

**2016 POCD: Sampling of Policies & Action Steps IMPLEMENTED**

Chapter	Page	Action Steps	Notes
<b>4: Maintain &amp; Enhance Community Character</b>	37	Enact an ordinance that will enable the Town to address the issue of blight / property maintenance directly.	Blight Ordinance passed and took effect January 2017. Has been a useful tool in addressing blight.
<b>4: Maintain &amp; Enhance Community Character</b>	41	As appropriate, identify additional properties that are worthy of the "Protected Town Landmark" designation.	Mather Homestead property was designated a Protected Town Landmark by the Planning & Zoning Commission in January 2017.
<b>4: Maintain &amp; Enhance Community Character</b>	41	Better publicize the Stephen Mather Home and encourage use of the property for educational purposes.	Mather Homestead property was designated a Protected Town Landmark by the Planning & Zoning Commission in January 2017. At that time, an amendment to their Special Permit was approved, allowing them to increase public use and events on-site.
<b>4: Maintain &amp; Enhance Community Character</b>	42	Consider extending design review to multi family residential development, mixed uses, and institutional uses.	ARB continues to review multi family residential development, mixed use buildings, and institutional use projects relative to signs, awnings, and/or façade changes.
<b>4: Maintain &amp; Enhance Community Character</b>	42	Review and update the Design Guidelines on a regular basis to ensure they properly reflect current design standards for Darien.	The Commercial Design Guidelines were originally adopted in 2009, and were revised/updated in 2021.
<b>4: Maintain &amp; Enhance Community Character</b>	46	Recognize local volunteers through a picnic, or other means.	Done, but by not by the Town itself, but via another local organization which recognizes volunteers annually.
<b>5: Preserve Open Space</b>	50	Consider acquiring land adjacent to existing open spaces in order to expand and enhance existing open spaces.	In 2023, a cul-de-sac bulb adjacent to Great Island was purchased by the Town to give improved access to Great Island.
<b>5: Preserve Open Space</b>	50	Pursue state and federal grants for open space acquisition.	In 2017, the Town purchased a property, partially with a State grant, on Hecker Avenue. More recently, FEMA grant money was used to purchase a property on Crimmins Road.
<b>6: Manage Coastal Resources</b>	56	Seek to acquire any property that is adjacent to or near Weed Beach or Pear Tree Point Beach.	The Town bought Short Lane property circa 2013 and has put forth a proposal to integrate that property into Weed Beach property via Weed Beach Meadow and Trail project.
<b>6: Manage Coastal Resources</b>	56	Consider acquiring other waterfront property, should it become available	The Town purchased Great Island in 2022. That 60+ acre property has a significant amount of waterfront.
<b>7: Protect Natural Resources</b>	64	Adopt standards to regulate impervious coverage or effective impervious coverage (where tree cover and surface material are considered).	A comprehensive rewrite of the Town of Darien 2003 Stormwater Management and Drainage Manual was presented to the Board of Selectmen in April 2025, and a public hearing held by the Planning & Zoning Commission in May 2025. The document was adopted and the new associated regulations take effect on September 21, 2025.
<b>7: Protect Natural Resources</b>	64	Review the Drainage Manual for possible incorporation of LID stormwater management standards from the Connecticut Water Quality Manual or other sources.	A comprehensive rewrite of the Town of Darien 2003 Stormwater Management and Drainage Manual was presented to the Board of Selectmen in April 2025, and a public hearing held by the Planning & Zoning Commission in May 2025. The document was adopted and the new associated regulations take effect on September 21, 2025.

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<b>7: Protect Natural Resources</b>	64	Undertake projects, where appropriate and effective, to address flooding problems, including dredging of ponds if appropriate.	The Salt Box Lane-Coachlamp Lane Area Drainage Improvement project has been designed, and local permitting will be pursued by DPW in fall 2025. The Tilley Pond Watershed Drainage Improvement project is now in the process of being designed, with the expectation of local permitting in 2026.
<b>7: Protect Natural Resources</b>	64	Continue to study and address flooding issues in Darien with assistance of the CT DEEP, CT DOT, and affected property owners.	The Salt Box Lane-Coachlamp Lane Area Drainage Improvement project has been designed, and local permitting will be pursued by DPW in fall 2025. The Tilley Pond Watershed Drainage Improvement project is now in the process of being designed, with the expectation of local permitting in 2026.
<b>7: Protect Natural Resources</b>	66	Continue to post GIS information and maps on the Town's website so that people can become more aware of the natural resources in Darien.	See <a href="https://darienct.mapgeo.io/">https://darienct.mapgeo.io/</a> , which includes zoning layer, wetlands layer, aquifer, tidal wetlands. Also, a GIS web portal was created, allowing for the download of official zoning and wetlands maps, etc.
<b>8: Maintain &amp; Enhance Downtown</b>	74	Continue to budget for and provide for pedestrian amenities (trees, benches, lighting, flowers, hanging baskets, fountains, etc.).	DPW budgets for downtown benches, lighting and trash cans. Beautification Commission handles the hanging baskets and other projects. Beautification has a "Darien Blooms" project at the Noroton Heights Train Station. Both DPW and the Beautification Commission are funded by the Town budget.
<b>8: Maintain &amp; Enhance Downtown</b>	76	Consider allowing multi story parking structures (perhaps one story below grade and two stories or so above grade) in appropriate places (with an active street level use in front).	The Corbin District project will include a multi-story parking garage. The Darien Commons project has what is essentially two stories of parking, one at-grade, and the other at an upper level behind Equinox. Similarly, the Heights Crossing project has both at-grade parking as well as an upper level of parking, located behind the buildings. BMW of Darien also has multi-level parking.
<b>8: Maintain &amp; Enhance Downtown</b>	76	Improve signage / wayfinding to parking areas.	New municipal parking signs and directional signs have been upgraded as needed. The Town is working on a comprehensive review of parking signs.
<b>8: Maintain &amp; Enhance Downtown</b>	81	Consider building height limitations and consider alternative approaches appropriate for the downtown, including allowing more building height in the downtown when: <ul style="list-style-type: none"> <li>• Impacts on the character of the area are considered</li> <li>• Building walls are set back further from the curb</li> <li>• The overall floor area ratio remains appropriate</li> <li>• A landmark feature is established in an appropriate location</li> <li>• An open space plaza or a mall is provided</li> </ul>	Zoning Regulations amended re: downtown in 2019
<b>9: Transform Noroton Heights Business District</b>	89	Convert the Noroton Heights Development district (an overlay zone) to a "grounded" Noroton Heights District.	Section 740 of the Zoning Regulations adopted October 2010--Noroton Heights Business Zone.
<b>9: Transform Noroton Heights Business District</b>	96	Take actions necessary to address other issues in the Noroton Heights business district.	In 2025, DPW installed drainage/stormwater improvements on the north side of the Noroton Heights Train Station parking lot to help reduce flooding on Heights Road. As part of the approval of the Darien Commons project, a substantial stormwater management system was approved by the Planning & Zoning Commission, also helping to reduce flooding on Heights Road.
<b>9: Transform Noroton Heights Business District</b>	96	Enhance street lights and pedestrian safety around the train station and in the Noroton Heights business district.	DPW is responsible for lighting at the Noroton Heights Train Station. The Darien Commons project and Heights Crossing project each included all new lighting along Heights Road for pedestrian safety. New sidewalk recently installed by DPW near Noroton Heights Train Station. "Model block" street lights and sidewalks were an integral condition of approval for both projects.

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<b>10: Manage Residential Development</b>	102	Review and amend the zoning map to seek to reduce the number of residential properties split into multiple zoning districts.	Nov 2015--1950 Boston Post Road; July 2019--671 Boston Post Road; Feb 2025--328 Hoyt/57 Greenwood...although the first two were split zoned commercial/residential, and the third rezoning was for two properties within different residential zones.
<b>10: Manage Residential Development</b>	102	Re examine home occupation regulations to ensure that they are consistent with changing times and community needs and desires.	Home occupations re: child care modified in 2017 and 2023 in response to changes in State Statutes
<b>10: Manage Residential Development</b>	106	Review zoning provisions and locations for multi-family housing to ensure they are appropriate for the future.	The Darien Affordable Housing Plan was adopted in 2022, which covered this topic.
<b>11: Guide Business &amp; Economic Development</b>	112	Review the various business zoning districts and their locations to determine if they are accomplishing what the community desires in an efficient way	The Planning & Zoning Commission completed a comprehensive review of its commercial zones in 2019.
<b>11: Guide Business &amp; Economic Development</b>	112	Review the parking requirements in the zoning regulations.	Parking requirements in Section 904 have been reduced for both multi-family housing and certain commercial uses since the adoption of the 2016 POCD.
<b>11: Guide Business &amp; Economic Development</b>	112	Review the parking stall size requirement in the zoning regulations.	Long-time 10'x20' standard in Section 904 of the Regulations was changed to 9'x18' (section 226 and 908)
<b>11: Guide Business &amp; Economic Development</b>	112	Undertake a comprehensive review and revision of the signage regulations.	A comprehensive review was completed in 2018. See new Section 930 of the Zoning Regulations.
<b>12: Maintain &amp; Enhance Community Facilities</b>	124	Expand the highway garage to address the needs of Public Works and other departments that use the facility.	DPW garage expansion/renovation was approved by local land use boards in late 2016, and construction was completed about 2018.
<b>12: Maintain &amp; Enhance Community Facilities</b>	124	Update the Park and Recreation Master Plan including investigating community support for a swimming pool.	Park & Rec Master Plan is dated 2018. Expected start on that update to the prior P&R Plan once the 2026 POCD is complete.
<b>12: Maintain &amp; Enhance Community Facilities</b>	124	Analyze the space needs at Town Hall in order to evaluate options for possible future renovation / expansion.	Being done informally. In September 2025, the Fire Marshal's office was renovated.
<b>12: Maintain &amp; Enhance Community Facilities</b>	124	Investigate parking options for the library.	The Library now has an informal agreement with the adjacent property owner Nielsen. A new pedestrian pathway was constructed from the Nielsen property to Hecker Avenue to accommodate overflow parking from the Library on Nielsen property.
<b>13: Address Transportation Needs</b>	143	Investigate increasing parking prices at the train stations in Darien (both Darien station and Noroton Heights station) in order to provide more amenities for users and make it fairer relative to other parking situations on the New Haven rail line.	Done via the Board of Selectmen-- <a href="https://www.darientimes.com/news/article/darien-metro-north-parking-fees-raised-18350785.php">https://www.darientimes.com/news/article/darien-metro-north-parking-fees-raised-18350785.php</a> . Fees were raised in 2023, and further review of fees in 2026 is likely.
<b>17: Implementation</b>	169	Update zoning regulations to implement strategies, policies, and action steps in the POCD.	Yes. Many changes were made to the zoning regulations since 2016. See above--ie. Stormwater management; signs; etc. This includes, but is not limited to, the comprehensive updates to commercial districts completed in 2019.

Source: Darien Planning & Zoning Dept.

Last updated: September 17, 2025

**2016 POCD: Sampling of Policies & Action Steps NOT IMPLEMENTED**

Chapter	Page	Action Steps	Reason(s) for Non-Implementation
<b>4: Maintain &amp; Enhance Community Character</b>	39	Undertake an inventory of the Town's scenic views so that steps can be taken to preserve them in the future.	Not pursued/prioritized.
<b>4: Maintain &amp; Enhance Community Character</b>	39	Adopt regulations to consider scenic areas and resources as part of any land use application.	Not pursued/prioritized.
<b>4: Maintain &amp; Enhance Community Character</b>	39	Strive to put all power lines underground in downtown Darien and the Noroton Heights business district.	High cost. The Corbin District in downtown will be undergrounding some wires.
<b>4: Maintain &amp; Enhance Community Character</b>	39	Consider pursuing designation as a "Tree City USA"	Not pursued/prioritized.
<b>5: Preserve Open Space</b>	52	Establish a "land acquisition fund" (as per CGS Section 7-131r) to set aside monies for open space preservation.	Not pursued/prioritized.
<b>5: Preserve Open Space</b>	52	Investigate how to establish a "fast track" process for approving the acquisition of open space.	Not pursued/prioritized.
<b>6: Manage Coastal Resources</b>	56	Undertake an inventory of the Town's coastal view assets so that steps can be taken to preserve them.	Not pursued/prioritized.
<b>6: Manage Coastal Resources</b>	56	Investigate the potential to establish a recreational fishing area for residents (such as the pier at Pear Tree Point or at another coastal location).	Put forth informally as part of the Pear Tree Point Beach improvement project, but rejected, presumably due to lack of interest and/or cost implications.
<b>6: Manage Coastal Resources</b>	56	Undertake a feasibility study of ways to improve coastal access for boating including mooring, dock, launch, channel, and other improvements.	The current Pear Tree Point Beach improvement project includes dredging of the harbor channel; and reconstruction of the existing boat ramp to address access issues.
<b>7: Protect Natural Resources</b>	64	Consider requiring additional "freeboard" above minimum requirements when people rebuild in floodprone areas.	The Planning & Zoning Commission now uses a requirement for one foot of "freeboard", which is one of the strictest in the State. NOTE: Must balance this with the potential desire to modify the maximum building height allowed in residential zones to account for houses within the flood zone.
<b>7: Protect Natural Resources</b>	66	Consider separating the Environmental Protection Commission into a regulatory agency (an Inland Wetlands Commission) and a strategic organization (a Conservation Commission).	Not pursued/prioritized.
<b>8: Maintain &amp; Enhance Downtown</b>	74	Improve lighting and pedestrian friendliness for areas under the railroad bridges on Boston Post Road and Leroy Avenue.	Such work requires review/approval by State DOT/possibly Metro North. First Selectman has discussed the possibility with DOT.
<b>8: Maintain &amp; Enhance Downtown</b>	76	Consider creating a separate parking authority / department to manage parking in the downtown area.	Not pursued/prioritized.
<b>8: Maintain &amp; Enhance Downtown</b>	76	Consider incorporating "fee in lieu of parking" provisions in the Zoning Regulations.	Not pursued/prioritized. Although there are provisions in the Darien Zoning Regulations, which would allow projects in the CBD zone, that give the Town land for parking to be exempt from parking requirements.
<b>8: Maintain &amp; Enhance Downtown</b>	81	Consider regulating development in downtown with a maximum floor area ratio to complement a more flexible height standard.	Not pursued/prioritized.

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<b>8: Maintain &amp; Enhance Downtown</b>	82	Investigate "un-numbering" Route 1 in the downtown area to help accomplish local objectives and encourage "context-sensitive" results.	Requires review/action by State of CT DOT....not pursued.
<b>9: Transform Noroton Heights Business District</b>	95	Work with CT DOT to build a well designed parking structure between the tracks and I 95 (south side of tracks) to accommodate permit and daily parkers.	There is little desire to have a parking garage at the Noroton Heights Train Station.
<b>9: Transform Noroton Heights Business District</b>	95	Work with CT DOT to convert the daily parking lot (north side of tracks) to other uses such as: <ul style="list-style-type: none"> <li>• Transit oriented development</li> <li>• Open space / drainage feature</li> </ul>	While the north side of Heights Road has been redeveloped as part of the Heights Crossing and Darien Commons projects, thus, becoming two models for DOT in the State, they have each had to install significant stormwater management features as part of their projects. The Town of Darien has also proceeded with stormwater management underneath the parking lot on the north side of the tracks. Converting daily parking to other uses has not been pursued.
<b>10: Manage Residential Development</b>	102	Review and rezone residential neighborhoods, where appropriate, to make fewer lots non conforming as to the minimum lot size requirement (and result in more appropriate yard setback requirements).	Not pursued/prioritized.
<b>10: Manage Residential Development</b>	102	Consider splitting "building coverage" (typically something which has three dimensions) from "impervious coverage" or "developed site area" (typically something which has two dimensions).	Not done currently for residential zones, but is done currently for most commercial zones.
<b>10: Manage Residential Development</b>	102	To address building scale and massing, consider adopting floor area limitations in some or all residential zones.	Not pursued....while Building Coverage limits structures on a property to 20% in all zones, FAR is a more complex computation, which may not be intuitive to property owners and the general public.
<b>10: Manage Residential Development</b>	102	Consider adopting a building coverage limitation which varies by district.	Not done. Could remain a possible recommendation going forward.
<b>10: Manage Residential Development</b>	102	Consider adopting an impervious coverage limitation in some or all residential zones which varies by district.	Not done. Could remain a possible recommendation going forward.
<b>10: Manage Residential Development</b>	106	When and where appropriate, seek to place deed restrictions on housing units that are accessory to Special Permit uses in order to count such units as "affordable housing" for as long as they exist.	To count as "affordable housing" for a CGS 8-30 moratorium, any such units must be advertised and open to the general public. In the example of a private Club, which uses said housing for on-site workers such as waiters, landscapers and caddies, those units could not be opened up to
<b>12: Maintain &amp; Enhance Community Facilities</b>	124	Investigate how to establish a "fast track" process for approving the acquisition of land.	Not pursued/prioritized.
<b>14: Manage Utility Infrastructure</b>	143	Investigate increasing the supply of parking at one or both train stations.	Not pursued/prioritized.

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Chapter	Page	Action Steps	Reason(s) for Non-Implementation
<b>15: Promote Sustainability &amp; Resiliency</b>	153	Prepare and implement a Sustainability Plan.	Although the Town of Darien has received 2019 Bronze Certification and 2022 Silver Certification Sustainable CT awards, no formal "Sustainability Plan" has been prepared or implemented. The Sustainability Committee is pursuing a 2025 submittal.
<b>15: Promote Sustainability &amp; Resiliency</b>	156	Consider increasing the "freeboard" requirement in areas subject to flooding especially as storm frequency and severity is projected to increase in the future.	Commission now uses a requirement for one foot of "freeboard", which is one of the strictest in the State. NOTE: Must balance this with the potential desire to modify maximum building height in residential zones to account for houses within the flood zone.

Source: Darien Planning & Zoning Dept.

Last updated: September 17, 2025