

Baywater 1025 BPR, LLC  
c/o Baywater Management, LLC  
1019 Boston Post Road  
Darien, CT 06820

July 7, 2020

VINKATH Realty LLC  
1044 Boston Post Road  
Darien, CT 06820

To Whom it May Concern:

This letter is to notify you of a Darien Planning and Zoning Commission Public Hearing regarding a Special Permit Application #313. The meeting will be held on Tuesday July 28<sup>th</sup> 2020 at 8:00pm in room 206 of Darien Town Hall located at 2 Renshaw Road, Darien and via GoToMeeting.

The purpose of this special permit is to propose to establish a new Quick Service Restaurant in a portion of the first-floor space formerly occupied by Kirby & Company. We have been asked by the Planning and Zoning Commission to notify property owners within 100 feet of the building of this Public Hearing. I have attached, to this letter, the legal notice for your reference.

Sincerely,



R. David Genovese  
Baywater Management, LLC  
1019 Boston Post Road  
Darien, CT 06820

## LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, July 28, 2020 at 8:00 P.M. in Room 206 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

**Subdivision Application #627, Land Filling, Excavation & Regrading Application #482, Hans J. Mende, Trustee of 2005 Irrevocable Kimar Trust, 90 Pear Tree Point Road.** Proposal to subdivide the 5.10+/- acre subject property into four (4) separate building lots. Two (2) lots will be created with frontage on Pear Tree Point Road, respectively 1.14+/- and 1.24+/- acres in size, and two (2) lots will be created with frontage on Long Neck Point Road, respectively 1.00+/- and 1.17+/- acres in size. A deeded open space parcel is to be created on the north side of the subdivision, separating Lots #1 and #2. Two (2) additional deeded open space parcels, along with a "dock parcel" are to be created on the west side of Pear Tree Point Road, across from the building lots. Proposal to construct four (4) new code compliant single-family residences (one on each lot), with associated regrading and stormwater management; and to perform related site development activities. The subject property is situated on the east and west sides of Pear Tree Point Road approximately 700 feet north of its intersection with Crane Road, and is shown on Assessor's Map #60 as Lots #13 and #49 in the R-1 Zone.

**Special Permit Application #258-A, Kennedy's Barber Club, 1077 Boston Post Road.** Proposal to establish a barbershop, a personal service use establishment, in a 1,333+/- square foot area within a portion of the commercial space now being created in the back of 1077 Boston Post Road (the Darien Playhouse building). The subject property is located on the north/west side of Boston Post Road approximately 550 feet northeast of its intersection with Leroy Avenue, and is shown on Assessor's Map #73 as Lots #7 and #42 with shared parking on Lots #40 and #41 in the CBD and PR Zones.

**Land Filling, Excavation & Regrading Application #483, Brendan McNamara, 55 Maywood Road.** Proposal to regrade the center section of the existing back yard and to perform related site development activities. The 2.1+/- acre subject property is located on the west side of Maywood Road approximately 850 feet north of its intersection with Dellwood Road, and is shown on Assessor's Map #4 as Lot #101 in the R-2 Zone.

**Special Permit Application #313, Baywater 1025 BPR, LLC, Playa Bowls, 1025 Boston Post Road.** Proposal to establish a new 1,630+/- square foot Quick Service Restaurant in a portion of the first floor space formerly occupied by Kirby & Company. The subject property is located on the north/west side of Boston Post Road, approximately 30 feet north/west of its intersection with Brook Street, and is shown on Assessor's Map #73 as Lot #13, in the CBD Zone.

**Coastal Site Plan Review #315-C, Flood Damage Prevention Application #361-C, Land Filling & Regrading Application #394-B, 53 Contentment Island, LLC, 53 Contentment Island Road & Deborah C. McLean, 45 Contentment Island Road (joint applicants).** Proposal to regrade and fill the northwestern portion of 45 Contentment Island Road and a directly adjacent portion of 53 Contentment Island to the west, and to install drainage structures to eliminate the ponding of stormwater on 45 Contentment Island Road. Proposal to shift the existing driveway on 53 Contentment Island Road further to the west to accommodate landscape screening on the shared property line and to install a new entrance gate, and to perform related site development activities within regulated areas. The subject properties are located on the south side of Contentment Island Road approximately 1,400 feet south of their intersection with Shennamere Road, and are shown on Assessor's Map #68 as Lots #17-21 (#53 Contentment Island Rd.) and Lot 15 (#45 Contentment Island Rd.) in the R-1 Zone.

(S) James H. Rand  
Secretary  
7/16 & 7/23

ID	Site Address	Owner Name	Co-Owner
05382	1020 BOSTON BAYWATER POST ROAD	ASSOCIATES II LLC	C/O BAYWATER
05823	1034 BOSTON VINKATH	REALTY LLC	
06363	1041 BOSTON WHITMAN	FOODS LLC	
06417	1014 BOSTON BAYWATER POST ROAD	ASSOCIATES II LLC	C/O BAYWATER
06668	1015 BOSTON KLEBAN DAY	STREET LLC	
06669	13 GROVE	BLACKSHAW CHRIS COTT LLC	C/O AVISON
06670	1021 BOSTON 1019-1021 POST ROAD	ASSOC LLC	
07857	1031 BOSTON MAZZA	ROBERT L	
09417	16 BROOK	BOWL LLC	MS PENEL
9833	5 BROOK	S 5 BROOK STREET LLC	
5672	5 BROOK	S MARILYN LLC	
6649	5 BROOK	S LEHMANN MARYANN	
9835	5 BROOK	S KLAXON PROPERTIES LLC	
9836	5 BROOK	S GREENE ALAN	
9837	5 BROOK	S PEELE ELIZABETH	
9838	5 BROOK	S KLAXON BROOK STREET LLC	
9885	5 BROOK	S MURRAY MICHAEL J	

1025 Boston Post Road

verified 7/6/20

Owner Address	Owner City	Owner Stat	Owner Zip	Map-Lot	
1019 BOSTON POST ROAD	DARIEN	CT	06820	72 12	
1044 BOSTON POST ROAD	DARIEN	CT	06820	72 13	
1041 BOSTON POST ROAD	DARIEN	CT	06820	73 11	
1019 BOSTON POST ROAD	DARIEN	CT	06820	72 11	
1189 POST ROAD SUITE 3B	FAIRFIELD	CT	06824	73 15	
1120 HEADQUARTERS PLAZA, NORTH TOWER, 8TH FLOOR	MORRISTONJ		07960	73 16	
1019 BOSTON POST ROAD	DARIEN	CT	06820	73 14	
1031 BOSTON POST ROAD	DARIEN	CT	06820	73 12	
23 BUTLER'S ISLAND	DARIEN	CT	06820	73 17	
P O BOX 2125	DARIEN	CT	06820	73	18
68 SEDGWICK AVENUE	DARIEN	CT	06820	73	18-2
5 BROOK STREET	DARIEN	CT	06820	73	18-1
5 BROOK STREET #2A	DARIEN	CT	06820	73	18-4
10 RUNKENHAGE ROAD	DARIEN	CT	06820	73	18-5
16 FARM CREEK ROAD	NORWALK	CT	06853	73	18-6
5 BROOK STREET	DARIEN	CT	06820	73	18-7
343 CASCADE DRIVE	FAIRFIELD	CT	06825	73	18-3