

Planning, Zoning and Housing Committee Minutes  
February 11, 2016  
Special Meeting  
7:30p.m. Town Hall Room 206

Members Present:

Liz Bacon, Carolyn Bayne, Fred Conze,  
Ted Hawkins, Joanne Hennessy, Patrick Keane,  
John van der Kieft, Jennifer Montanaro, Monica McNally,  
Nanci Natale, Kathryn Bates, Joan Davis, Courtney Haidinger,  
Matt Jordan

Members Absent: Joe Cherico

Guests: Jayme Stevenson, Chris Filmer, Shirley Nichols, Susan Cameron,  
Reese Hutchison, Jeremy Ginsberg, Glenn Chalder

Chair- Joanne Hennessy  
Clerk: Monica McNally

Meeting called to order 7:40 p.m. by Chair Joanne Hennessy

Agenda

1. Minutes from January 19<sup>th</sup> to be approved at next PZ&H meeting
2. Discussion of Town Plan of Conservation and Development (TPCD)  
Chair Joanne Hennessey introduced Glenn Chalder from Planimetrics who gave a short presentation on the 2016 ten year TPCD. Issues discussed included traffic considerations, density, prioritizing the plan with a timeline and if the plan appears too 'pro-growth' on a residential basis. Glenn encouraged residents to be specific with their comments and suggestions, and forward any feedback to Town Hall during the month of February. A public hearing will be held during March or April with the intent to have the TPCD implemented in June 2016.
3. Review the P & Z department budget  
Due to time constraints, this item was moved to a meeting in the future by Chair Joanne Hennessey.
4. Review of P & Z department fees.  
Jeremy Ginsberg explained the increase in certain fees of 50-80%. State mandates during the application process incur costs such as public hearings, legal notices, stenographers, and certified mail receipts which need to be more fully born by the applicants. Fees have not been adjusted since 2011 and revenues are expected to increase from approximately \$110,000 to \$191,000. Further review in the future will determine if these increases are appropriate and /or adequate.

Fred Conze made the motion to approve Proposal to Amend Land Use Board Application and Zoning Permit Fees Appendix B-Schedule of Fees.

IN FAVOR: 13

Liz Bacon, Carolyn Bayne, Fred Conze,  
Ted Hawkins, Joanne Hennessy, Patrick Keane,  
Jennifer Montanaro, Monica McNally,  
Nanci Natale, Kathryn Bates, Joan Davis, Courtney Haidinger,  
Matt Jordan

OPPOSED: 0

ABSTAIN: 1

John van der Kieft

5. Review and vote on acquisition of 41 Hecker Avenue

Jayne Stevenson was available to clarify that Darien was approved for funding under the State of CT Open Space and Watershed Land Acquisition program, which is administered by the Dept of Energy and Environmental Protection, and approved the Town's application for \$137,500.00 grant. Darien Land Trust representatives, Shirley Nichols and Chris Elmer, were available to confirm a grant from The Darien Land Trust of \$137,500.00, to complete the purchase of the property from The Spring Grove Cemetery Association. The town of Darien will pay closing costs on the transaction and maintenance costs for the parcel.

Joan Davis made the motion to accept the gift of \$137,500.00 from The Darien Land Trust to be applied to the purchase of 41 Hecker Avenue

IN FAVOR: 14 –UNANIMOUS

Liz Bacon, Carolyn Bayne, Fred Conze,  
Ted Hawkins, Joanne Hennessy, Patrick Keane,  
Jennifer Montanaro, Monica McNally,  
Nanci Natale, Kathryn Bates, Joan Davis, Courtney Haidinger,  
Matt Jordan, John van der Kieft

Nanci Natale made the motion to authorize the Town of Darien to acquire 41 Hecker Avenue.

IN FAVOR- 14- UNANIMOUS

Liz Bacon, Carolyn Bayne, Fred Conze,  
Ted Hawkins, Joanne Hennessy, Patrick Keane,  
Jennifer Montanaro, Monica McNally,  
Nanci Natale, Kathryn Bates, Joan Davis, Courtney Haidinger,  
Matt Jordan, John van der Kieft

Motion made by Carolyn Bayne at 9:30 pm to adjourn.

Respectfully submitted by Monica McNally, clerk P Z & H committee

