

REGULAR MEETING
AGENDA

Wednesday, January 22, 2014 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

OPENING

Requests to the ZBA involve important legal property rights. The proposal may expand one owner's limitations and reduce another's protections as defined within the Zoning Regulations. Therefore, any information considered must be clearly provided and all hearing comments are recorded. **Please speak only into the microphones near the podium. In order to avoid unnecessary distractions, please silence all electronic/communication devices and avoid side conversations** within the meeting room and hallway near the door.

CONTINUATION OF PUBLIC HEARING

Opened on December 11, 2013 and continued to tonight, January 22, 2014 at the applicant's request. The previously seated ZBA members for this request are Vic Capellupo, Chuck Deluca, Jeff Williams, Gary Greene, Ruth Anne Ramsey and Rich Wood. This hearing must be completed by tonight. However if the ZBA determines to continue this hearing further, the applicant may provide an additional extension allowing the ZBA to continue this hearing until a subsequent meeting.

CALENDAR NO. 68-2013 The application of Alan Kaufman and Kaufman LLC on behalf of Rosemarie/Scott Reardon regarding the property of James/Janeen Eckert submitted on August 30, 2013 for an appeal of a Planning and Zoning Commission decision per Darien Zoning Regulations Section 1126(a); the ZBA should vacate the July 30, 2013 Planning and Zoning Commission decision and instruct it to undertake the town wide inventory mandated by the DEEP, and after the subsequent adoption of clear guidelines and regulation by the Planning

and Zoning Commission, the Eckerts should be permitted to reapply. The subject property is an interior lot accessed from a common drive situated on the east side of Long Neck Point Road approximately 450 feet south of the south intersection with Pear Tree Point Road and is shown on Assessor's Map #61 as Lot #3, being 165 Long Neck Point Road and located in an R-1 (residential) Zone.

DELIBERATION AND DECISION

Discussion, deliberation and possible decision for Public Hearing request item listed above. Four affirmative votes out of the five seated ZBA members are required to approve a proposal. Decisions are made after the ZBA members review the public hearing comments, submitted plans and other application materials, and carefully consider possible stipulations. If complications arise ZBA deliberation of the request may be postponed or continued to a later meeting date.

OTHER BUSINESS

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their regulatory responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Approval of Minutes of meeting on December 11, 2013. ZBA members attending this meeting were Vic Capellupo, Gary Greene, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, and Rich Wood.
2. Requested six month extension, received January 14, 2014, to obtain all required permits and begin on-site construction for ZBA Calendar No. 46-2013, Michael A. Tortorella & Nancy V. Tortorella, 7 Sylvan Road. The Public Hearing of this matter was July 17, 2013. Initial ZBA approval expires on January 26, 2014.
3. Possible requested amendment to the approved plans of Calendar No. 53-2011, Ruth & Ian Crowe, 26 Raymond Street.
4. General discussion of Application Materials, applicant identity, application review procedures, hearing guidelines, hardship criteria, decision practices/guidelines/staff questions, project fit relative to

neighbor properties, supervision/inspection of construction projects, and/or requested changes.

5. Any other business (a minimum 2/3, 67%, i.e. 3/4, 4/5, or 4/6, favorable vote of members present and voting is required to add an item to the agenda).