



South Western Regional Planning Agency  
Stamford Government Center  
888 Washington Boulevard, 3rd Floor  
Stamford, Connecticut 06901  
203 316 5190 Phone  
203 316 4995 Fax  
www.swrpa.org

## **REPORT OF THE REFERRALS COMMITTEE**

December 1, 2009

Committee Chairman Jack Halpert called the Monday, November 30, 2009 Referrals Committee meeting to order at 2:00 p.m. Also in attendance were Committee members, Mr. Robert Byrnes, Mr. John Marr, Mr. Paul Settlemeyer and Mr. Michael Stashower. Mr. Benjamin Henson, Regional Planner and Margaret Mixon, Special Projects Planner of SWRPA was also present. The Committee recommends the following actions related to the referrals reviewed at the meeting which was adjourned at 2:55 p.m.:

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### **Referral No. 09-60 – Text Amendment, Zoning Regulations, Westport**

**Referrer:** Westport Planning & Zoning  
**Applicant:** Westport Planning & Zoning Commission

**Received:** October 26, 2009  
**Hearing:** December 10, 2009  
**Contact:** Michelle Perillie  
**Authority:** 8-3b

**Proposal:** Amendments to Section 32-18 (Historic Residential Structures) of the Westport Zoning Regulations.

**Description:** The amendments are proposed to clarify and strengthen the requirements of Section 32-18, Historic Residential Structures. Text to be added is underlined; text to be removed is stricken – through:

32-18.2.1 [Definitions] Historic Structure

(e) In consideration of the above listed criteria the Planning & Zoning Commission maintains overriding jurisdiction in the determination of eligibility.

(f) The building or structure where any proposed structural change or change of use occurs under this section must comply with the definition of a historic structure as defined above. This section may not be applied to structures on a site that are not historic even if other structures on the site are deemed to be historic.

32-18.3 Application Requirements

(c) All applications shall be accompanied by a perpetual preservation easement pursuant to Connecticut General Statutes, Section 47-42 a-c, enforceable by both the Planning and Zoning Commission and the Historic District Commission, which shall provide, among other things, for the right of the holder of the easement to do all things necessary to preserve the structural and historic integrity of the historic structure or historic accessory structure and to charge the expense thereof to the owner upon the owner's failure to keep the exterior of the structure in good repair. This preservation easement shall cover all structures on the subject property.

(d) All applications shall be referred to the Historic District Commission and the Architectural Review Board for a combined recommendation from a joint meeting. Their guidelines for review will be the most recent Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation. Applications that do not propose exterior changes to a structure shall be exempt from the need for a review by a joint meeting.

**Staff Comments & Recommendation:** The proposed amendments are entirely clerical/administrative in nature and do not appear to pose inter-municipal impacts.

**Referral No. 09-61 – Text Amendment, Zoning Regulations, Stamford**

**Referrer:** Stamford Zoning Board – Land Use Bureau

**Applicant:** Yale & Towne SPE, LLC

**Received:** October 27, 2009

**Hearing:** November 23, 2009

**Contact:** Norman Cole

**Authority:** 8-3b

**Proposal:** Amendments to Article IV, Section 14, Dispensing of Alcoholic Liquors of the Stamford Zoning Regulations.

**Description:** The amendments are proposed to add three zoning districts to the list of zones exempt from the requirements of Section 14, Dispensing of Alcoholic Liquors. Text to be added is underlined; text to be removed is stricken –through:

Section 14 – Dispensing of Alcoholic Liquors

M – The provision of this Section 14 shall not apply to any restaurant which complies with the definition of "Restaurant, Standard", Number 85, of these Regulations, provided that such restaurant when located within the Boundary as delineated on the Master Plan or within a C-WD or D-WD or M-L or V-C or SRD-N or SRD-S District must provide at least eighty percent (80%) of seating for public at tables. Any "Restaurant, Standard", located outside of the Downtown Boundary and not within a C-WD or D-WD or M-L or V-C or SRD-N or SRD-S District shall be limited to only serving alcoholic liquors to patrons when sitting at tables incidental to the consumption of a meal on the premises, and may maintain a service bar not to exceed eight (8) feet in length for mixing and preparation of alcoholic liquor, provided that no patrons shall be served while standing or sitting at such bar. Provided that in the M-L District such restaurant use shall be granted by special exception by the Zoning Board under Section 19-3 of these Regulations and that any modification or amendment of such restaurant uses within a C-WD or D-WD or ML District shall be subject to the provisions of Section 19-3.2-c of these Regulations.

O – The provisions of this Section 14 shall not apply to any café which complies with the definition of “café”, number 18 of these Regulations; provided that such café is located within the Downtown Boundary as delineated on the Master Plan or the SRD-N or SRD-S District and that at least sixty percent (60%) of the seating for the public is at tables.

**Staff Comments & Recommendation:** The proposed amendments permit the exemption of Restaurants in V-C (Village Commercial), SRD-N (South End Redevelopment District – North) or SRD-S (South End Redevelopment District – South) zoning districts from the requirements of Section 14 – Dispensing of Alcoholic Liquors. Restaurants within the Downtown Boundary or in the C-WD (Coastal Water Dependent), D-WD (Designed Waterfront Development) and M-L (Light Industrial) zoning districts are currently exempt. The V-C, SRD-N and SRD-S zoning districts do not share their borders with any neighboring municipalities. The proposed changes, if adopted, do not appear to pose any inter-municipal impacts.

**Referral No. 09-62 – Text Amendment, Zoning Regulations, Norwalk**

**Referrer:** Norwalk Planning Commission

**Applicant:** 345-349 MLK, LLC

**Received:** October 29, 2009

**Hearing:** January 20, 2010

**Contact:** Dori Wilson

**Authority:** 8-3b

**Proposal:** Amendments to Article 70, Section 118-711 Restricted Industrial Zone, subsection B(2) of the Norwalk Building Zone Regulations.

**Description:** The amendments are proposed to add transportation and bus storage terminals as a new special permit use in the Restricted Industrial zone. Text to be added is underlined; text to be removed is stricken –through:

Article 70, Section 118-711 Restricted Industrial Zone

B (2) Special Permit uses and structures. The following uses shall be permitted by Special permit in accordance with the provisions of Article 140, §118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings – Commercial and Industrial and any additional standards set forth herein:

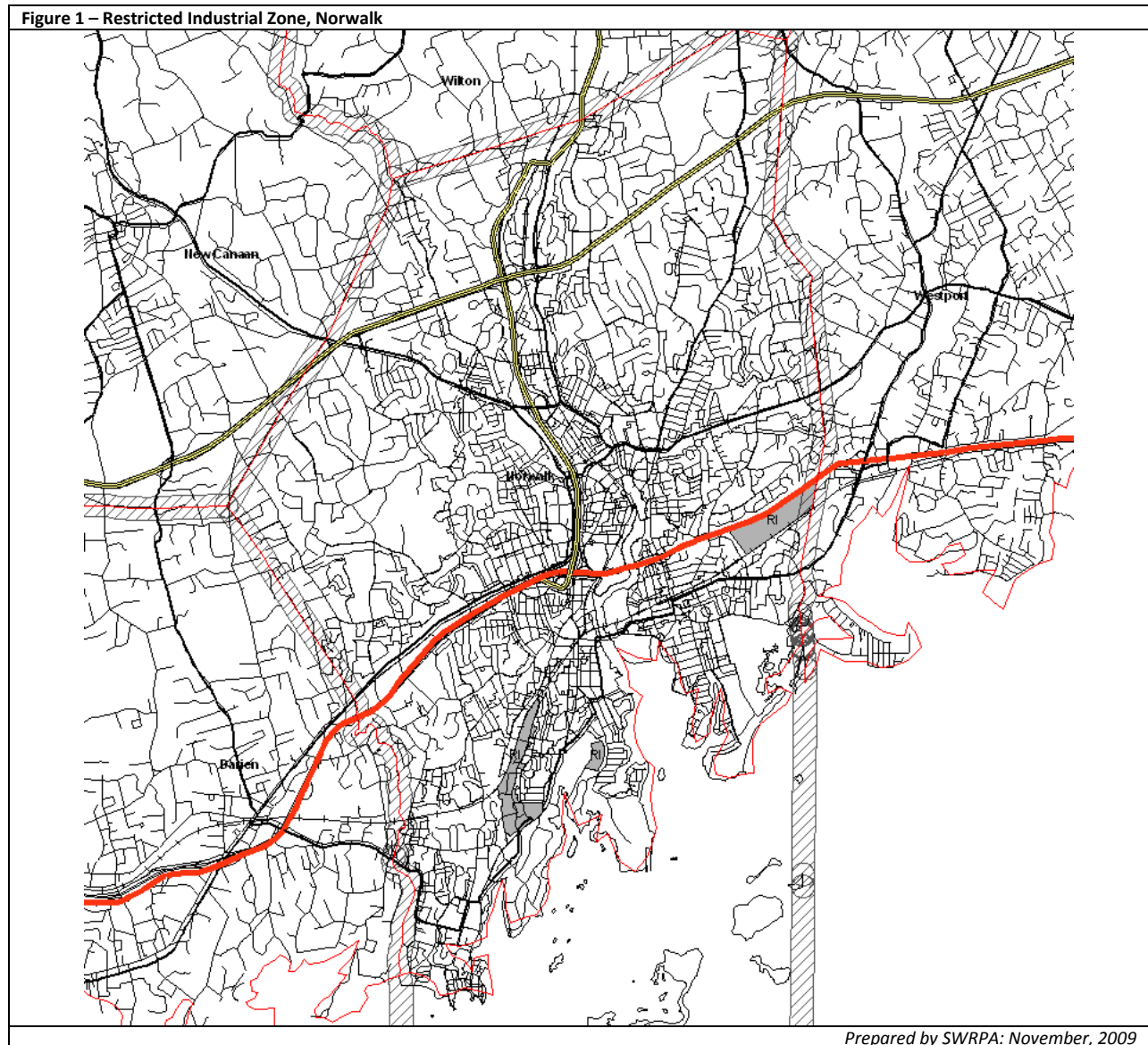
- (a) Warehouses and wholesale distribution facilities.
- (b) Oil or petroleum storage facilities.
- (c) Helicopter landing sites, as an accessory use to a principal permitted use, subject to Special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone and flight operations shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. only.
- (d) Commercial recreation establishments.
- (e) Transportation and bus storage terminals.

B (3) Uses which are not otherwise permitted in Subsection B9!) or (2) above shall not be permitted by variance within a Restricted Industrial Zone.

B (4) Additional standards for the Restricted Industrial Zone. All uses permitted in the Restricted Industrial Zone shall be subject to the following additional standards:

- (a) Environmental impact. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. A written assessment of the environmental impact a use will have in each of the above areas shall accompany applications in the Restricted Industrial Zone.

**Staff Comments & Recommendation:** The proposed amendments add transportation and bus storage terminals to the list of special permit uses and structures within the Restricted Industrial Zone. They also add the requirement that all applications in the Restricted Industrial Zone shall be accompanied by a written environmental impact assessment indicating that the use will not be environmentally noxious or offensive.



The Restricted Industrial Zone does share a border with Westport. Adding transportation and bus storage terminals to the list of special permit uses and structures within the Zone may pose inter-municipal impacts. SWRPA recommends notification to Westport of the proposed changes.

**Referral No. 09-63 – Text Amendment, Zoning Regulations, Fairfield**

**Referrer:** Fairfield Planning & Zoning Commission  
**Applicant:** Green & Gross, PC

**Received:** October 30, 2009  
**Hearing:** To be determined  
**Contact:** James Wendt  
**Authority:** 8-3b

**Proposal:** Amendments to Sections 5 (Residence Districts) and 31 (Definitions) of the Fairfield Zoning Regulations.

**Description:** The amendments are proposed to prevent the storage of vehicles within residential and farming districts. Text to be added is underlined; text to be removed is stricken-through:

5.1.5 (Permitted accessory uses in Residence Districts)

c) ~~Except in connection with a permitted nursery, truck garden, farm or commercial greenhouse, there shall not be more than one (1) commercial vehicle parked or stored on the premises, and such Commercial Vehicle shall not exceed one and one-half (1 ½) tons capacity and shall be parked or stored within a garage. There shall be no overnight on-street parking of Commercial Vehicles.~~

31.2.14 (Definitions)

Farm: Any parcel of land containing at least five (5) acres which is used for gain in the raising of agricultural products, livestock, poultry and dairy products. It includes any necessary farm structures within prescribed limits and the storage of Farming Equipment used provided the storage of such farming equipment is not located in any area required for setback of a primary structure from any property or street line. It excludes the raising of pigs, more than three (3) fur-bearing animals and/or laboratory animals, ~~the storage of Construction vehicles and equipment,~~ riding academies, livery or boarding stables, dog or animal kennels.

31.2.14a

Farming Equipment: Vehicles and equipment designed exclusively for agricultural, horticultural or livestock-raising operations and which is not used or designed to be operated on a highway for transporting a payload or for any other commercial purpose and specifically excluding construction vehicles and equipment.

31.2.6

Commercial Vehicle: Vehicles or trailers which have commercial, livery or wrecker license plates or any vehicle or trailer which has signage, lettering, markings, racks or other apparent accessories thereon or has mechanical equipment affixed or stored indicating that is for other than personal and/or recreational transportation. This definition shall also include any vehicle which capacity exceeds three quarters (3/4) ton.

**Staff Comments & Recommendation:** The amendments to Sections 5 and 31 are proposed to prevent the storage of large vehicles on land within residential/farming districts. They have the effect of eliminating exclusivity for permitted nursery, truck garden, farm or commercial greenhouses; requiring that no storage shall occur within setbacks; prohibiting the storage of construction vehicles and equipment; adding a definition of "Farming Equipment" which excludes vehicles that can be operated on a highway; and editing the definition of "Commercial Vehicles" to include trailers. The changes affect all residence districts, which share borders with Weston and Westport; however, considering the changes intend to be more restrictive, no inter-municipal impacts are anticipated as a result of the adoption of the proposed changes.

**Referral No. 09-64 – Text Amendment, Zoning Regulations, Weston**

**Referrer:** Weston Planning & Zoning Commission  
**Applicant:** Weston Planning & Zoning Commission

**Received:** November 3, 2009  
**Hearing:** December 21, 2009  
**Contact:** Tracy Kulikowski  
**Authority:** 8-3b

**Proposal:** Amendments to Sections 312, 341, 348, 401 and 411 of the Weston Zoning Regulations.

**Description:** Text to be added is underlined; text to be removed is stricken –through:

312.7 Setback from Watercourses

~~Except as otherwise provided in these Regulations, n~~No building or structure shall be erected, constructed or reconstructed within fifty (50) feet from the average location of the edge of any watercourse, as determined by the Zoning Inspector. Existing buildings or structures which do not comply with this requirement shall be permitted to continue, but shall be deemed to be non-conforming within the meaning of Section 374 of these Regulations. Any alteration of a watercourse shall be in accordance with the requirements of Section 348. The term "Watercourse" shall have the meaning ascribed to such term in Section 22a-38 of the Connecticut General Statutes.

312.9 Accommodation for the Disabled

The Commission may, in its discretion and upon application by the owner, issue a permit for the temporary installation of an access ramp, elevator or other facility intended exclusively to provide a means of access to or within a residence or other Structure for resident with a Disability which facility would otherwise be prohibited under these Regulations. The permit shall expire and the facility shall be removed upon the earlier of (i) the tenth anniversary of the approval unless an application to renew is made, and (ii) the date the disabled resident named in the application or his or her estate or administrator shall permanently relinquish residence of the property on which the facility is located. The Commission may, in its discretion, impose such reasonable conditions as it deems appropriate including, without limitation, requiring submission of a bond to secure the obligation to remove the facility upon expiration of the permit. The Commission may also in its discretion accept an application to renew said permit after the tenth anniversary referred to above. For purposes of this section, the term "Disability" shall have the meaning ascribed to such term in The Americans With Disabilities Act.

348.4(c)

An A-2 Property Survey and map showing the proposed new grades shall have been submitted to the Zoning Enforcement Officer, provided that such officer may waive such requirement in its discretion where the proposed activity is minor

401 Survey Requirements

Except as otherwise set forth in Sections 322.8, 348.4, 415, 416, and this Section, no zoning permit, special permit, administrative permit, or certificate of zoning compliance may be issued except upon submission of (i) and A-2 Property Survey or (ii) a map prepared by a licensed engineer or surveyor based on an A-2 Property Survey certifying said reliance, and making specific reference to such A-2 Property Survey. No survey shall be accepted a) where any new structure has been constructed or any existing foundation expanded on the property or any lot line has been altered following the dated of such survey or b) where such survey was last certified more than ten years prior to the application date. The Commission may impose additional survey requirements from time to time by resolution. To the extent this section shall conflict with any other section of these regulations, the provisions of this section will govern.

411.2 Construction on a Foundation

No structure shall be constructed upon a new foundation unless and until an A-2 Zoning Location Survey has been submitted to, and approved by the Commission. This subsection 411.2 shall apply to all construction in the R-2A and NSC districts including, without limitation, construction pursuant to a special permit.

341.6 Riding Stable or Academy (repealed)

321.1i Principal Permitted Uses, Riding Stables or academies (repealed)

**Staff Comments & Recommendation:** The proposed amendments are entirely clerical/administrative in nature and do not appear to pose inter-municipal impacts.

**Referral No. 09-65 – Text Amendment, Zoning Regulations, Westport**

**Referrer:** Westport Planning & Zoning

**Applicant:** Rick Redniss

**Received:** November 5, 2009

**Hearing:** December 10, 2009

**Contact:** Michelle Perillie

**Authority:** 8-3b

**Proposal:** Amendments to Section 32-1, Supportive Housing, of the Westport Zoning Regulations.

**Description:** The amendments are proposed to facilitate the development of a supportive residential community on commercially zoned property. Text to be added is underlined; text to be removed is stricken –through:

32-1 Supportive Housing

Two-family or multi-family dwelling units on a minimum of twice the required lot area of the underlying residential zoning district, or ¾ acre (32,670 square feet) for RPOD, RORD, BPD, RBD, BCD, and DDD #2

Commercial Zones may be used as Supportive Housing living quarters, requiring annual certification by Planning and Zoning staff that the definition of Supportive Housing is met. Supportive Housing is subject to a Special Permit and Site Plan approval in accordance with §43, herein, subject to the following conditions:

### 32-1.1 Standards

All applicable standards of the underlying zoning district must apply except that:

- 32-1.1.1 Building coverage shall not exceed twenty percent (20%) of the lot area and the total coverage shall not exceed fifty-percent (50%) of the area of the lot.
- 32-1.1.2 On site parking shall be provided at a minimum of one parking space per dwelling unit.
- 32-1.1.3 The Front Landscaping Area standard of Section 35-2.2 may be reduced to twenty-five (25) feet by the Planning and Zoning Commission.
- 32-1.1.4 Public water and sewer must be available for the property, and all units must be connected to the sewer and water lines.
- 32-1.1.5 Building height shall not exceed two and one-half (2.5) stories in non-residential zones.
- 32-1.1.6 Building spacing shall not be less than fifteen (15) feet.
- 32-1.1.7 Drive aisle width for two-way drives, as depicted in §34 may be reduced to not less than twenty (20) feet.

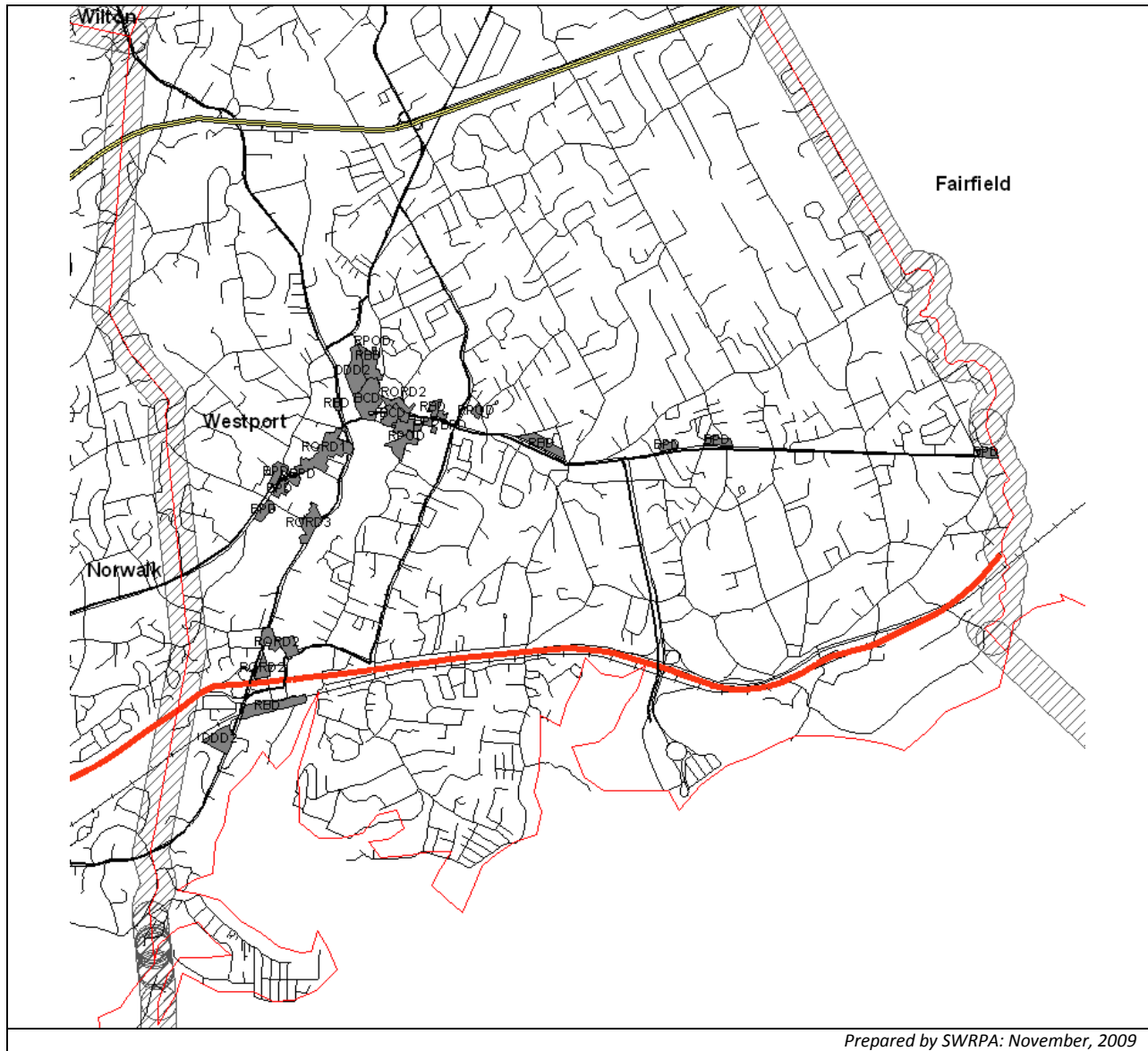
### 32-1.2 Density

- 32-1.2.1 A Supportive Housing building shall include not more than (6) dwelling units and shall not contain more than ten (10) bedrooms. No unit shall have more than two bedrooms. There shall be one (1) building per lot in single-family residential districts. The maximum building size shall be 5,000 square feet of floor area, inclusive of garage area.

**Staff Comments & Recommendation:** The proposed amendments permit the development of supportive housing in the following commercial zoning districts:

- RPOD (Restricted Professional Office District)
- RORD (Restricted Office Retail District)
- BPD (Business Preservation District)
- RBD (Restricted Business District)
- BCD (Business Center District)
- DDD #2 (Design Development District)

Figure 2 – Affected Zoning Districts, Westport



The BPD district shares a border with Fairfield. As such, the proposed changes may pose inter-municipal impacts. SWRPA recommends notification of the proposed changes to Fairfield.

**Referral No. 09-66 – Text Amendment, Zoning Regulations, Stamford**

**Referrer:** Stamford Zoning Board – Land Use Bureau  
**Applicant:** Rick Redniss

**Received:** November 10, 2009  
**Hearing:** November 23, 2009  
**Contact:** Norman Cole  
**Authority:** 8-3b

**Proposal:** Amendments to Sections 3 (Definitions) and 13 (Sign Regulations) of the Stamford Zoning Regulations:

**Description:** The proposed amendments include the following changes with text to be added underlined and text to be removed stricken-through:

#### 94.1 Sign, Area

The total square footage area of the continuous perimeter enclosing the limits of writing, representation, emblem or other display on a sign, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, but not including any supporting framework, bracing or structures, provided that there is no written advertising copy on such framework, bracing or structures. When any wall sign or ground sign permitted under this section has two (2) sign faces placed back to back against each other, or where the interior angle formed by two sign faces is sixty (60) degrees or less, and the sign faces are visible from opposite directions, the total surface area for such a sign is the surface area of only the largest of the two (2) sign faces. When any sign permitted under this section has more than two (2) sign faces, regardless of orientation, the total surface area for such a sign shall equal one-half the combined surface area of all sign faces.

#### 13.H.9

Where a building fronts on more than one street and is on a lot in excess of ~~three~~ two acres, the Zoning Board may permit a transfer and/or consolidation of front wall signage rights to another front, side or rear wall of the building, the wall of an attached garage that fronts on a street, or to a ground mounted sign or signs upon a finding that such transfer will result in a sign or signs appropriate to the architecture of the building and which promotes identification of the building, and is consistent with the goals and policies of the Master Plan. Any such signage shall contain only the company name or logo of a person or entity having an ownership interest or the name or logo of ~~the~~ a tenant or tenants occupying ~~the greatest~~ not less than ten thousand (10,000) square feet of leasable floor area within the building, and shall not be used to promote a product line, services or like advertising. Such ground signs shall not exceed one (1) sign per street frontage, subject to the limitation that the sign area of any individual ground sign shall not exceed 175 square feet, as defined in Definition 94.1, and no individual sign face shall exceed a width of seven (7) feet. Notwithstanding paragraphs D(i) and H(7) above, such signs may be allowed within a front setback area and/or within Corner Visibility Areas, provided that each of the intersecting streets is a signalized one-way street or divided by a center median, and Zoning Board makes a finding that visibility will not be impaired. The Zoning Board may authorize the transfer of said signage rights and/or approval of said signs at such time as the initial approval of the building design or subsequently by issuance of a Special Exception. Once the transfer of such signage rights and/or location of ground signs have been approved, any future changes in number, size, location or display of such signage, within the established square footage limit and/or Special Exception conditions, shall be subject to review and approval by the Zoning Board staff.

**Staff Comments & Recommendation:** The amendments to Section 3.A.94.1 are proposed to amend the definition of “sign, area” to include three-dimensional signs and their defined area. The amendments to Section 13.H.9 affect the Central City District North (CC-N) and Central City District South (CC-S) zoning districts, and have the following effects:

- Reducing the minimum applicable lot size from 3 to 2 acres;

- Whereas transfer of signage rights was previously limited to side or rear walls, permit transfer to another front wall;
- Permits multiple signs instead of a single sign to be included in the transfer;
- Permits display of multiple tenants instead of only one;
- Adding a requirement that said tenant(s) must occupy >10,000 sq. ft. within the building;
- Permits 1 ground sign per street frontage (max sign size 7 ft. x 25 ft. (175 square feet));
- Permits location of ground sign(s) within the front setback/corner visibility area, provided the frontage is on a traffic-controlled street;
- Grants transfer *and* approval authority to the Zoning Board; and

The proposed amendments have multiple effects to the signage requirements within the CC-N and CC-S zoning districts; however, these districts are located centrally in Stamford and do not contain land near Greenwich, New Canaan or Darien. No inter-municipal impacts are anticipated as a result of the adoption of the proposed changes.

**Referral No. 09-67 – Text Amendment, Zoning Regulations, Westport**

**Referrer:** Westport Planning & Zoning  
**Applicant:** Cohen & Wolf, PC

**Received:** November 13, 2009  
**Hearing:** January 7, 2010  
**Contact:** Michelle Perillie  
**Authority:** 8-3b

**Proposal:** Amendments to Section 24-2 (General Business District) of the Westport Zoning Regulations:

**Description:** The amendments are proposed to allow the existing use of the property to be permitted by Special Permit. The current use is permitted, but as a nonconforming use. The applicant is also seeking to rezone a portion of the property from Residence A (1/2 acre) to General Business District (GBD) Text to be added is underlined; text to be removed is stricken –through:

24-2 Special Permit Uses  
 24-2.2.3

Commercial marinas ~~including accessory boat sales~~. No boat shall be occupied or used as a dwelling or dwelling unit. Accessory boat sales permitted in connection with commercial marinas or the retail sale of boat supplies, boat equipment and or boat accessories.

24-2.3.1

Use customarily accessory to a permitted principal use including the manufacturing, repairing, processing or assembly of goods which is incidental to the conduct of a retail business conducted on the premises, subject to provisions of §32-7, herein.

24-2.4

The following uses in addition to those listed in §32-7, herein, shall be prohibited: gasoline filling stations, automobile service establishments, motor vehicle repair garages, any lot, establishment, agency or dealer for new, rental or used motor vehicles, automobiles, motor cycles, trucks, mobile

homes, trailers, campers, ~~boats~~, farm or other heavy equipment, hotels, motels, motor inns, and drive-in restaurants.

**Staff Comments & Recommendation:** The amendments to Section 24-2 are proposed to permit accessory boat sales and related retail activity as a Special Permit use within the GBD zoning district. The GBD zoning district does share a border with Norwalk. As such, the proposed changes may pose inter-municipal impacts. SWRPA recommends notification of the proposed changes to Norwalk.

**Referral No. 09-68 –Amendment, Plan of Conservation & Development, Darien**

**Referrer:** Darien Planning & Zoning Commission

**Applicant:** Darien Planning & Zoning Commission

**Received:** November 24, 2009

**Hearing:** January 26, 2010

**Contact:** Jeremy Ginsberg

**Authority:** 22a-102

**Proposal:** Amendments to Darien’s 2006 Town Plan of Conservation & Development.

**Description:** The amendments are proposed to improve language regarding open space preservation and classification thereof and referencing Darien’s Commercial Design Guidelines. The proposed amendments:

*Amend Page 8-2 (final sentence) to read as follows:*

To preserve as much land as possible (both public and private) for parks, recreation and natural open space to maintain Darien’s high quality of life.

*Amend Page 8-3 (4th sentence) to read as follows:*

Examine all opportunities to preserve land for public and private recreation and open space. This would include, but not be limited to, adoption of the provisions of CGS 12-107e, for properties in excess of ten acres.

*Amend Page 9-5 by Amending #4 to read as follows:*

4. The Town should focus on adding open space and maintaining existing open space.

*Amend Page 9-6 by adding a new #7.*

7. Consider implementation of classifying private land as open space pursuant to the provisions of CGS 12-017e, for properties in excess of ten acres.

*Amend Page A9-17 by adding a new paragraph at the end of the Open Space section:*

Another method which can be used to preserve open space is the provisions of Section 12-107e of the Connecticut General Statutes. This Statute allows taxation at a lower rate based upon current use, rather than at a rate reflecting the land’s highest and best use. All or part of the following properties are worthy of designation: Country Club of Darien; Ox Ridge Hunt Club; Wee Burn Country Club; Woodway Country Club; and other properties of at least ten acres in size as well. These large properties, each more than ten acres in size, provide valuable open space land and green space to the community.

*Modify page 9-5, adding #20 (before Open space-related):*

20. Ensure that design elements and the character of Darien are maintained by having property owners, merchants, and developers refer to and use the Town of Darien Commercial Design Guidelines document prepared in June 2009. This document provides a resource for those who wish to make improvements to non-residential properties. The document is available in the Planning and Zoning office and on the Town website: [www.darienct.gov](http://www.darienct.gov).

**Staff Comments & Recommendation:** The amendments to the Town Plan are intended to increase consideration of privately owned land within the scope of Darien’s conservation efforts and to promote wider use of the Town’s Commercial Design Guidelines. No inter-municipal impacts are anticipated as a result of the adoption of the proposed changes.

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<sup>1</sup> SWRPA comments are advisory in nature and are meant to augment the referring community’s own analysis of the application and in no way serve as a substitute. Whereas SWRPA comments evaluate conformity with the Regional Plan of Conservation & Development and may include additional observations, final recommendations of ‘recommends Approval’ or ‘does not recommend Approval’ are based exclusively on SWRPA’s determination of whether or not inter-municipal impacts are anticipated.