

Planning, Zoning and Housing Committee  
of the Darien, Connecticut RTM

Special Meeting Minutes

Date: February 11, 2010  
Place: Darien Town Hall Auditorium  
Present: Adelman, Bayne, Bishko, Cleary, Conologue, Guimond, Hennessy, Magida, Miller, Ness, Sini, van der Kieft, Young o  
Absent: Bacon, Fead, Olvany, Marsten  
Guests: Fred Conze, Jeremy Ginsberg, Diana Nizolek, Sandy Stolar

This was a Special Meeting of the Planning, Zoning and Housing Committee chaired by John van der Kieft and called to order at 8:05 PM

Jeremy Ginzberg, the Town of Darien's Planning and Zoning Director, reviewed the Planning and Zoning Department's Proposed 2010-2011 a summary of which had been provided to the Committee prior to the meeting. The Proposed budget shows a 1.75% increase over the 2009-2010 budget. Non-salary expense is reduced from the prior budget and there are no new initiatives included in the proposed budget.

In response to questions Ginzberg made the following comments and clarifications:

- The 2.5% increase in the full time salary line item was due to contractual raises and includes union negotiated raises, of the 7 employees 4 are unionized.
- All of the salaries are for P&Z positions and are not shared personnel
- The \$20,000 consulting Services line item is seen as the beginning of what may be a multiyear process to document Darien's resources and its capacity in areas such as incremental density. This study would be comprehensive and not specific to a use or property.

The Committee voted in favor of the proposed budget with 12 yes votes and 1 abstention, there were 4 members not present for the vote.. Ginzberg left the meeting following the vote.

Fred Conze, Chairman, Planning and Zoning Commission, discussed the proposed tax abatement ordinance for low and moderate income housing. As presently structured the ordinance would be an enabling ordinance, which would need various approvals to be actually implemented on a specific project. P & Z would need to approve a special permit and this permit would be conditioned upon adherence to our regulations. Any 8-30g application, which did not meet the existing regulations, would therefore not be eligible. There are specific, but flexible, regulations on the issuance of a special use permit. In response to a question regarding the Board of Finance role in the ordinance Conze gave his opinion that the Board of Finance should have a strong role.

The ensuing discussion on the ordinance raised several issues:

- Is a 39 year term the appropriate period, or should none be specified
- What should be the Board of Finance role
- What is the mechanism to get the ordinance into its final form to be presented and voted upon at a RTM meeting which would minimize any amendments from the floor of the meeting.

It was agreed that our Committee would wait to see the outcome of the Board of Selectmen take at their next meeting regarding the role of the Board of Finance in the ordinance. Then if we think a different direction is appropriate we can offer an amendment.

The meeting was adjourned at approximately 9:40 PM.

Respectfully submitted by Mary K. Ness, Clerk