

**PLANNING AND ZONING COMMISSION  
MINUTES  
GENERAL MEETING / PUBLIC HEARING  
November 14, 2023**

Place: Room 206, Darien Town Hall

TIME: 7:30 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:

Olvany, Balgach, Nedder, Barsanti, Reilly, Zionie

STAFF ATTENDING: Ginsberg, Doneit

Channel 79

Recorder: Karen Manz

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Chairman Olvany opened the special meeting at 7:31 P.M. and read the first agenda item:

**GENERAL MEETING**

Chairman Olvany welcomed new Commission member Jamie Zionie, who was elected to the Commission in the previous week.

Mr. Olvany then read the first general meeting agenda item:

**Election of Officers**

Ms. Barsanti made a motion to nominate Stephen Olvany as Chairman. That motion was seconded by Mr. Nedder. There were no other nominations. Mr. Olvany was then voted in as Chairman by a vote of 6-0.

Mr. Reilly made a motion to nominate Adam Balgach as Vice-Chairman. That motion was seconded by Ms. Barsanti. There were no other nominations. Mr. Balgach was then voted in as Vice-Chairman by a vote of 5-0, with Mr. Balgach abstaining from the vote.

Ms. Barsanti made a motion to nominate Mr. Nedder as Secretary. That motion was seconded by Mr. Balgach. There were no other nominations. Mr. Nedder was then voted in as Secretary by a vote of 6-0.

Chairman Olvany made a motion to appoint Mr. Reilly to the Blight Review Board. That motion was seconded by Mr. Balgach. Mr. Reilly was appointed to the Blight Review Board by a vote of 6-0.

At about 7:36 p.m. Chairman Olvany read the following agenda item:

**Adoption of 2024 Meeting Schedule**

Chairman Olvany noted that the draft meeting schedule reflects a new 7:00 p.m. start time for Commission meetings. Mr. Balgach made a motion to adopt the 2024 meeting schedule. That motion was seconded by Mr. Nedder, and approved by a vote of 6-0.

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At about 7:40 p.m. Chairman Olvany read the following agenda item:

**Deliberations and possible decisions regarding the following:**

**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 Commission reviewed the draft resolution and noted that they were generally in favor of the proposal. Ms. Barsanti made a motion to adopt the draft resolution as written. That motion was seconded by Mr. Balgach, and was approved by a vote of 4-0, with Mr. Reilly and Ms. Zionie abstaining from the vote since they were not at the public hearing. The adopted resolution read as follows:

**PLANNING AND ZONING COMMISSION  
ADOPTED RESOLUTION  
November 14, 2023**

Application Number: Coastal Site Plan Review #116-B  
Flood Damage Prevention Application #104-B  
(PL-23-138)

Street Addresses: 17 Tokeneke Trail  
Assessor's Map #69 Lot #36

Name and Address of  
Property Owners and Applicants: Joseph & Amy Gold  
17 Tokeneke Trail  
Darien, CT 06820

Name and Address of  
Applicant's Representative: Michael Cusato, RA  
Cusato Architecture  
1771 Boston Post Road E.  
Westport, CT 06880

Activities Being Applied For: 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.

Property Location: 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.

Zone: R-1

Date of Public Hearing: October 24, 2023

Time and Place: 7:30 P.M. Room 206 Town Hall

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Publication of Hearing Notices

Dates: October 12 & 19, 2023

Newspaper: Darien Times

Date of Action: November 14, 2023

Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of Action:  
November 23, 2023

Newspaper: Darien Times

The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 406, 810, and 820 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted plans, and the statements of the applicant's representative whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. The 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 subject property is served by public water and septic.
2. 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.
3. David Knauf of the Darien Health Department submitted comments for the record dated September 21, 2023. He notes that septic system replacement will likely be needed and that soil testing and site evaluation is required.
4. Braden Lynn of the State of Connecticut DEEP submitted comments on the application dated October 17, 2023. Those comments are included as part of the record on the matter.

#### STORMWATER MANAGEMENT

5. Professional Engineer Joseph Canas of Tighe & Bond submitted comments for the record relative to stormwater management dated October 23, 2023. Those comments are included as part of the record.
6. Given the limited increase in overall site imperviousness and the location of the subject property located within the lower 1/3 of the watershed and directly adjacent to the Long Island Sound,

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the Commission finds that there is no requirement or need to detain water and manage stormwater quantity as part of this project.

7. The Commission finds that if implemented properly, the proposed site development activities will have no adverse impacts to adjoining property owners or any downstream drainage systems.

**PROPOSED WORK WITHIN THE FLOOD ZONE**

8. The proposed improvements at the rear of the house are located within the FEMA 100 year AE flood zone with a Base Flood Elevation (BFE) of 13.0’.
9. The proposed work will not result in an increase of flood heights and the proposal meets or exceeds Section 825 of the Darien Zoning Regulations.
10. The Commission believes that the proposed activities as shown on the site plan, to be implemented with the conditions listed below, will have no adverse impact on flooding, and therefore, this proposal is consistent with the need to minimize flood damage.

**PROPOSED WORK WITHIN CAM AREA**

11. A Coastal Area Management Report, prepared by B&B Engineering, dated September 12, 2023 was submitted for the record.
12. The Commission finds that the proposed development, if properly implemented and protected, is not contrary to the goals, objectives and policies of the Coastal Area Management Program and will not result in any significant, long-term negative impacts on coastal resources.
13. The Commission finds that the proposed activity as shown on the site development plan is consistent with the goals and policies in Section 22a-92 of the Connecticut General Statutes.
14. The Commission finds that the potential adverse impacts of the proposed activity on coastal resources are acceptable.

**NOW THEREFORE BE IT RESOLVED** that Coastal Site Plan Review #116-B and Flood Damage Prevention Application #104-B are hereby granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Construction and other site development activity shall be in accordance with the plans submitted to and reviewed by the Commission:

**SURVEY**

- Zoning Location Survey, 17 Tokeneke Trail, Darien, Prepared for Amy & Joseph Gold by K&A Land Surveyors, LLC, dated September 5, 2023.

**ENGINEERING PLANS**

Plans generally entitled '17 Tokeneke Trail, Darien', Prepared for Amy & Joseph Gold by B&B Engineering, dated September 13, 2023.

- Sheet 1 of 2, Proposed Site Development Plan;

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- Sheet 2 of 2, Construction Notes and Details.

**ARCHITECTURAL & STRUCTURAL PLANS**

Plans generally entitled 'Gold Residence Remodel, 17 Tokeneke Trail, Darien', Prepared by Berglund Design, dated September 1, 2023.

- Sheet A1.0, Cover Sheet;
- Sheet A1.1, Project Spec;
- Sheet A2.1, Proposed Site Plan;
- Sheet A2.2, Area Calcs;
- Sheet A2.3, Main Level Demo Plan;
- Sheet A2.4, Upper Level Demo Plan;
- Sheet A2.5, Roof Level Demo Plan;
- Sheet A3.2, Main Level Floor Plan;
- Sheet A3.3, Upper Level Floor Plan;
- Sheet A3.4, Roof Plan;
- Sheet A4.1, Demolition Elevations;
- Sheet A4.2, Proposed Elevations;
- Sheet A4.3, Existing Elevations;
- Sheet A4.4, Existing Elevations;
- Sheet A4.5, Existing Elevations;
- Sheet A4.6, 3D Views;
- Sheet A4.7, Bird's Eye Before & After 3Ds
- Sheet A5.1, Building Sections;
- Sheet A8.0, Window and Door Schedule;
- Sheet A8.1, Details;
- Sheet A8.2, Details;
- Sheet A8.3, Details;
- Sheet A10.0, Electrical Schedule and Notes;
- Sheet A10.2, Main Level RCP;
- Sheet A10.3, Upper Level RCP;
- Sheet S1.0, Foundation Plan;
- Sheet S1.1, Main Level Framing on Lower Level Plan;
- Sheet S1.2, Upper Level Framing on Main Level Plan;
- Sheet S1.3, Roof Framing on Upper Level Plan;
- Sheet S2.0, Structural Notes;
- Sheet S2.1, Design Data and Fastening Schedule;
- Sheet S2.2, Typical Details Sheet A;
- Sheet S2.3, Typical Details Sheet B;
- Sheet S2.4, Superstructure Details Sheet A.

The Commission acknowledges that specific architectural plans are not being approved herein, other than relative to the footprint of the exterior modifications to the house. All construction shall comply with both the flood damage prevention regulations.

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- B. Due to the nature of the project, the Planning and Zoning Commission will not require a Performance Bond.
- C. Per comments submitted by David Knauf of the Town Health Department, a septic reserve area shall be established on the final plans submitted for the Building Permit.
- D. During construction, the applicant shall utilize the sediment and erosion controls illustrated on the submitted Site Development Plan in Condition 'A', above, and any additional measures as may be necessary due to site conditions. These sediment and erosion controls shall be maintained to minimize any adverse impacts during the construction and until the area has been revegetated or restabilized.

**STORMWATER MANAGEMENT**

- E. Due to the property's location adjacent to Long Island Sound and within the lower 1/3 of the watershed, the Commission hereby waives the requirements of Section 880 of the Zoning Regulations relative to on-site stormwater detention.
- F. The applicant must make sure that at all times during the redevelopment of the site, the stormwater runoff is properly managed to avoid impacts to the neighboring properties and Tokeneke Trail. This shall include, but not be limited to sedimentation prevention and control, temporary artificial and/or vegetative cover to minimize erosion of exposed soils, and result in the restabilization of all disturbed areas.
- G. The granting of this approval does not relieve the applicant of the responsibility of complying with all other applicable rules, regulations and codes of the Town, State, or other regulating agency.
- H. Prior to the issuance of a Certificate of Completion for the improvements, the applicant shall submit the following to demonstrate compliance with the approved plans and the flood damage prevention regulations:
  - 1. An Elevation Certificate shall be submitted to the Planning & Zoning Department following the completion of all of improvements in order to verify that the final elevation of the additions and the associated HVAC equipment comply with the flood regulations.
  - 2. A final "as-built" survey prepared by a licensed land surveyor and other evidence that all work has been properly completed in accordance with the approved plans, and complies with zoning setback, building height, building coverage requirements, and flood regulations. The as-built survey shall show all utilities or buried infrastructure installed as part of this application. The as-built survey shall include measurements from known, permanent, and visible surface features so that buried infrastructure can be located in the field in the future.
- I. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke this permit as it deems appropriate.

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- J. This permit shall be subject to the provisions of Sections 815 and 829f of the Darien Zoning Regulations, including but not limited to, implementation of the approved plan within one (1) year of this action (November 14, 2024). This may be extended as per Sections 815 and 829f.

All provisions and details of the plan, as modified herein, shall be binding conditions of this action and such approval shall become final upon compliance with these conditions and the signing of the final documents by the Chairman.

At about 7:42 p.m. Chairman Olvany read the following agenda item:

**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 Commission reviewed the draft resolution and noted that they were generally in favor of the proposal. Mr. Balgach made a motion to adopt the draft resolution as written. That motion was seconded by Mr. Nedder, and was approved by a vote of 4-0, with Mr. Reilly and Ms. Zionie abstaining from the vote since they were not at the public hearing. The adopted resolution read as follows:

**PLANNING AND ZONING COMMISSION  
ADOPTED RESOLUTION  
November 14, 2023**

Application Number: Coastal Site Plan Review #72-C  
Flood Damage Prevention Application #60-C  
(PL-23-98)

Street Addresses: 9 Seagate Road  
Assessor's Map #53 Lot #54

Name and Address of  
Property Owners and Applicants: Michael & Paige Scardigli  
9 Seagate Road  
Darien, CT 06820

Name and Address of  
Applicant's Representative: Mark Maidique, AIA  
Bridger AAD  
320 Boston Post Road  
Darien, CT 06820

Activities Being Applied For: 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.

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Property Location: 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.

Zone: R-1/2

Date of Public Hearing: October 24, 2023

Time and Place: 7:30 P.M. Room 206 Town Hall

Publication of Hearing Notices

Dates: October 12 & 19, 2023

Newspaper: Darien Times

Date of Action: November 14, 2023

Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of Action:  
November 23, 2023

Newspaper: Darien Times

The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 406, 810, and 820 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted plans, and the statements of the applicant's engineer whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. The proposal is 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 subject property is served by public water and sewer.
2. The Environmental Protection Commission (EPC) approved this project as part of EPC #16-2023 on October 19, 2023. That approval is hereby incorporated by reference.
3. Braden Lynn of the State of Connecticut DEEP submitted comments on the application dated October 17, 2023. Those comments are included as part of the record on the matter.
4. Kristin Floberg of the Western Connecticut Council of Governments (WestCOG), sent an October 11, 2023 email for the record stating that "the opinion of West COG staff is that the proposal is of



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local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment”.

**STORMWATER MANAGEMENT**

5. Professional Engineer Joseph Canas of Tighe & Bond submitted comments for the record relative to stormwater management dated October 6, 2023. Those comments are included as part of the record.
6. Increased runoff resulting from the proposed improvements will be retained in a proposed on-site retention system.
7. Given the limited increase in overall site imperviousness and the location of the subject property located within the lower 1/3 of the watershed and directly adjacent to Holly Pond, the Commission finds that there is no requirement or need to detain water and manage stormwater quantity as part of this project.
8. The Commission finds that if implemented properly, the proposed site development activities will have no adverse impacts to adjoining property owners or any downstream drainage systems.

**PROPOSED WORK WITHIN THE FLOOD ZONE**

9. The proposed improvements at the rear of the house are located within the FEMA 100 year AE flood zone with a Base Flood Elevation (BFE) of 14.0’.
10. The proposed work will not result in an increase of flood heights and the proposal meets or exceeds Section 825 of the Darien Zoning Regulations.
11. The Commission believes that the proposed activities as shown on the site plan, to be implemented with the conditions listed below, will have no adverse impact on flooding, and therefore, this proposal is consistent with the need to minimize flood damage.

**PROPOSED WORK WITHIN CAM AREA**

12. The Commission finds that the proposed development, if properly implemented and protected, is not contrary to the goals, objectives and policies of the Coastal Area Management Program and will not result in any significant, long-term negative impacts on coastal resources.
13. The Commission finds that the proposed activity as shown on the site development plan is consistent with the goals and policies in Section 22a-92 of the Connecticut General Statutes.
14. The Commission finds that the potential adverse impacts of the proposed activity on coastal resources are acceptable.

**NOW THEREFORE BE IT RESOLVED** that Coastal Site Plan Review #72-C and Flood Damage Prevention Application #60-C are hereby granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Construction and other site development activity shall be in accordance with the plans submitted to and reviewed by the Commission:

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**SURVEY**

- Sheet SV-1.0, Zoning Location Survey, 9 Seagate Road, Darien, Prepared for Michael & Paige Scardigli by Thomas A. Deilus, Land Surveyor, dated October 20, 2022, last revised February 15, 2023.

**ENGINEERING PLANS**

- Sheet 1 of 1, Drainage Plan, 9 Seagate Road, Darien, Prepared for Paige Scardigli by Fairfield County Engineering, LLC, dated May 5, 2023.

**LANDSCAPE PLAN**

- Sheet LP.1, Landscape Plan, Scardigli Residence, 9 Seagate Road, Darien, Prepared by Environmental Land Solutions, LLC, dated September 14, 2023.

**ARCHITECTURAL PLANS**

Plans generally entitled 'Screen Porch Addition for Scardigli Family, 9 Seagate Road, Darien', Prepared by Bridger ADD, dated May 19, 2023.

- Sheet CRV, Concept Site Plan;
- Sheet A1.0e, Foundation Plan;
- Sheet A1.0, Foundation Plan;
- Sheet A1.1e, First Floor Plan;
- Sheet A1.1, First Floor Plan;
- Sheet A1.2e, Roof Plan;
- Sheet A1.2, Roof Plan;
- Sheet A2.1, Rear Elevation;
- Sheet A2.2, Right Elevation;
- Sheet A3.1, Section.

The Commission acknowledges that specific architectural plans are not being approved herein, other than relative to the footprint of the additions. All construction shall comply with the flood damage prevention regulations.

- B. Due to the nature of the project, the Planning and Zoning Commission will not require a Performance Bond.
- C. During construction, the applicant shall utilize the sediment and erosion controls illustrated on the submitted Site Development Plan in Condition 'A', above, and any additional measures as may be necessary due to site conditions. These sediment and erosion controls shall be maintained to minimize any adverse impacts during the construction and until the area has been revegetated or restabilized.

**STORMWATER MANAGEMENT**

- D. The applicant must make sure that at all times during the redevelopment of the site, the stormwater runoff is properly managed to avoid impacts to the neighboring properties and Seagate Road. This shall include, but not be limited to sedimentation prevention and control, temporary artificial and/or vegetative cover to minimize erosion of exposed soils, and result in the restabilization of all disturbed areas.

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- E. The granting of this approval does not relieve the applicant of the responsibility of complying with all other applicable rules, regulations and codes of the Town, State, or other regulating agency. A Zoning/Building Permit is required for the proposed addition.
- F. Prior to the issuance of a Certificate of Completion for the improvements, the applicant shall submit the following to demonstrate compliance with the approved plans and the flood damage prevention regulations:
1. An Elevation Certificate shall be submitted to the Planning & Zoning Department following the completion of all of improvements in order to verify that the final elevation of the additions and HVAC equipment comply with the flood regulations.
  2. A final “as-built” survey prepared by a licensed land surveyor and other evidence that all work has been properly completed in accordance with the approved plans, and complies with zoning setback, building height, building coverage requirements, and flood regulations. The as-built survey shall show all utilities or buried infrastructure installed as part of this application. The as-built survey shall include measurements from known, permanent, and visible surface features so that buried infrastructure can be located in the field in the future.
- G. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke this permit as it deems appropriate.
- H. This permit shall be subject to the provisions of Sections 815 and 829f of the Darien Zoning Regulations, including but not limited to, implementation of the approved plan within one (1) year of this action (November 14, 2024). This may be extended as per Sections 815 and 829f.

All provisions and details of the plan, as modified herein, shall be binding conditions of this action and such approval shall become final upon compliance with these conditions and the signing of the final documents by the Chairman. A Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records prior to the issuance of a Zoning/Building Permit for the improvements.

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

**Approval of Minutes**

*October 24, 2023*

Mr. Balgach made a motion to approve the October 24, 2023 meeting minutes as written. That motion was seconded by Ms. Barsanti, and approved by a vote of 4-0, with Mr. Reilly and Ms. Zionie abstaining from the vote.

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At about 7:44 p.m. Chairman Olvany read the following agenda item:

**PUBLIC HEARING**

**Special Permit Application #261-B, 770 BPR Darien, LLC, Jackline's Beauty Studio, 770 Boston Post Road.** Proposal to establish a new 240+/- square foot beauty studio in a portion of the first-floor space formerly occupied Allstate Insurance Company. The 0.23+/- acre subject property is located on the south/east side of Boston Post Road approximately 100 feet north/east of its intersection with Sedgwick Avenue, and is shown on Assessor's Map #16 as Lot #106 in the Designed Business Zone (DB).

Mr. Doneit provided the Commission with an overview of the application. He noted that in addition to the proposed use, the first floor of the building would be shared with a jewelry store approved by the Commission in June 2023 and a dental hygienist, an as-of-right use not requiring Commission approval. He said that the combined uses, including a second-floor 3-bedroom apartment, require roughly 7 to 8 parking spaces. He said that there are 8 parking spaces on the site and that the use presently conforms to the Darien parking regulations. Any additional new use for the building would require further consideration by the Commission relative to parking among other considerations. Mr. Doneit also noted that there are 2-hour parking spaces on the Post Road in front of 770 Post Road.

Ms. Jackline Espinosa, the owner of the business, summarized the nature of the business for the Commission. She said that only 2 parking spaces are needed for the business, as she works with clients one-on-one and schedules appointments one-hour apart to avoid conflicts. She said that the hours of the business are Monday through Saturday and that she works from about 8 a.m. to anywhere from 3 p.m. to 8 p.m. depending on the appointments she has booked. The business is by appointment only.

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. Balgach, and approved by a vote of 6-0.

At about 7:56 p.m. Chairman Olvany read the following agenda item:

**Business Site Plan Application #104-B, Special Permit Application #333, Flood Damage Prevention Application #439, Land Filling & Regrading Application #558 (PL-23-145), 1852 Darien 1, LLC, Cloud 10 Smart Wash, 54 Boston Post Road.** Proposal to redevelop the property, formerly occupied by Bertucci's Restaurant, as a new car wash, including a 5,150+/- square foot building with wash bay, 34 exterior self-service "detailing" spaces and 5 employee parking spaces; and to perform related site development activities within a regulated area, including installation of stormwater management, on-site landscaping, and a new traffic signal at the intersection of Boston Post Road and West Norwalk Road. The 2.13+/- acre subject property is located on the south side of Boston Post Road at its intersection with West Norwalk Road, and is shown on Assessor's Map #32 as Lots #1 and #2 in the Service Business Zone (SB).

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Mr. Doneit provided the Commission with an overview of the application. He noted the organizations that the application had been referred to for comment, including the CTDOT. He said that a formal review from the CTDOT, including review of a proposed traffic signal at the Boston Post Road/West Norwalk Road intersection is not expected before January of 2024. He said that the Commission hired peer review civil engineer Joseph Canas of Tighe & Bond to review the stormwater and drainage aspects of the proposal, and peer review traffic engineer Greg DelRio, of Hardesty & Hanover, to review the parking and traffic aspects of the proposal. He said that the application has gone before the Architectural Review Board for review.

Attorney Jason Klein, of Carmody Torrance Sandak & Hennessey, the applicant's representative summarized the proposal. He said that Cloud10 has 12 facilities across four states. He reviewed the location and orientation of the proposed facility in relation to the surrounding neighborhood. There are currently two curb cuts to Boston Post Road that were utilized by the former Bertucci's Restaurant. He presented the conceptual design and layout of the site. One new curb cut will funnel into three queueing lanes for the wash building. The queueing lanes can accommodate 40 large vehicles at one time on the subject property. Peak traffic generation would be about 68 vehicles. He reviewed the Artificial Intelligence (AI) aspects of the operation which has been designed to increase the operational efficiency of the wash. Cloud10 is set up to wash up to 120 vehicles per hour. Once a vehicle has been washed, the customer can exit the site or proceed to one of 34 self-service detailing parking spaces/bays to vacuum and/or detail their vehicle. He then detailed the proposed water usage and water recycling system as well as the "environmentally friendly" products used for the wash. He said that on-site solar would supplement the energy needs for the facility. The proposed building height is 24-feet.

Mr. Christopher Mojica, of AKRF, the applicant's traffic engineer, presented the traffic and parking aspects of the proposal. He covered the existing access to/from Boston Post Road. He said that there are currently two full access curb cuts both offset to West Norwalk Road and that there is a lack of pedestrian crossing at the intersection. He said that there are currently poor operating conditions at the intersection, with 34 crashes over a six-year period (2017-2022). He then reviewed the proposed access to/from Boston Post Road. He said that the curb cuts would be consolidated to one driveway aligned with West Norwalk Road for better access management. Installation of a traffic signal, funded by Cloud10, to improve traffic to/from West Norwalk Road would be installed. Full ADA pedestrian access would be implemented with improved access to transit and improved safety. He said that the signal is warranted based on existing traffic volumes. Chairman Olvany had some concerns regarding the timing for the installation of the traffic signal. Ms. Marissa Tarallo, also of AKRF, said that because the signal would be designed and constructed by Cloud10, the CTDOT approval process would be expedited. Mr. Mojica said that a temporary traffic signal would be installed by the CTDOT at this intersection in the coming months in connection with another project in Norwalk. He said going from temporary to permanent would also expedite the process. Mr. Mojica said that a traffic study was performed for five intersections along Boston Post Road to evaluate weekday and Saturday traffic conditions with and without the Cloud10 Car Wash. These intersections studied include:

1. NB I-95 Exit 13 / River Park Drive
2. West Norwalk Road
3. SB I-95 Exit 13 (Northbound Post Rd)

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4. SB I-95 Exit 13 (Southbound Post Rd)
5. SB I-95 On-Ramp

The Cloud10 Car Wash will generate a maximum of 68 vehicle trips into the site during the peak hour. Trip generation estimates are conservatively based on data for other existing Cloud10 Car Wash facilities. He said that Cloud10 Car Wash will provide better access management with less conflict points along Boston Post Road; improved traffic operations for West Norwalk Road; improved pedestrian facilities and access to transit; and no perceivable adverse impacts to traffic operations at the other study area intersections. At least 40 vehicles can safely queue within the site without impacting emergency egress. A total of 34 vacuum parking spaces and five employee parking spaces are provided. A maximum of two to three employees would be on-site at any one time. There is no retail sales component of the business. Commission members had some concerns regarding vehicles getting “stuck” in the queue with no easy way to exit if they don’t want to be there, or in an emergency situation. Vehicle circulation within and around the site was discussed at length. Mr. Steve Sause, of Cloud10, said the queue could be cleared out within a few minutes if necessary in an emergency situation.

Professional Engineer Brian McMahon, of Redniss & Mead, the applicant’s civil engineer, reviewed the turning radii map of the site, noting that emergency vehicles would have no issue circulating throughout the site. The plans were reviewed and signed off on by the Darien Fire Marshal. Mr. McMahon then transitioned to the subjects of stormwater and floodplain management. He said that the eastern portion of the site is occupied by the FEMA 100-year floodplain; however, all improvements are proposed outside of the flood zone. Mr. McMahon said that there are some old storm drain systems presently on the site; however, no stormwater treatment is present. The proposal results in a 20,000 square-foot decrease in impervious surface when compared to existing conditions. The fresh meadow approach was taken in the design of the site, with new stormwater detention, infiltration systems and a new rain garden to treat water quantity and quality. Stormwater runoff will be significantly reduced. He then detailed his responses to Mr. Canas’ November 9, 2023 review letter. It was noted that an existing storm drainage pipe that runs under the existing building will be relocated around the new proposed building.

Professional Engineer Joseph Canas, of Tighe & Bond, the Commission’s peer review civil engineer said that the applicant had addressed his comments to his satisfaction. In response to a question from Chairman Olvany, he said that treatment of stormwater and treatment of and recycling of water from the car wash are two separate issues, and that the later was not looked at by his office. The water from the car wash is tributary to the sanitary sewer system. Steve Sause then provided details regarding the water recycling system.

Mr. Bruce Beinfield, of Beinfield Architecture, the applicant’s architect, presented the architectural details of the new building. He said that the building would be 141 feet long by 36 feet wide, with a small office. The low point of the top of the building on one end is 16 feet, the high point on the other end is 30 feet. The skin of the building is aluminum composite. Signage is only conceptual at this point.

Mr. Matt Popp, of Environmental Land Solutions, the applicant’s landscape architect, detailed the proposed landscape and lighting design for the site. He said that about four or five trees would be removed along the streetscape. Replacement trees would be planted. The sidewalk along the site’s

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frontage will be relocated about 18-feet into the site. Lighting is to consist of low bollards and pole down lighting throughout the site. A new lighting plan will be submitted for the record in response to changes made to the lighting plan by the Architectural Review Board. Security lighting will be on during evening hours with service lighting dimmed to an appropriate level after closing. Chairman Olvany noted some concerns with the tidiness of the vacuum units, being that they would be visible from Boston Post Road.

Professional Engineer Greg DelRio, of Hardesty & Hanover, the Commission's peer review traffic engineer, reviewed his comments with the Commission. He noted that they have not yet received a formal response to the comments by the applicant. He said that the project would generate less traffic than the prior restaurant use. A conservative analysis was completed by the applicant with no pass-by credits taken. Consolidating the curb cuts and aligning the new curb cut with West Norwalk Road makes good sense in terms of traffic flow, signalization, and sight distance. He agreed that with the applicant designing and constructing the proposed signal the process for installation would be expedited. He confirmed that the traffic counts provided by the applicant are considerably higher than those provided for in the ITE Manual and that the traffic analysis performed is extremely conservative. Additional approved development along Connecticut Avenue (Route 1) in Norwalk was discussed at length, including for Wegmans, Costco, and Target, and how those projects affect the traffic analysis for the subject proposal. He said that the internal site circulation seemed to work, and if there were problems things could be easily modified to improve the situation.

No members of the general public spoke on the application; however, it was noted that many letters and e-mails had been submitted in support of the application, with one letter being opposed.

The Commission then continued the public hearing to Tuesday, January 23, 2024, at 7 p.m. to give the applicant the opportunity to respond to and address outstanding comments on traffic, signalization, and impacts to sanitary sewer, architecture, and lighting.

## **GENERAL MEETING**

### **Chairman's Report**

Chairman Olvany noted that Governor Lamont and the DECD Commissioner visited with representatives from the Town on Monday, November 6, 2023 to discuss housing and economic development in the Town.

It was noted that the next upcoming P&Z meeting has been scheduled for November 28, 2023.

Mr. Ginsberg said that the Commission may want to consider a Special Meeting for early December to close out a number of items before the new year.

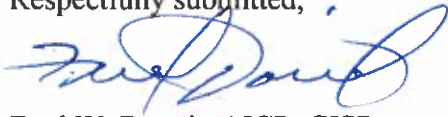
Chairman Olvany noted that the State of the Town address is scheduled for December 11 and that if Commission members have points that they would like included in the speech to let him or staff

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know.

There being no other business, Ms. Barsanti made a motion to adjourn the meeting. That motion was seconded by Mr. Nedder, and approved by a vote of 6-0. The meeting was adjourned at 10:13 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Fred Doneit", written over a faint circular stamp.

Fred W. Doneit, AICP, GISP  
Assistant Director

*11.14.2023min*