the space formerly occupied by Kempo Karate. The Lice Treatment Center will have a two person staff and will treat at most 2-3 customers per hour. It will operate Monday through Saturday.
5. The proposed barbershop will have two chairs and will operate from 10am to 6pm Monday through Saturday.
6. Regarding on-site parking, shared parking agreements do not allow for reserved parking spaces, and thus, the apartment renters, employees who work on the site and the customers

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shall all share the use of all of the parking spaces. None of them will have reserved parking on-site. The Commission does find that sufficient on-site parking exists for the proposed uses in addition to the other uses on site.

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 nature of the proposed use is such that the project will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.
9. The site plan has been reviewed by the Commission and is in general compliance with the intent and purposes of Section 1000.
10. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.

NOW THEREFORE BE IT RESOLVED that Business Site Plan #33-F & #33-G/Special Permit is hereby granted subject to the foregoing and following stipulations, modifications and understandings:

- A. The approval is to establish a personal service tenant in the former Kempo Karate space behind Compleat Angler at 537 Boston Post Road; and to establish a personal service tenant at 555 Boston Post Road in the first floor space formerly occupied by Core Health. The survey entitled, "Property Survey prepared for Brian McKay 537-567 Boston Post Road", Darien, CT, by William W. Seymour & Associates, dated August 23, 2007, shows the buildings involved in this application and the common parking areas.
- B. The Fire Marshal and Building Official may require modifications to the floor plans in order to meet the Fire and Building Codes.
- C. If, at some time in the future, the property owner wishes to change the use(s), then they will need to return to the Planning & Zoning Commission with details of the different use(s) and the Commission will decide if said use or uses will be acceptable.
- D. The granting of this Permit does not relieve the applicant of responsibility of complying with all applicable rules, regulations, and codes of other Town, State, or other regulating agencies. Any interior renovation work will likely require Zoning and Building Permits and review by the Fire Marshal, and possibly the Darien Health Department.
- E. 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, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke this permit as it deems appropriate.

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F. This permit shall be subject to the provisions of Section 1009 of the Darien Zoning Regulations, including but not limited to, implementation of the approved plan within one (1) year of this action (May 24, 2017). This may be extended as per Section 1009.

All provisions and details of the application and related materials shall be binding conditions of this action and such approval shall become final upon filing of a Special Permit in the Darien Land Records.

Chairman Cameron then read the next agenda item:

Amendment to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #9-2016). Proposal to amend Section 907 of the Zoning Regulations regarding the setback and location requirements for subsurface parking structures. The amendment proposes that subsurface parking levels shall not constitute stories for purposes of calculating building height. *PUBLIC HEARING CLOSED ON 5/5/2016.*

Commission members discussed the draft resolution and noted that no parking or access to underground parking for business use is allowed within the buffer area required adjacent to a residential use. The following motion was made: That the Planning & Zoning Commission adopt the following resolution to approve the project subject to the conditions and stipulations as noted. The motion was made by Mr. Sini, seconded by Mr. Olvany and unanimously approved. The adopted resolution reads as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
May 24, 2016**

Application Number: Amendment to the Darien Zoning Regulations
put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston
Post Road (COZR #9-2016)

Street Address: 599 Boston Post Road
Assessor's Map #14 Lot #33

Name and Address of Applicant & Applicant's Representative: Amy Zabetakis, Esq.
Rucci Law Group LLC
19 Old King's Highway South
Darien, CT 06820

Names and Addresses of: Darien ALF Property, LLC
Property Owners:

Activity Being Applied For: Proposal to amend Section 907 of the Zoning Regulations regarding the setback and location requirements for subsurface parking structures. The amendment proposes that subsurface parking levels shall not constitute stories for purposes of calculating building height, and allows for underground parking structures to extend into minimum yard setbacks.

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Zone: DB-2

Date of Public Hearing: May 3, 2016 immediately continued to May 5, 2016
Deliberations held on: May 10, 2016

Time and Place: 8:00 P.M. Auditorium Town Hall

Publication of Hearing Notices

Dates: April 22 & 29, 2016

Newspaper: Darien News

Date of Action: May 24, 2016

Action: ADOPTED WITH MODIFICATIONS
WITH AN EFFECTIVE DATE OF SUNDAY,
JUNE 19, 2016 AT 12:05 P.M.

Scheduled Date of Publication of Action:
June 3, 2016

Newspaper: Darien News

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

- the proposed Zoning Regulation amendments must be consistent with the Town Plan of Conservation & Development for the Commission to adopt the amendments.

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

1. At the public hearing, it was noted that the proposal is to amend Section 907 of the Zoning Regulations regarding the setback and location requirements for subsurface parking structures. The amendment proposes that 1) subsurface parking levels shall not constitute stories for purposes of calculating building height; and 2) subsurface parking structures would not need to comply with building setbacks. To quote the applicant *“This revision provides for subsurface parking under buildings, landscaped areas and surface parking, without being counted as stories, and allows subsurface parking structures to be located within minimum yard areas, provided they do not encroach into abutting properties or rights of way.”*
2. The applicant’s proposal is very similar to a portion of that proposed as part of COZR #6-2016. That proposal relates to amendments in the Noroton Heights Business area (Section 680 of the Regulations), as well as changes to Sections 905 and 907 of the Regulations. That public hearing is still pending.
3. One of the proposed changes to Section 907 is to the sentence that reads: “The Commission shall require the submission of a sketch plan which clearly compares alternative proposals for surface parking and a parking structure including landscaping or other screening.” The Commission finds that changing “shall” to “may” puts the onus on the Commission to decide whether to require the submission. Leaving the wording as “shall” requires the applicants to provide the sketch plan in all instances.

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4. At the public hearing, Attorney Amy Zabetakis, the applicant's representative, discussed the existing Maplewood property, and the fact that it has an underground parking structure, which does not meet existing setbacks. It is clear in the Regulations that any new underground parking structures must meet the setback regulations. However, the existing underground parking structure at Maplewood of Darien is very close to the front property line. At the public hearing, it was discussed that no part of a parking structure serving a commercial use can extend into a residential zone. That provision has been added into the new wording of the Regulations.
5. The existing on-site parking at Maplewood is insufficient for the staff and visitors. In addition, delivery vehicles park along the Boston Post Road in an unsafe manner. Commission members agree that any changes to the site in the future need to incorporate solutions to these problems. Currently, some of the parking spaces in the church parking lot across Boston Post Road are used by some of the workers at Maplewood.

CONCLUSIONS AND FINDINGS

6. The application was referred to the Western Connecticut Council of Governments (WestCOG). They responded on April 13, 2016 stating as follows: "The opinion of WestCOG staff is that the proposal is of local concern, but with minimal intermunicipal impact. Therefore it is not being forwarded to adjacent municipalities and the regional staff is making no comment."
7. The subject application consists of zoning regulation amendments. As part of this request, the applicant has not proposed a specific site plan for the Commission's review or consideration. During the public hearing, concepts were discussed to assist the Commission in understanding the potential impacts of the regulation amendments. A subsequent, formal application will need to be made to the Planning & Zoning Commission for site plan and special permit approval.
8. The Commission hereby confirms that the proposal complies with the Town Plan of Conservation & Development. The Commission believes that this is an appropriate use in Darien, and is appropriate for this zoning district.

NOW THEREFORE BE IT RESOLVED that Amendment to Darien Zoning Regulations (COZR #9-2016), is hereby adopted subject to the foregoing and following modifications and understandings:

NEW WORDING UNDERLINED, DELETIONS IN STRIKEOUT:
Changes to Section 907 of the Regulations

PROPOSED AMENDMENT TO SECTION 907:

907. Parking Structures

Parking structures (whether above or below ground; or understructure) shall be permitted in appropriate situations subject to approval of a Special Permit per Section 1000 et. seq., provided it is located below the finished elevation of surface parking or landscaped areas, or provided that the Commission makes an affirmative finding that, due to the location and/or design of the proposed use, no neighboring property will be adversely impacted by such

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parking structure. Any such parking structure shall be fully enclosed by or attached to a principal structure, and shall be limited to one story above the finished elevation of surface parking. In addition, appropriate measures shall be taken to minimize the street level view of such above ground, below ground, subgrade or understructure parking. The Commission may require the submission of a sketch plan which clearly compares alternative proposals for surface parking and a parking structure including landscaping or other screening.

The above-grade portion of aAny parking structure approved under this section shall be subject to the setback requirements of the principal structure. The subsurface portion of a parking structure may be located within a minimum yard, provided that no portion of the structure shall encroach into an abutting property or right of way or adversely impact the root structure or root system of plantings on neighboring properties. Subsurface parking levels shall not constitute stories for purposes of calculating building height. The design of any parking structure must architecturally blend in with surrounding design aspects and not delineate itself as a parking structure. No part of a parking structure or access thereto, serving a commercial use, can extend into a residential zone, or the buffer associated with such.

At about 11 P.M., Chairman Cameron then read the next agenda item:

Proposed Amendment to the Darien Zoning Map (COZM #2-2016), Proposed Amendments to the Darien Zoning Regulations (COZR #3-2016), put forth by the Darien Housing Authority, 719 Boston Post Road. Proposal to: 1) modify the Darien Zoning Map by applying the Municipal Use Zone to the subject property as an overlay zone; and 2) modify section 420 *et. seq.* of the Darien Zoning Regulations to modify the MU Zone to allow a maximum building coverage of 25 percent, and to permit more than one principal use on a parcel. *PUBLIC HEARING CLOSED ON 3/29/2016. DECISION DEADLINE: 6/2/2016.*

Mr. Voigt departed the meeting and did not participate in any further discussion or action.

The Commission members discussed the draft resolution and minor clarifications. The following motion was made: That the Planning & Zoning Commission adopt the following resolution to approve the Zoning Map and Zoning Regulations as detailed in the resolution. The motion was made by Mr. Cunningham, seconded by Mr. Sini and approved by a vote of 5-0 as Mr. Voigt had already departed the meeting. The adopted resolution reads as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
May 24, 2016**

Application Number: Proposed Amendment to the Darien Zoning Map (COZM #2-2016)
Proposed Amendments to the Darien Zoning Regulations (COZR #3-2016)
put forth by the Darien Housing Authority

Street Address: 701-719 Boston Post Road

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Assessor's Map #16 Lot #59

Name and Address of Applicant & Applicant's Representative: D. Bruce Hill, Esq.
Law Office of Bruce Hill, LLC
30 Old King's Highway South
PO Box 1103
Darien, CT 06820

Names and Addresses of: Darien Housing Authority
Applicant & Property Owner: 24 Allen O'Neill Drive
Darien, CT 06820

Activity Being Applied For: Proposal to: 1) modify the Darien Zoning Map by applying the Municipal Use Zone to the subject property as an overlay zone; and 2) modify section 420 *et. seq.* of the Darien Zoning Regulations to modify the MU Zone to allow a maximum building coverage of 25 percent; and to permit more than one principal use on a parcel.

Subject Property: The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Academy Street, and is shown on

Zone: DB-1/DBR Zone.

Date of Public Hearing: February 23, 2016 continued to March 1, 2016, March 22, 2016,
and to March 29, 2016 then immediately continued to April 19, 2016
Deliberations held on: May 10, 2016

Time and Place: 8:00 P.M. Auditorium Room 206 (2/23 and 4/26) Town Hall

Publication of Hearing Notices
Dates: February 12 & February 19, 2016 Newspaper: Darien News

Date of Action: May 24, 2016

Actions:

Zoning Regulation Amendments: WITHDRAWN IN PART AND ADOPTED IN PART
WITH AN EFFECTIVE DATE OF SUNDAY, JUNE 19, 2016 AT 12:01 P.M.

Zoning Map Amendment: ADOPTED WITH AN EFFECTIVE DATE OF
SUNDAY, JUNE 19, 2016 AT 12:01 P.M.

Scheduled Date of Publication of Action: Newspaper: Darien News
June 3, 2016

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

- the proposed zoning map amendment and zoning regulation amendments must be consistent with the Town Plan of Conservation & Development for the Commission to adopt the amendments.

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

1. The subject application consists of two parts:
 - a) modify the Darien Zoning Map by applying the Municipal Use Zone to the subject property as an overlay zone; and
 - b) modify the Darien Zoning Regulations by:
 - 1) modifying the Municipal Use (MU) overlay Zone to allow a maximum building coverage of 25 percent (proposed modification to subsection 422 of the Regulations).
 - 2) permitting more than one principal use on a parcel (proposed modification to subsection 422 of the Regulations).

A related site plan/special permit/land filling and regrading application has been submitted to redevelop Old Town Hall Homes. That is the subject of a separate decision by this Commission.

ZONING MAP AMENDMENT

2. The subject property as noted on the submitted application form is shown on Assessor's Map #16 as Lot #59. A submitted survey prepared by Edward J. Frattaroli, Inc., entitled, "Plot Plan prepared for Old Town Hall Homes", and dated May 26, 2015 lists the property as 2.2+/- acres. It shows this property as Map #16 as Lots #59, 60, and 61. The subject property now contains six buildings with 30 deed-restricted apartments, and the building known as 701 Boston Post Road. During the public hearing, it was noted that 701 Boston Post Road is owned by the Town of Darien, and is the former Darien Community Fund building. The Darien Community Fund has since vacated the premises. It is a historic structure.
3. At the public hearing, background was given on the establishment of the Municipal Use (MU) overlay zone in Darien. It was stated that this overlay zone allows for greater density and building height for municipal projects, such as were established within the past fifteen years for the Darien Police Station and the Darien Library. The Commission finds that it would be appropriate to apply the Municipal Use overlay zone to this property.

ZONING REGULATION AMENDMENTS

4. During the public hearing process, the applicant's representative, Attorney Bruce Hill, explained the proposed provision to permit more than one principal use on a parcel. This was a modification to subsection 422 of the Regulations. He stated that this would allow for the Old Town Hall Homes to be redeveloped, as well as for the Town of Darien to continue using 701 Boston Post Road in some capacity. Later during the public hearing process, Attorney Hill stated that in his opinion, a specific provision to permit more than one principal use on a parcel was not necessary, as the Regulation currently allows such. The Commission agrees. Mr. Hill subsequently withdrew that aspect of the zoning regulation amendment application.
5. The Commission voiced its concern with increasing the allowable Building Coverage in the MU overlay zone from 20% to 25%. The applicant confirmed that the proposed Old Town Hall Homes redevelopment would likely not take full advantage of the 25% maximum. It was also noted that the building at 701 Boston Post Road is on the same subject property and is owned by the Town of Darien. If the Town ever wanted to add on to that building, that would also count towards the 25% Building Coverage maximum. While the Commission believes that the

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Regulations allowing for a potential increase to 25% is appropriate, whether to approve such an increase for the redevelopment of Old Town Hall Homes will depend on the specific site plan, which is the subject of a related recently submitted application which will be decided separately.

CONCLUSIONS AND FINDINGS

6. The application was referred to the Western Connecticut Council of Governments (WestCOG). They responded on January 14, 2016, and their comments read as follows: “The opinion of WestCOG staff is that the proposal is of local concern, but with minimal intermunicipal impact. Therefore it is not being forwarded to adjacent municipalities and the regional staff is making no comment.”
7. The subject application consists of zoning regulation and zoning map amendments. As part of this request, the applicant has proposed a specific site plan and special permit application for the Commission’s review and consideration, and that has been processed concurrently with this application, but noticed separately. This associated site plan to assist the Commission in understanding the potential impacts of the zoning map and zoning regulation amendments.
8. The Commission hereby confirms that the proposals to modify the zoning map and to modify the zoning regulations comply with the Town Plan of Conservation & Development. The Commission believes that this is an appropriate use in Darien, and is appropriate for this zoning district.

NOW THEREFORE BE IT RESOLVED that Amendment to Darien Zoning Map (COZM #2-2016), is hereby adopted as follows:

The MU overlay zone shall apply to the property shown on the submitted survey entitled,

- “Plot Plan prepared for Old Town Hall Homes”, prepared by Edward J. Frattaroli, Inc., and dated May 26, 2015.” It lists the property as 2.2+/- acres, and shows this property as Map #16 as Lots #59, #60, and #61.

NOW THEREFORE BE IT RESOLVED that Amendment to Darien Zoning Regulations (COZR #3-2016), is hereby adopted subject to the foregoing and following modifications and understandings:

NEW WORDING UNDERLINED, DELETIONS IN STRIKEOUT:
Changes to Section 424 of the Zoning Regulations

PROPOSED AMENDMENT TO SECTION 424:

Changing the maximum Building Coverage from 20% to 25% of the lot area.

424. Area and Bulk Requirements

The following requirements shall be deemed to be the minimum or maximum requirements in every instance of their application. Dimensions are in feet unless otherwise indicated.

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Minimum Lot Area	none
Minimum Lot Frontage	50
Minimum Lot Width (at building location)	60
Minimum Lot Depth (at building location)	100
Minimum Front Yard	25
Minimum Side Yard (See note a)	25
Minimum Rear Yard (See note a.)	25
Maximum Height: (See note b)	
-in Stories	2 and one half stories
- Building Height As defined by Section 210	30 feet
-highest point of roof above average grade	35 feet
Maximum Building Coverage	25% of the lot area

There being no further business, the following motion was made: That the Commission adjourn the meeting. The motion was made by Mr. Sini, seconded by Mr. Olvany and unanimously approved. The meeting was adjourned at 11:05 P.M.

Respectfully submitted,

David J. Keating
 Planning & Zoning Assistant Director

05.24.2016min