

Eberhardt, Tamara

From: Suzann Maslan <smaslan@maslanlaw.com>
Sent: Monday, August 17, 2020 3:13 PM
To: Doneit, Fred; Eberhardt, Tamara
Cc: Robert Maslan
Subject: neighbor notice letters for Make Modern
Attachments: scanned letters and legal notices for mailing 08-12-20.pdf

Importance: High

Hello Fred and Tamara,

I have attached a copy of the mailing list, copies of letters and the legal notice that was sent to the neighbors regarding the upcoming Special Permit hearing on Sept. 1, 2020. If you need anything else, please let me know.

Best Regards,

Suzann C. Maslan

Legal Assistant

Maslan Associates P.C.

30 Old Kings Highway South

Darien, CT 06820

203-656-3800 (phone)

203-656-1624 (fax)

**APPLICATION OF
THE HANDWORK SCHOOL, LLC
1985 BOSTON POST ROAD**

AUGUST 3, 2020

LIST OF NEIGHBORING PROPERTY OWNERS

Map 51 Lot 41	1958 Post Road LLC c/o Pyramid Real Estate Group PO Box 37214 Charlotte, NC 28237
Map 42 Lot 48	Gerard G. Morr Lori K. Morr 6 Garden City Road Darien, CT 06820
Map 42 Lot 2&47	AJR Darien LLC 44 Blueberry Lane Darien, CT 06820
Map 42 Lot 49	Walter Tyler Detour Mary Rose Detour 8 Garden City Road Darien, CT 06820
Map 51 Lot 40	1950 Post Road LLC c/o Pyramid Real Estate Group PO Box 37214 Charlotte, NC 28237
Map 42 Lot 160&161	Connecticut Light & Power Co. Attn Property Tax Dept P O Box 270 Hartford, CT 06141
Map 51 Lot 42&30A	St John's Roman Catholic Corp. 1986 Boston Post Road Darien, CT 06820
Map 43 Lot 4	Noroton Presbyterian Church 2011 Boston Post Road Darien, CT 06820
Map 43 Lot 5	Noroton Presbyterian Church 25 Noroton Avenue Darien, CT 06820

MASLAN ASSOCIATES P.C.
Attorneys at Law

Robert F. Maslan, Jr.*
*Also Admitted in New York

30 OLD KINGS HIGHWAY SOUTH
DARIEN, CONNECTICUT 06820
TELEPHONE (203) 656-3800
FACSIMILE (203) 656-1624

Legal Assistants
Suzann C. Maslan

Writer's e-mail:
rmaslan@maslanlaw.com

August 12, 2020

1958 Post Road LLC
c/o Pyramid Real Estate Group
PO Box 37214
Charlotte, NC 28237

**Re: Special Permit Application #310-A
1985 Boston Post Road, Darien, CT**

Dear Sir or Madam:

We represent The Handwork School, LLC, d/b/a Make-Modern with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

The Darien Planning and Zoning Regulations require that notice be given to you of the public hearing on the Application, because you own property that abuts or lies within 100 feet of the perimeter of the property that is the subject of the Application.

Accordingly, please take notice that 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.com. A link and login number for GoToMeeting will be provided a few days prior to the meeting via the Town of Darien web site (www.DarienCT.gov).

The Application and exhibits are available for your review through our office or at the Darien Planning and Zoning Department at the Darien Town Hall.

If you have any questions, please contact us at (203) 656-3800 or contact the Town Planning and Zoning Department at (203) 656-7351.

Very truly yours,
Robert F. Maslan, Jr.

RFM/sm

Enclosure: Legal Notice

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rmaslan@maslanlaw.com

August 12, 2020

Gerard G. Morr
Lori K. Morr
6 Garden City Road
Darien, CT 06820

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1985 Boston Post Road, Darien, CT**

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Writer's e-mail:
maslan@maslanlaw.com

August 12, 2020

AJR Darien LLC
44 Blueberry Lane
Darien, CT 06820

**Re: Special Permit Application #310-A
1985 Boston Post Road, Darien, CT**

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rmaslan@maslanlaw.com

August 12, 2020

Walter Tyler Detour
Mary Rose Detour
8 Garden City Road
Darien, CT 06820

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1985 Boston Post Road, Darien, CT**

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August 12, 2020

1950 Post Road LLC
c/o Pyramid Real Estate Group
PO Box 37214
Charlotte, NC 28237

**Re: Special Permit Application #310-A
1985 Boston Post Road, Darien, CT**

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August 12, 2020

Connecticut Light & Power Co.
Attn: Property Tax Dept
PO Box 270
Hartford, CT 06141

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1985 Boston Post Road, Darien, CT**

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August 12, 2020

St. John's Roman Catholic Corp.
1986 Boston Post Road
Darien, CT 06820

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1985 Boston Post Road, Darien, CT**

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August 12, 2020

Noroton Presbyterian Church
2011 Boston Post Road
Darien, CT 06820

**Re: Special Permit Application #310-A
1985 Boston Post Road, Darien, CT**

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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