

**TOWN OF DARIEN  
PLANNING & ZONING COMMISSION**

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FRED W. DONEIT, AICP, GISP  
SENIOR PLANNER  
June 24, 2020

Stuart Laufer  
Eckerson Design Associates  
21 Ann Street, Unit AC-1  
Norwalk, CT 06854



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VIA E-MAIL AND  
VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

RE: *Coastal Site Plan Review #312-B  
17 BIR, LLC, 17 Brush Island Road*

Dear Mr. Laufer:

This letter is to confirm that at its meeting on June 23, 2020, by a vote of 5-0, the Darien Planning & Zoning Commission granted with stipulations the aforementioned application to construct a stepping stone path, install an artificial turf area, construct a raised spa, expand the patio, install a masonry fire pit, and redesign a low wall and steps, and to perform related site development activities within a regulated area. The enclosed Adopted Resolution outlines the conditions of approval. Please read the Resolution carefully.

Since I expect the Planning & Zoning Commission Chairman to sign the approved plans next week, you or the property owner(s) may now apply for the necessary Zoning and Building Permits for construction of the spa. Separate Zoning and Building Permits are not required for the other approved aspects of the project. Condition 'F' of the Resolution requires that our office be notified once the erosion controls have been installed and prior to any on-site work. Also note Condition 'G' relative to certifications to be provided prior to the issuance of a Certificate of Zoning Compliance for the improvements.

If you have any questions, please give me a call.

Sincerely,

Fred W. Doneit, AICP, GISP  
Senior Planner

Enclosure

Cc: Anthony Homicki, Assessor  
17 BIR, LLC (property owner)  
Jeff Caiola, State of CT DEEP