

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

Draft Special Meeting Minutes – Revised 6/15/09

Date: May 20, 2009
Place: Darien Town Hall, Employee Lounge
Present: Adelman, Bacon, Bayne, Bishko, Cleary, Conologue, Fead, Hennessy, Jones,
Marston, Miller, Sini, van der Kieft, Young
Absent: Magida, Olvany
Attending: Callie Sullivan

This was Special Meeting of the Planning, Zoning and Housing Committee.

The meeting was called to order at approximately 7:40 pm. The Special Meeting agenda was reviewed by John van der Kieft, PZ&H Committee Chairman and then accepted.

The Committee reviewed the March 9, 2009 draft Special Meeting minutes. The document was approved as recorded.

The Committee reviewed the April 23, 2009 revised draft Special Meeting minutes. A few members said that there were additional topics discussed at the meeting that were still not included in draft minutes. Not all members who had been present at the April 23 meeting agreed that the additional topics had in fact been discussed in that meeting. After a discussion, the committee agreed to further revise the draft minutes. The document was approved by non-unanimous vote with the inclusion of the second revisions.

The Committee reviewed the May 13, 2009 draft Special Meeting minutes. The document was approved as recorded.

The Committee completed the review of its Commentary on the Strategies for the Affordable Housing Plan draft (“the Draft Plan”), dated January 29, 2009 with revision dated February 23. The review focused on Strategies #12-18.

The Committee agreed that its Chairman will lead the discussion on its Commentary on Strategies with the Board of Selectmen during a meeting to be scheduled over the next few weeks. Several committee members expressed the desire to have a “work session”, much like its first meeting with the BoS on the Draft Plan.

Callie Sullivan pointed out the BoS’ desire to vote on the Affordable Housing Plan within the next several weeks and said that the PZ&H presentation was included in the BoS’ meeting agenda for May 27, 2009. The Committee’s Chair indicated he would not be able to attend that

meeting and would contact the First Selectwoman to share the Committee's desired meeting format and to find a new date that would work for the Committee and the BoS.

The Chairman drafted an 8-30g Statement which he wanted to submit with the Committee's Commentary on Strategies. After reviewing the document and some further discussion, the Committee did not adopt the 8-30g Statement. (See attachment)

The Chairman reported on his attendance of the Visualizing Density workshop.

The meeting was adjourned at 9:35 pm.

Respectfully submitted by John Sini, Jr. – PZ&H Committee Clerk

Attachment

Attachment:

8-30g Statement
(draft)

Planning, Zoning & Housing would like to express it's concern that if the Town were to embark on a program that eventually would satisfy the 10% goal of 8-30g the Town would be dramatically transformed so that it would no longer fulfill the vision of its citizens nor The Town Plan of Conservation and Development.

CONSIDER: If, with the exception of affordable housing, all residential development were to be halted 516 additional units would be required to satisfy the 10% goal at today's 6,792 units. And, as multi-family dwellings with a combination of market-rate and affordable housing units will most likely become the primary solution for creating affordable housing the market-rate base will also increase as affordable units are added. Consequently the end result could well exceed the 516 units needed today.

Such development will change the "face" of Darien and overwhelm its infrastructure ---

allowing .75 school age children per unit 387 children would be introduced to the school system ---- requiring expanding or possibly building additional schools

automotive traffic would be choked in downtown Darien and Noroton Heights

bus and train facilities would require upgrading

multi-family dwellings would dominate the downtown landscape destroying Darien's small town, country character

PZ&H supports the conclusion expressed in the P&Z Affordable Housing Subcommittee's Report that "the Town needs to balance the need for affordable housing with other needs of the community --- residential and commercial".

And recommends that, in time, a lobbying effort that addresses the unusual nature of Darien be conducted for the purpose of modifying 8-30g in order to achieve a balance that meets the needs of affordable housing while preserving the unique character and quality of life the Town offers.

$$679 - 163 (2.4\%) = 516$$

Submitted by John van der Keift, PZ&H Chairman