

TOWN OF DARIEN  
PLANNING & ZONING DEPARTMENT

JEREMY B. GINSBERG, AICP  
PLANNING AND ZONING DIRECTOR

DAVID J. KEATING  
ASSISTANT DIRECTOR/  
ZONING ENFORCEMENT OFFICER



FRED W. DONEIT, GISP  
SENIOR PLANNER

RICHARD B. JACOBSON  
ENVIRONMENTAL PROTECTION OFFICER

ROBERT WOODSIDE  
CODE COMPLIANCE OFFICER

TOWN HALL, 2 RENSHAW ROAD  
DARIEN, CONNECTICUT 06820-5397  
TELEPHONE (203) 656-7351  
[www.darienct.gov](http://www.darienct.gov)

September 8, 2020

VIA E-MAIL AND  
REGULAR MAIL

Chris Elkow  
Elise Landscapes & Nursery  
530 Old Stamford Road  
New Canaan, CT 06840

Re: *Special Permit Application #315, Land Filling & Regrading Application #486  
Robert & Sarah Thorsen, 170 Ridge Acres Road.*

Dear Chris:

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 170 Ridge Acres 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 September 9, 2020 and Saturday, September 19, 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, September 29, 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, September 29, 2020 at 8:00 P.M. in Room 206 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

**Special Permit Application #117-F, Noroton Presbyterian Church, 2011 Boston Post Road.** Proposal to construct a 40' x 60' asphalt recreational sports court with a retaining wall adjacent to the barn on the northern portion (rear) of the property, and to perform related site development activities. The 8.96+/- acre subject property is located on the north side of Boston Post Road at the northwest corner formed by its intersection with Noroton Avenue, and is shown on Assessor's Map #43 as Lots #3, #4, and #5 in the R-1/3 Zone.

**Special Permit Application #315, Land Filling & Regrading Application #486, Robert Thorsen & Sarah Thompson, 170 Ridge Acres Road.** Proposal to construct a 50' x 90' recreational sport court and a retaining wall on the southwest portion of the property, and to perform related site development activities. The 3.73+/- acre subject property is located on the north side of Ridge Acres Road approximately 200 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #4 as Lot #38 in the R-2 Zone.

**Coastal Site Plan Review #232-A, Flood Damage Prevention Application #260-A, Land Filling & Regrading Application #205-A, Kyle & Elizabeth Keogh, 88 Nearwater Lane.** Proposal to raze the existing residence and to construct a new single-family dwelling in generally the same location, install a spa and patios, reconfigure the driveway area, and to perform related site development activities within regulated areas, including regrading of the property, installation of stormwater management and establishing a connection to sanitary sewer. The 1.51+/- acre subject property is located on the east side of Nearwater Lane, approximately 800 feet north of its intersection with Juniper Road, and is shown on Assessor's Map #57 as Lot #3-B in the R-1 Zone.

**Coastal Site Plan Review #200-B, Flood Damage Prevention Application #217-B, Land Filling & Regrading Application #485, Rajat & Ridhita Gupta, 2572 Boston Post Road.** Proposal to construct an in-ground pool, including an expansion of the existing patio at the rear of the residence (southern portion of site), relocate and expand the existing on-site stormwater management system, and to perform related site development activities within regulated areas. The 0.98+/- acre subject property is located on the south side of Boston Post Road, approximately 170 feet east of its intersection with Catalpa Terrace, and is shown on Assessor's Map #54 as Lot #4 in the R-1/3 Zone.

**Land Filling & Regrading Application #487, Jeffery Brown, 26 Peach Hill Road.** Proposal to raze the existing residence and to construct a new single-family dwelling further to the west of the existing residence, install a pool and spa, new driveway areas, regrade the property to create a level yard area, and to perform related site development activities. The 2.99+/- acre subject property is located on the west side of Peach Hill Road, approximately 725 feet west of its intersection with Mansfield Avenue, and is shown on Assessor's Map #6 as Lot #129 in the R-2 Zone.

(S) James H. Rand  
Secretary  
9/17 & 9/24