

TOWN OF DARIEN
PLANNING & ZONING DEPARTMENT

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July 6, 2020

David Genovese
Baywater Properties, LLC
1019 Boston Post Road
Darien, CT 06820

VIA E-MAIL AND
REGULAR MAIL

Re: *Special Permit Application #313*
Baywater 1025 BPR, LLC, 1025 Boston Post Road

Dear David:

Enclosed please find a copy of Section 1040 of the Zoning Regulations as a reminder of your responsibility to notify property owners within 100 feet of the 1025 Boston Post Road property of this pending application. A copy of the Legal Notice is enclosed for your use in this process. You must send the mailings between July 8, 2020 and Saturday, July 18, 2020. **Our office is providing you with the attached mailing list that you should use for the required mailings.** NOTE: A recent order from the Governor allows the mailings to be completed by regular mail, rather than certified/return receipt requested.

Once you have sent the mailings, you are required to submit the following to the Planning and Zoning Office *by the Wednesday prior to the public hearing*: a copy of one (1) of the letters sent to the property owners within 100 feet, with the enclosure which was sent to them; and a list of those property owners within 100 feet.

The public hearing on this application has been scheduled for **Tuesday, July 28, 2020 at 8:00 P.M. in Darien Town Hall** and via GoToMeeting. A login number for GoToMeeting will be provided to both you and the general public a few days prior to the meeting via the Town of Darien web site. Should you have questions, or if we can assist in any way, please feel free to contact our office.

Sincerely,

Fred W. Doneit, AICP, GISP
Senior Planner

Enclosures

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