

TOWN OF DARIEN
PLANNING & ZONING DEPARTMENT

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August 11, 2020

VIA E-MAIL AND
REGULAR MAIL

Robert F. Maslan, Jr., Esq.
Maslan Associates, P.C.
30 Old King's Highway South
Darien, CT 06820

Re: *Special Permit Application #310-A*
Make-Modern, 1985 Boston Post Road

Dear Bob:

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 1985 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 August 12, 2020 and Saturday, August 22, 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 1, 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,

A handwritten signature in blue ink, appearing to read "Fred Doneit", is written over the word "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 1, 2020 at 8:00 P.M. in Room 206 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

Continuation of 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 #310-A, The Handwork School, LLC (dba Make-Modern), 1985 Boston Post Road.

Proposal to establish a business with craft workshop classes and incidental sales of craft supplies within the 1,304 square foot single story building space formerly occupied by Puritan Stationery. The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Noroton Avenue, and is shown on Assessor's Map #42 as Lot #1 in the Neighborhood Business (NB) Zone.

Coastal Site Plan Review #327-A, Flood Damage Prevention Application #376-A, Land Filling & Regrading Application #379-A, Courtney & William Platt, 43 Contentment Island Road.

Proposal to construct and install an in-ground swimming pool, spa, and associated patio area; and to perform related site development activities, within regulated areas, including regrading of the property and installation of a rain garden and landscaping. The 1.22+/- acre subject property is located on the south side of Contentment Island Road approximately 0.25 miles south of its intersection with Shennamere Road, and is shown on Assessor's Map #68 as Lot #16 in the R-1 Zone.

Land Filling & Regrading Application #484, Rolf & Christina Obin, 9 Archer Lane.

Proposal to regrade portions of the back yard, construct two new retaining walls, and to perform related site development activities. The 0.45+/- acre subject property is located on the north side of Archer Lane approximately 325 feet west of its intersection with Fitch Avenue, and is shown on Assessor's Map #42 as Lot #113 in the R-1/3 Zone.

(S) James H. Rand
Secretary
8/20 & 8/27