

RECEIVED

NOTIFICATION OF ADJACENT PROPERTY OWNERS

JUN 24 2020

JUN 22 2020
TOWN OF DARIEN
PLANNING & ZONING

SENT VIA U.S. MAIL

RE: Brennan Residence – 22 Seagate Road, Darien, CT
Map 53, Lot 45

Dear Neighbor:

Please be advised that an application has been submitted to the Darien Planning & Zoning Commission for a land filling and regrading, coastal site plan review and flood damage prevention associated with the construction of a new single family residence with a new driveway, installation of a stormwater management system and to perform related site development activities including grading associated with the site development within a regulated area. The Planning & Zoning Commission has scheduled a public hearing for this matter on July 7, 2020 at 8:00 pm in Room 206 of the Darien Town Hall and **via GoToMeeting. A login number for GoToMeeting will be provided to the general public a few days prior to the meeting via Town of Darien web site.** The regulations of the Planning & Zoning Commission require that notice be given to you because your property is within 100 feet of the subject property. The application is on file at the Planning & Zoning Department, Town Hall, 2nd floor, 2 Renshaw Road **or via Town of Darien web site.** You may review the application at Town Hall during office hours **or via Town of Darien web site.**

Sincerely,
DiVesta Civil Engineering Associates, Inc.

Douglas DiVesta, P.E.
Agent

LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, July 7, 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 Public Hearing regarding Subdivision Application #626, Land Filling & Regrading Application #478, Stephen & Enid Oresman, 49 Sunswyck Road. Proposal to remove all existing improvements on the property and to subdivide the 2.33+/- acre subject property into two (2) building lots, respectively 1.00+/- and 1.27+/- acres in size; and to construct one new single-family residence on each lot with associated grading; and to perform related site development activities. The subject property is situated on the west side of Sunswyck Road, approximately 265 feet south of its intersection with Tory Hole Road, and is shown on Assessor's Map #62 as Lot #25 and #26 in the R-1 Zone. *PUBLIC HEARING WAS OPENED AND IMMEDIATELY CONTINUED TO TUESDAY, JULY 7, 2020 AT 8PM.*

Proposed Amendments to Darien Zoning Regulations (COZR #3-2020), Business Site Plan #225-B, Special Permit Application #312, 1897 Post Road, LLC, 1897 Boston Post Road. Proposal to amend Section 786.13 of the Darien Zoning Regulations to increase the maximum floor area of dwelling units in the NB Zone from 1,000 SF to 1,200 SF; and to amend Section 787(d) to allow for dwelling units to be located on third floors as an inclusionary zoning incentive under Section 585 of the Regulations. The full text of the proposed amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at www.darienct.gov/pzcpendingapplications.

Proposal to expand the footprint and floor area of the first floor of the existing commercial building, and to add new apartments on a new second floor and partial third floor; reconfigure parking, add landscaping; and to perform related site development activities. The 0.49+/- acre subject property is located on the north side of Boston Post Road at the northwest corner formed by its intersection with Dickinson Road, and is shown on Assessor's Map #42 as Lot #6 in the Neighborhood Business (NB) Zone.

Coastal Site Plan Review #157-A, Flood Damage Prevention Application #162-A, Land Filling & Regrading Application #481, Michael & Deborah Brennan, 22 Seagate Road. Proposal to raze an existing single-family dwelling; build a new house in generally the same location with a new driveway and stormwater management; and to perform related site development activities within regulated areas. The existing swimming pool is to remain. The 0.33+/- acre subject property is located at the southern terminus of the eastern side of Seagate Road approximately 925 feet southeast of its intersection with the Boston Post Road, and is shown on Assessor's Map #53 as Lot #45 in the R-1/2 Zone.

Flood Damage Prevention Application #228-B, Charles L. Teschner, Jr., 5 Tokeneke Trail. Proposal to construct new additions to the existing residence, including a new garage and a covered walkway to the residence, and to expand the driveway area north of the garage, and to perform related site development activities. The 2.24+/- acre subject property is located on the east side of Tokeneke Trail approximately 450 feet south of its intersection with Old Farm Road, and is shown on Assessor's Map #65 as Lot #37 in the R-1 Zone.

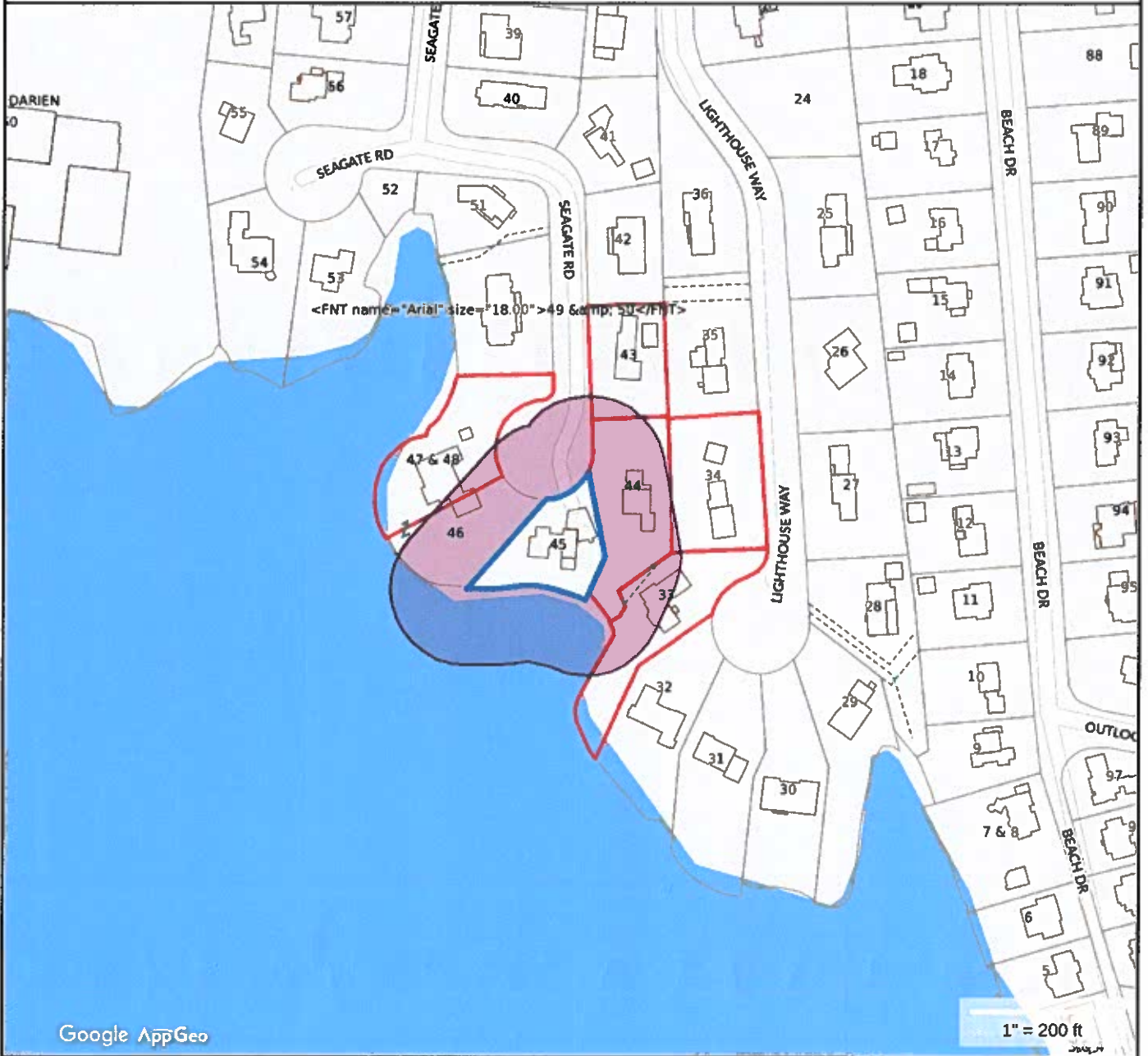
(S) James H. Rand
Secretary
6/25 & 7/2

Town of Darien
Applicant: Brennan Residence
Property Address: 22 Seagate Road
Map: 53, Lot: 45


Adjacent Property Owners

Map	Lot	Property Owners
53	44	Frank Kemp 20 Seagate Road Darien, CT 06820
53	33	Javier & Barbara Kulesz 19 Lighthouse Way Darien, CT 06820
53	34	Henry & Joan Gioella 15 Lighthouse Way Darien, CT 06820
53	43	Cecily & Gokay Urenay 18 Seagate Road Darien, CT 06820
53	46-47- 48	Dean & Kristen Nelson 19 Seagate Road Darien, CT 06820

22 Seagate Road



Property Information	
Property ID	4610
Location	22 SEAGATE ROAD
Owner	BRENNAN MICHAEL A &



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Darien, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/1/2019
Data updated 8/1/2019

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