

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING / GENERAL MEETING
October 24, 2023**

Place: Room 206, Darien Town Hall

TIME: 7:30 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Olvany, Balgach, Nedder, Barsanti

STAFF ATTENDING: Ginsberg, Doneit
Recorder: Karen Manz

Chairman Olvany opened the special meeting at 7:30 P.M. and read the first agenda item:

PUBLIC HEARING

Coastal Site Plan Review #116-B, Flood Damage Prevention Application #104-B (PL23-138), Joseph & Amy Gold, 17 Tokeneke Trail. Proposal to reconfigure and construct additions to the south side of the existing residence, and terrace and deck areas, including construction of retaining walls and landscape steps, and to perform related site development activities within regulated areas. The 2.3+/- acre subject property is located on the south side of Tokeneke Trail approximately 520 feet west of its intersection with Runkenhage Road, and is shown on Assessor's Map #69 as Lot #36 in the R-1 Zone.

Mr. Doneit provided the Commission with an overview of the application, noting comments submitted by CT DEEP, Joe Canas of Tighe & Bond, and Director of Health David Knauf.

Mr. Michael Cusato, of Cusato Architecture, the applicant's representative, summarized the proposal. He noted that the proposed exterior modifications to the house add roughly 23+/- square feet of impervious surface. There is no proposed change to the height of the structure. He said that the existing decks and terrace areas at the rear of the house would be modified and the stair from the deck to the terrace will be replaced with a new design. The project also includes the addition of a fence and gate around the pool area.

Mr. Bryan Nesteriak, of B&B Engineering, the applicant's engineer said that no new stormwater management measures are proposed since there is essentially no increase in impervious surface. He said that the site is served by a subsurface sewage disposal system in the front yard of the property. He said that per discussions with Director of Health David Knauf, a septic reserve area had been established and associated soil testing had been performed. Mr. Nesteriak then addressed comments on the application submitted by Joe Canas of Tighe & Bond, noting that all work would be performed outside of FEMA Zone VE.

No members of the general public spoke on the application.

There being no further comments from Commission members, Mr. Nedder made a motion to close the public hearing. That motion was seconded by Mr. Balgach, and approved by a vote of 4-0.

At about 7:43 p.m. Chairman Olvany read the following agenda item:

PLANNING & ZONING COMMISSION
MINUTES
PUBLIC HEARING / GENERAL MEETING
OCTOBER 24, 2023
PAGE 2

Coastal Site Plan Review #72-C, Flood Damage Prevention Application #60-C (PL-23-98) Michael & Paige Scardigli, 9 Seagate Road. Proposal to construct a new 250+/- square foot three-season porch, a patio area, and associated stormwater management at the southwest side of the existing single-family residence, and to perform related site development activities within regulated areas. The 0.55+/- acre subject property is located on the southwest side of Seagate Road approximately 500 feet southwest of its intersection with Boston Post Road, and is shown on Assessor's Map #53 as Lot #54 in the R-1/2 Residential Zone.

Mr. Doneit provided the Commission with an overview of the application, noting comments submitted by CT DEEP, WestCOG, and Joe Canas of Tighe & Bond. He said that the project was approved by the Environmental Protection Commission on October 19, 2023.

Mr. Wayne D'Avanzo, of Fairfield County Engineering, the applicant's representative summarized the proposal. He said that the increased runoff resulting from the proposed improvements will be retained in an on-site retention system. He said that the porch will be built on footings to ensure stability and minimize alterations to the site's existing grade. The proposed improvements at the rear of the house are located within the FEMA 100 year AE flood zone with a Base Flood Elevation of 14.0'. He said that the proposed work will not result in an increase of flood heights. Landscaping of the property is proposed in accordance with the October EPC approval and was designed by Environmental Land Solutions.

Ms. Barsanti asked for assurances that there would be no changes to the methods of construction if the footings could not be installed as planned.

No members of the general public spoke on the application.

There being no further comments from Commission members, Ms. Barsanti made a motion to close the public hearing. That motion was seconded by Mr. Nedder, and approved by a vote of 4-0.

GENERAL MEETING

Other Business

Amendments to Business Site Plan Application #296, Special Permit Application #296, Land Filling & Regrading Application #409, FR Darien, LLC, Darien Commons. Proposal to amend the Commission's previous October 10, 2017 approval to reconfigure on-site parking spaces and to make related improvements to hardscape and landscape features in the vicinity of the Heights Road entrance to the site; make exterior building modifications to 40 Heights Road (Citibank building), including construction of an addition to the north side of the building; and to screen rooftop mechanical equipment at 72 Heights Road (Equinox building).

Mr. Patrick McMahon, of Federal Realty, the applicant, presented details of the proposed modifications. He said that Federal is proposing a 4-foot high aluminum screen around the perimeter of the rooftop mechanical equipment on the Equinox building. The screen will be roughly 6-inches taller than the highest point of the equipment and will block the views of the equipment of pedestrians and drivers on the site, including on Noroton Avenue. He said that the

PLANNING & ZONING COMMISSION
MINUTES
PUBLIC HEARING / GENERAL MEETING
OCTOBER 24, 2023
PAGE 3

Architectural Review Board (ARB) issued a positive report on the proposal.

Mr. McMahon then reviewed the proposed parking space reconfiguration. He discussed details around ingress and egress from the site at the Heights Road driveway, noting that the existing three-way intersection at the north end of the driveway has presented numerous problems for vehicular and pedestrian traffic. He said that Federal proposes to create a “canoe” design by extending landscape island areas on the north side of the intersection to eliminate the 3 way intersection. A total of seven parking spaces would be eliminated, but the project would still be in compliance with zoning regulations relative to the total number of required parking spaces.

Mr. McMahon then detailed conditions in the vicinity of the north end of the Heights Road driveway. He said that there is HVAC equipment next to a stop sign in this area that would be removed along with the western most parking space at the north side of the Citibank building. A larger landscaped area would be created and a new tree would be planted. He said that open space area would be increased by about 250 square feet.

Chairman Olvany suggested that, if possible, Federal Realty extend the walkway that traverses the north side of the Citibank building to the west, across the north end of the Heights Road driveway, creating a connection to the public plaza area. He said that the extension of the walkway shall be constructed of stamped concrete or another similar material that differentiates itself from the pavement of the roadway/driveway to promote traffic calming. He also suggested replacing the painted crosswalk at the Heights Road entrance to the site with the same material. Lastly, Chairman Olvany suggested that the proposed tree directly to the east of the stop sign at the north end of the Heights Road driveway be replaced with bollard lighting in the same style as other bollard lighting throughout the site.

Mr. Ginsberg said that Federal Realty would be asked to resubmit the plans with the additional modifications as discussed and that they would be recirculated to the Commission for review.

Mr. McMahon then discussed proposed changes to the existing Citibank building at 40 Heights Road. He said that the building is in need of significant upgrades. He said that the upper floor would be rehabbed with the replacement of the roof and mechanical equipment. He said that Federal Realty would increase the square footage of ground floor by 180 square feet by expanding the existing lobby out to the existing arcade line. All windows would be replaced in larger window openings. The interior window treatments would be handled by Federal Realty to ensure consistency. The second floor exterior wallpac lights are to be removed from the building pursuant the ARB’s comments.

Mr. Ginsberg noted that the Architectural Review Board (ARB) had reviewed the proposed modifications last week and issued a favorable report.

Mr. Balgach made a motion to approve the request with modifications. That motion was seconded by Ms. Barsanti, and was approved by a vote of 4-0.

At about 8:24 p.m. Chairman Olvany read the following agenda item:

PLANNING & ZONING COMMISSION
MINUTES
PUBLIC HEARING / GENERAL MEETING
OCTOBER 24, 2023
PAGE 4

Deliberations Only:

**Coastal Site Plan Review #116-B, Flood Damage Prevention Application #104-B (PL23-138),
Joseph & Amy Gold, 17 Tokeneke Trail.**

Commission members noted that they were generally in favor of the proposal and directed staff to draft an approval for consideration at their November 14 meeting.

**Coastal Site Plan Review #72-C, Flood Damage Prevention Application #60-C (PL-23-98)
Michael & Paige Scardigli, 9 Seagate Road.**

Commission members noted that they were generally in favor of the proposal and directed staff to draft an approval for consideration at their November 14 meeting.

Approval of Minutes

October 3, 2023

Ms. Barsanti made a motion to approve the October 3, 2023 meeting minutes as written. That motion was seconded by Mr. Nedder, and approved by a vote of 4-0.

October 10, 2023

Ms. Barsanti made a motion to approve the October 10, 2023 meeting minutes as written. That motion was seconded by Mr. Balgach, and approved by a vote of 4-0.

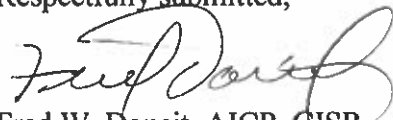
Chairman's Report

Chairman Olvany said that Pizzeria Molto would be opening in Darien Commons on October 31, 2023.

It was noted that the next upcoming meetings have been scheduled for November 14 and 28, 2023.

There being no other business, Mr. Nedder made a motion to adjourn the meeting. That motion was seconded by Ms. Barsanti, and approved by a vote of 4-0. The meeting was adjourned at 8:32 p.m.

Respectfully submitted,



Fred W. Doneit, AICP, GISP
Assistant Director