

OPC Meeting Minutes

May 10, 2023 / Room 206

Attendance: First Selectman, Monica McNally; Board of Finance Chairman, Jim Palen; Planning and Zoning Chairman, Stephen Olvany; RTM Member, Lois Schneider; and Board of Education Vice-Chairman, Jill McCammon. Also in Attendance: Town Administrator Kate Buch.

Ms. McNally called the meeting to order at 8:00 am.

Ms. McNally called for a motion to approve of the OPC Minutes of April 19, 2023. Mr. Olvany moved, Mr. Palen seconded and the motion passed.

First Selectman Ms. McNally provided updates on:

- Ms. McNally reported that the Great Island closing took place on May 5th and she reminded residents that until safety protocols are completed and roads and walkways modified, vehicular, pedestrian and cycling traffic is restricted to island residents and Town personnel only. Interviews have begun for the Great Island Advisory Committee.
- In recognition of Arbor Day, 400 trees/shrubs were donated by Eversource and distributed to residents with the help of The Green Team and scouts.
- The RTM passed the Town of Darien FY2023-2024 budget on May 8th. Ms. McNally thanked Department Heads, Kate Buch, Jenn Charneski, her Board, the Board of Finance and members of the RTM for their thoughtful budget submissions and reviews.
- The Public Works Department held an information session to review the findings of a recent drainage study for the area of Salt Box Lane. A TV79 recording of the meeting and the study may be found on the Town's website.

Board of Education Mrs. McCammon provided updates on:

- An "Out of Darkness Walk" held at Darien High School was well attended. In addition to raising \$30,000, it allowed the community to see the recently upgraded outdoor track.
- In recognition of Teacher Appreciation week, Ms. McCammon thanked all Darien teachers.
- The Board is in the final stages of hiring a new Assistant Director of Curriculum.
- Maureen Kenefick, a school nurse and the wife of Dr. Tim Kenefick passed away in April.
- The DHS prom is scheduled for May 13th and graduation will be in June.
- The HHRBC is concerned about rising construction costs. The construction management company will run additional cost estimates.

Board of Finance Mr. Palen provided updates on:

- Mr. Palen reviewed the Town budget for Fiscal Year (FY) 2024, which established a mil rate of 17.61 to the existing Grand List, as of October 2022. The FY 2025 Grand List will be based on the new valuations.
- Darien closed on a \$113 million dollar bond deal ahead of federal interest rate increases. He expressed appreciation to the staff for moving quickly through the process.

Planning & Zoning Mr. Olvany provided updates on:

- The Planning & Zoning Commission recently reviewed options for Accessible Dwelling Units (ADUs) and is considering two options for Darien. One would allow for modifications to a garage space and the other would involve freestanding buildings such as a pool house. A Public Hearing will be scheduled, likely towards the end of June.
- Kate Buch suggested that the Board of Finance ask the Assessor to answer questions on the possible effects of ADUs on the Grand List.
- Mr. Olvany has directed staff, per State Statute, to submit the reports necessary for the Town to be able to lease properties on Great Island. The RTM must also vote on the leases.
- A State "Fair Share Bill" involves creating greater density around train stations- for Darien, this involves five train stations. Mr. Olvany appreciates Representative Marra's interest in bringing delegates from Hartford, in particular the Head of Economic Development, to tour the major developments under construction in Darien. These developments will increase multi-family and affordable housing units (see attached).

RTM Ms. Schneider reviewed items before the RTM:

- The RTM voted to approve a gift of \$123,500 from the Darien Foundation for a new police boat.
- The RTM also approved the Board of Finance budget on May 8th and \$2.6 million to cover capital projects in lieu of bonding.

Ms. McNally called for a motion to adjourn. Mr. Morton moved. Mr. Palen seconded and all voted in favor.

Mrs. McNally adjourned the meeting at 9:30 am.

Respectfully submitted,

Linda O'Leary

**MULTI-FAMILY HOUSING CONSTRUCTED
IN THE TOWN OF DARLEN SINCE 2000
as of March 21, 2022**

APPROVED AND CONSTRUCTED:

Name of Development	Address	Date Acted Upon by the P&Z Commission	Date Completed	Type of Dwelling	Rent/Use of Dwelling Occupied?	Multi-Use Development?	RTM#	Number of Units	Number of Affordable Units	AIM	Age-Restricted?
Avdon Darlen	137 Hollow Tree Ridge Rd	3/7/1998	2/5/2003	Apartment	Rental	No	183	242	47	No	No
Grove Street Plaza	Grove Street	3/11/2003	circa 2005	Unknown	Unknown	Yes	20	20	0	No	No
Baywater Properties ^a	1014-1020 Boston Post Rd	12/05/2008	circa 2009	Unknown	Rental	Yes	6	6	0	No	No
Kennett Phase I	Kennett Lane	10/09/2007	circa 2014	Condominium	Rental	No	62	62	0	No	No
The Cottage at Darlen ^b	30A Edgerton Street	3/7/2008	8/1/2008	Group Home	Rental	No	6	n/a	n/a	No	No
Day Street Development	1015 Boston Post Rd/13 Grove St.	6/28/2008	circa 2010	Apartment	Rental	Yes	6	6	0	No	No
Ashon Real Estate/Above Chipole	71 Boston Post Road	7/1/2008	circa 2010	Apartment	Rental	Yes	1	1	0	No	No
Pemberton 16 ^c	77 Leroy Avenue	10/28/2008	circa 2018	Condominium	Owner & Rental	No	18	11	5	Yes	Yes
The Heights at Darlen ^d	Nowden Avenue/Elm St.	3/10/2009	2013-2014	Apartment	Rental	No	106	0	106	No	No
Horizon Green	333 West Avenue	9/17/2009	circa 2014	Condominium	Owner	No	8	8	0	No	No
Garden Homes	397 Boston Post Road	1/5/2010	9/2/2011	Apartment	Rental	No	25	24	13	Yes	No
Tokarnke Properties	24, 30 Carver Street	5/10/2011	12/16/2011	Apartment	Rental	Yes	6	4	2	No	No
Mead House ^e	745 Boston Post Road	11/22/2011	circa 2013	Apartment	Rental	Yes	8	8	0	No	No
Knob Hill ^f	Serbers Trail/67-69 Leroy Avenue	6/23/2015	circa 2017	Apartment	Rental	No	8	6	2	No	No
Jon Vaccaro	1950-1958 Boston Post Rd	2015, 2017	circa 2018	Apartment	Rental	Yes	8	8	0	No	No
The Royle at Darlen ^g	719 Boston Post Road	6/28/2016	circa 2020	Apartment	Rental	No	55	0	55	No	Yes
Kennett Phase II ^h	269 Hoyt Street/Kennett Ln	11/10/2015	circa 2020	Condo (14) + Apt (3)	Owner & Rental	No	17	34	3	No	No
188 West Avenue, LLC	168 West Avenue	7/27/2019	circa 2021	Apartment	Rental	No	2	2	0	No	No
Corbin District-Phase 1 ⁱ	26 East Lane	11/27/2018	circa 2022	unknown	Rental	No	12	0	12	No	No
Jon Vaccaro-V2 Group	1077 Boston Post Road	6/2/2020	Expected March/April 2022	Apartment	Rental	Yes	4	4	0	No	No
Jon Vaccaro-V2 Group	1897 Boston Post Road	7/28/2020	Expected March/April 2022	Apartment	Rental	Yes	5	4	1	No	No
The Commons at Darlen/Federal Realty	102 & 140 Heights Road	10/10/2017	Expected 2022/2023	Apartment	Rental	Yes	122	106	26	No	No
Corbin District ^j	Corbin Drive/Boston Post Road	11/27/2018	Expected Phase 2-2022/2023	Mixed	Owner (probable)	Yes	38	38	0	No	No

APPROVED NOT YET CONSTRUCTED:

Name of Development	Address	Date Acted Upon by the P&Z Commission	Date Completed	Type of Dwelling	Rent/Use of Dwelling Occupied?	Multi-Use Development?	RTM#	Number of Units	Number of Affordable Units	AIM	Age-Restricted?
Corbin District-Phase 2 ^k	Corbin Drive/Boston Post Road	11/27/2018	Expected Phase 2-2024/2025	Mixed	Possible Mix	Yes	78	76	2	No	No
Horizon Heights Shop. Ctr.	Highways Road	5/17/2017 and pending	likely re-commencing 2022?	Apartment	Rental	Yes	50	51	8	No	No
3 Pembrocks Drive	3 Pembrocks Drive	2/18/2022	Not Yet Commenced	unknown	Not Determined	No	60	52	8	No	No
Seafarce	57 Hoyt Street	3/22/2011	Not Yet Commenced	unknown	Not Determined	No	8	5	3	Yes	Yes
APPROVED, NOT YET CONSTRUCTED SUBTOTAL:							205	184	21		
MULTI-FAMILY HOUSING APPROVED & CONSTRUCTED SINCE 2000 -- TOTAL:							925	648	281		
								69.3%	30.1%		

PENDING BEFORE PLANNING & ZONING COMMISSION:

7 Seagovick Avenue	N/A			unknown	Not Determined	No	22	28	4	No	No
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FOOTNOTES:

- A--1020 Boston Post Road contains 6 apartments--2 of which were originally intended as workforce housing, although those 2 units have not been formally deed-restricted.
- B--The Cottage at Darlen is a dwelling for 6 developmentally disabled adults.
- C--Pemberton 16 is age-restricted to those age 62 and over.
- D--The redevelopment of All on O'Neill into The Heights at Darlen was a net increase of 53 affordable units.
- E--745 Boston Post Road application--an inclusionary zoning payment was made of \$362,234, in lieu of constructing units. Those inclusionary funds were put towards The Royle at Darlen. Inclusionary Zoning (Section 180 of the Regulations) was adopted in 2009, and amended numerous times since then.
- F--Serbers Trail application resulted in the adoption of the "Active Senior Residential Overlay Zone".
- G--The Royle at Darlen (Formerly Old Town Hall Homes) is age-restricted to those age 55 and over or disabled. This is a 55 unit apartment/rental project.
- H--Kennett Phase II--project is complete.
- I--12 of the 14 Corbin District (required affordable units are deed restricted affordable for adults with special needs.
- J--Those 12 units have been constructed off-site at 28 East Lane, and are for developmentally disabled adults.

Source: Darlen Planning & Zoning Department records, Assessor records, Town Clerk's office, and State of CT Dept. of Housing
Date: March 21, 2022. All project status is as of that date.