

DARIEN

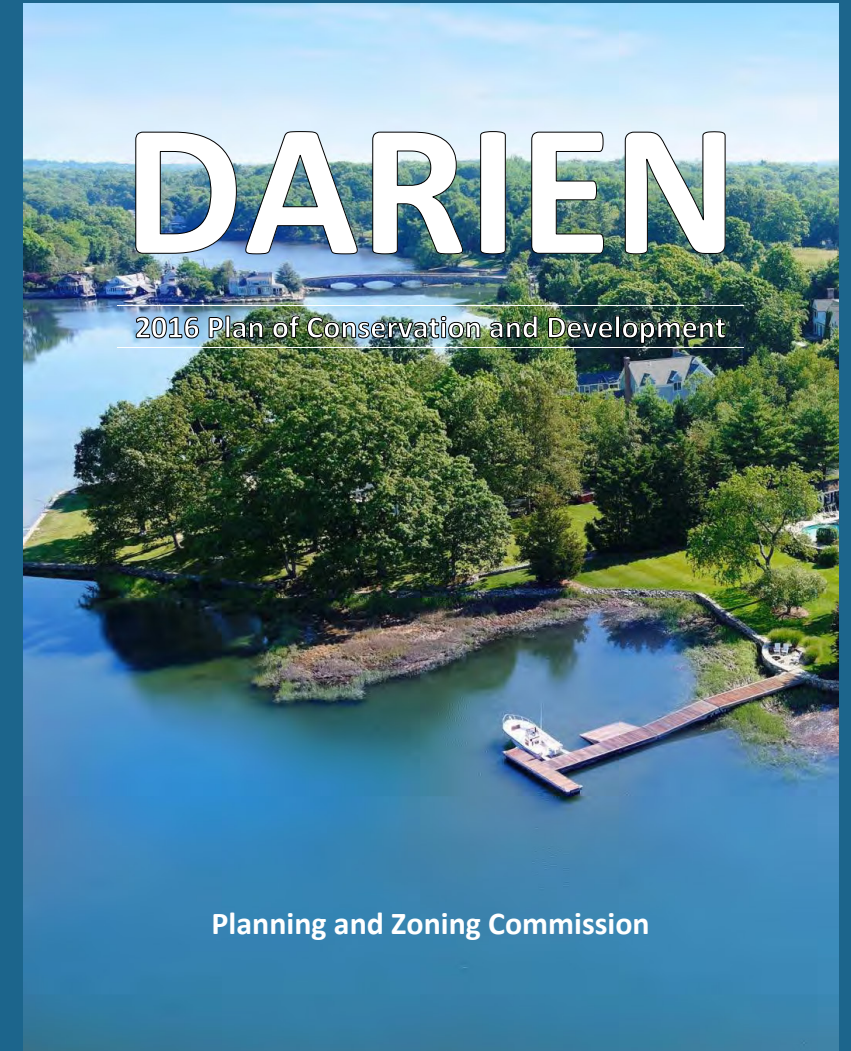
Plan of Conservation
& Development 2026

TOWN PLANNING WORKSHOP

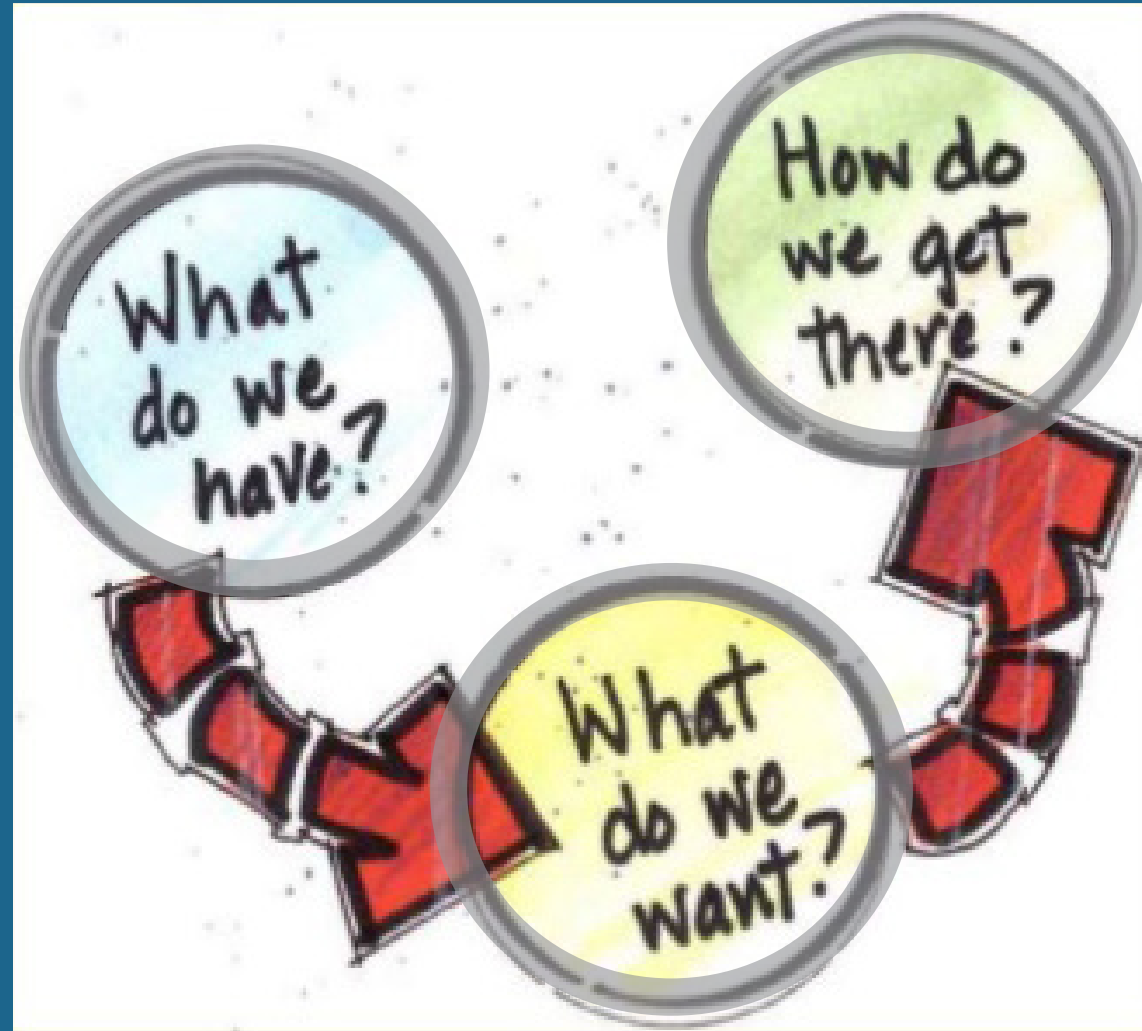
September 4, 2025

Plan of Conservation & Development

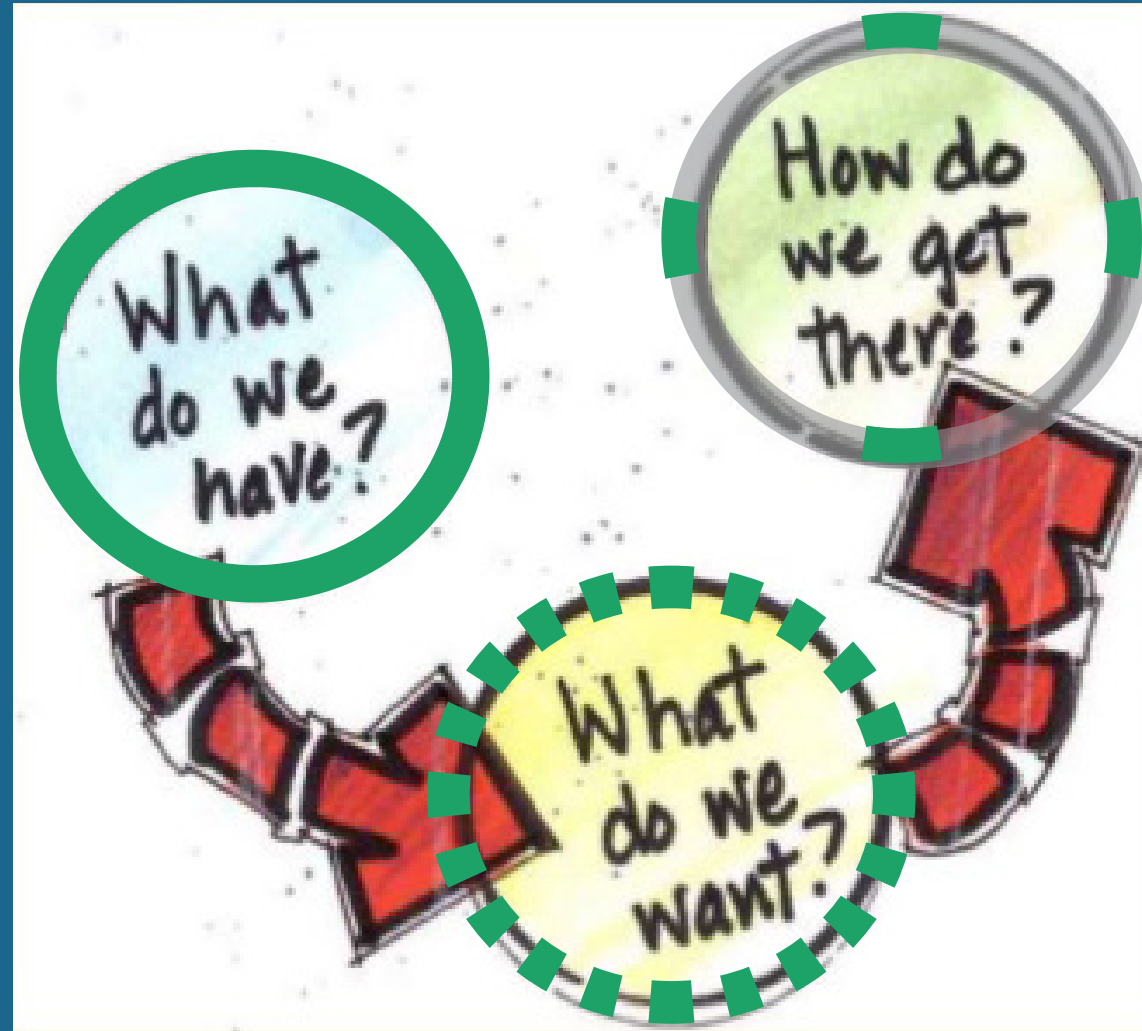
- Required by State statute every 10 years
- Advisory, guidance document
- 10-year timeframe (e.g. 2026-2036)
- See 2016 POCD at www.darienpocd.com



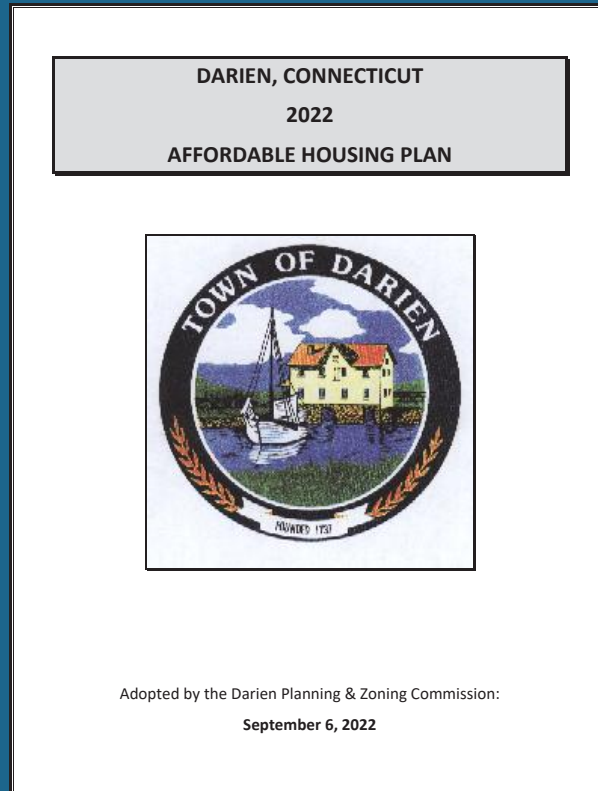
Getting to the Next POCD



Getting to the Next POCD



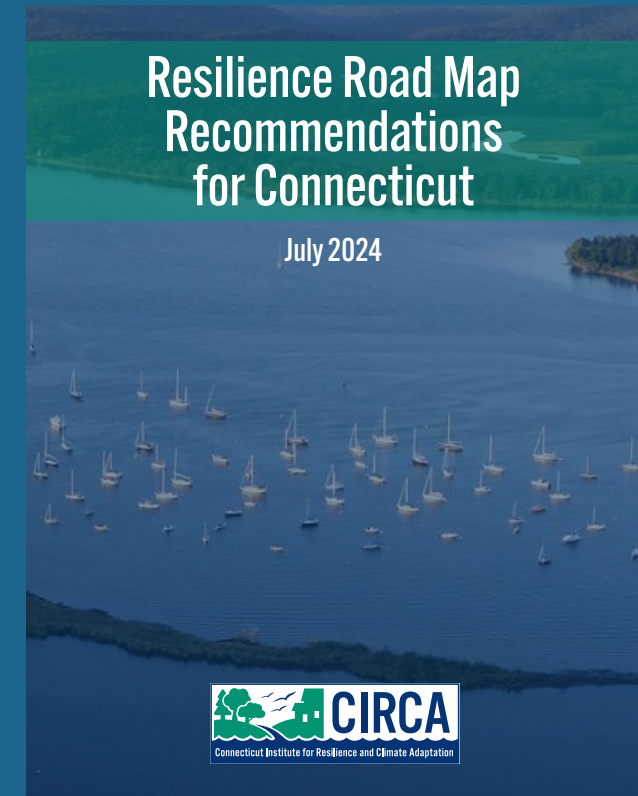
Inventoried Relevant Plans & Studies



Local



Regional



State

Met with Committees, Organizations

- Parks & Rec Commission
- RTM - Public Works
- Public Works Department
- Commission on Aging
- Advisory Committee on Sustainability
- Beautification Commission
- Advisory Commission on Coastal Waters
- RTM - Planning, Zoning & Housing
- Architectural Review Board
- Sewer Commission
- Environmental Protection Commission
- Darien Public Schools
- Darien Chamber of Commerce
- Darien Land Trust
- Darien Green Wave
- Darien Pollinator Pathway
- Neuro-Inclusive Housing

Prepared the Town-Wide Survey



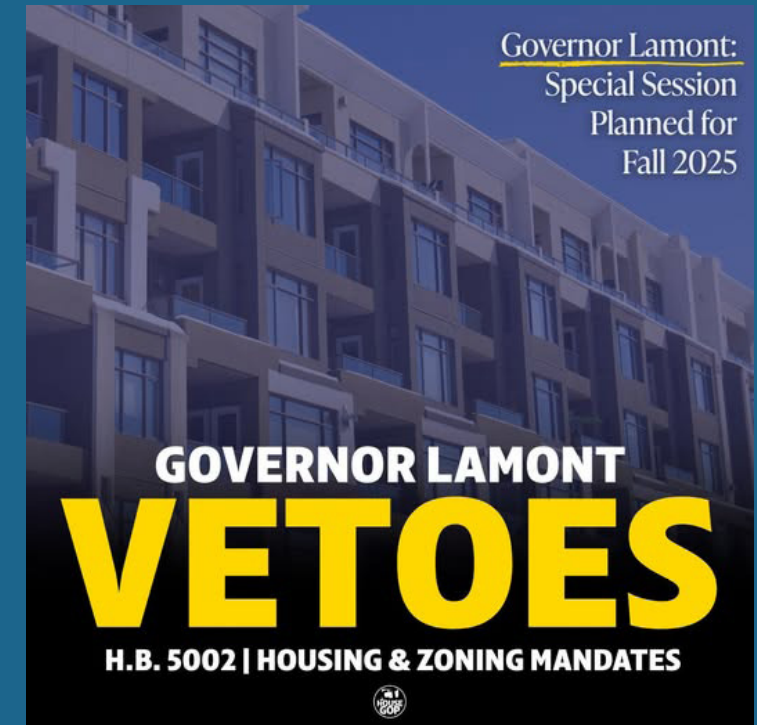
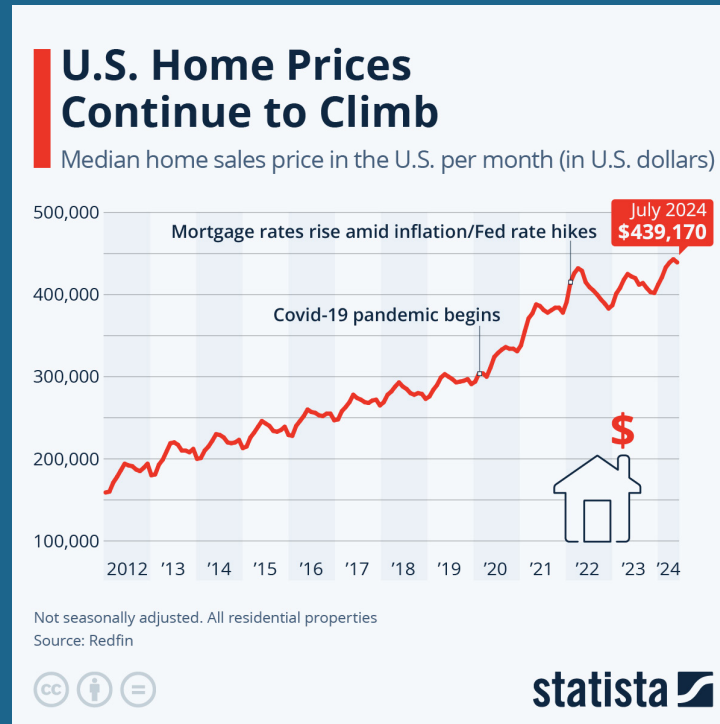
Word Cloud. The larger the word in this word cloud, the more frequently it was mentioned by respondents in their responses.

Category	Topic	Weighted Ave
Community Amenities, Facilities & Services	Public Schools (facilities)	3.97
Community Amenities, Facilities & Services	Transfer Station (trash, recycling, swap shop)	3.97
Community Amenities, Facilities & Services	Parks & Recreation (park and beach facilities)	3.78
The Built Environment	Single Family Homes	3.72
Transportation & Infrastructure	Public Transportation (rail, rail stations, bus)	3.65
Conservation	Coastal Resources (habitat, marine life, water quality, access)	3.46
Conservation	Historic Preservation (of buildings, landscapes)	3.42
The Built Environment	Community Character (overall scale, form, feel)	3.41
Conservation	Land Preservation & Conservation (open spaces, habitats)	3.37
Conservation	Natural Resources (water, soil quality; protection of trees, native plants, wildlife, pollinators)	3.21
Community Amenities, Facilities & Services	Business & Economic Development (permitting, regulations OR business mix, quality)	3.20
The Built Environment	Commercial & Mixed Use Development (Downtown, Noroton Heights, Boston Post Road)	3.13
The Built Environment	Sustainable Buildings (greener buildings and houses)	3.08
Transportation & Infrastructure	Driving (traffic, signals, signs, safety)	3.01
Transportation & Infrastructure	Parking (Downtown, train stations)	2.93
Transportation & Infrastructure	Walking (sidewalks, signals, crossings, lighting, safety)	2.91
Transportation & Infrastructure	Climate Adaptation (to stronger storms, inland and coastal flooding, heat)	2.88
Transportation & Infrastructure	Stormwater Management (drainage)	2.85
The Built Environment	Multifamily Residential Development (apartments, condos)	2.58
Transportation & Infrastructure	Biking (on- and off-road paths, racks)	2.43

2016 to 2025: What's Changed?

2026 to 2036: What Does the Future Hold?

- Demographics
- Economy
- Housing
- Nature
- Real Estate
- Transportation
- State Legislation
- Federal Policy



Roundtable Discussions

1. Transportation, Infrastructure & Community Facilities
2. Conservation & Environmental Protection
3. The Built Environment



Roundtable Discussions

1. TRANSPORTATION, INFRASTRUCTURE & COMMUNITY FACILITIES

a. All of the topics in the table are important to Darien's present and future. However, for the purpose of discussion for the POCD, assign one of the following priority levels to each of these topics:

- HIGHEST (only **one** topic can be assigned this priority level)
- HIGH
- MEDIUM
- LOW (at least **one** topic must be assigned this priority level)

b. On the table map, for any of the topics, identify any areas, parks, streets, or intersections of town that need the most improvement or that would be highly suitable locations for improvements. Identify any specific actions recommended.

Roundtable Discussions

2. CONSERVATION & ENVIRONMENTAL PROTECTION

a. All of the topics in the table are important to Darien's present and future. However, for the purpose of discussion for the POCD, assign one of the following priority levels to each of these topics:

- HIGHEST (only **one** topic can be assigned this priority level)
- HIGH
- MEDIUM
- LOW

b. On the table map, for any of the topics identify areas of town that need the most conservation-related protection or that would be highly suitable locations for conservation-related protection activities. Identify any specific actions recommended.

Roundtable Discussions

3. THE BUILT ENVIRONMENT

The Town-Wide Survey (see page 22) revealed many concerns among some residents with the new development that has been taking place in Darien—its pace, scale, character/appearance, and its potential impacts on traffic, schools, and infrastructure. Furthermore, the survey results revealed significant dissatisfaction with multifamily residential development.

- a. How could have or can new mixed-use development (e.g. Darien Commons, Heights Crossing, The Corbin District) better fit your group's ideas of the Town's character(s) in terms of scale, aesthetics, and other factors?
- b. What positive outcomes has mixed use development brought to Darien? What about negative outcomes? Do any people in your group shop and/or live in any of these new developments.

Roundtable Discussions

3. THE BUILT ENVIRONMENT (con't)

- c. What are the benefits of multifamily residential development to Darien residents and the Town, whether part of a mixed-use project or as a fully residential project? What are the drawbacks to Darien residents and to the Town? Do any people in your group or their family members live in these developments?