

Abutters**Subject Property**

ID	Site Address	Owner Name	Co-Owner Name	Owner Address
04450	9 CLOCK AVENUE	BIGELOW PETER &	BIGELOW MARGARET B	9 CLOCK AVENUE
05750	40 NOROTON AVENUE	KARCZEWSKI RAYMOND J &	KARCZEWSKI SHAILEEN L	40 NOROTON AVENUE
05787	5 CLOCK AVENUE	SPATARO JAMES &	SPATARO LAUREN T	5 CLOCK AVENUE
05875	46 NOROTON AVENUE	MCCLOSKEY CHRISTOPHER P &	ANDERSON CALLIE I	46 NOROTON AVENUE
07646	13 DICKINSON ROAD	MAC PHERSON ORISON &	MAC PHERSON SANDRA	13 DICKINSON ROAD
07859	7 CLOCK AVENUE	ROSZTOCZY PHILIP A &	ROSZTOCZY CLAIRE P ET AL	7 CLOCK AVENUE
08037	1 CLOCK AVENUE	METAYER ALBERT F &	METAYER GENEVIEVE	1 CLOCK AVENUE
08559	15 DICKINSON ROAD	DI MEGLIO JERRY J &	DI MEGLIO LAURA H	15 DICKINSON ROAD
08639	17 DICKINSON ROAD	OTIS VIRGINIA S		17 DICKINSON ROAD
09083	11 CLOCK AVENUE	RICE JOSEFINA PANGILINAN		11 CLOCK AVENUE
10611	0 DICKINSON ROAD	LIN DONALD K &	LIU VIVIAN Y	19 DICKINSON ROAD
11146	4 EDDY LANE	SCHOENROCK DAVID B &	SCHOENROCK CHRISTINE M	4 EDDY LANE

Subject Property
 11145 2 EDDY LANE
 verified 9/10/2020

MULLER CHRISTOPHER J

2 EDDY LANE

RECEIVED

SEP 17 2020
 TOWN OF DAHLEN
 PLANNING & ZONING

Mailed 9/16/2020

Peter & Margaret Bigelow ✓
9 Clock Avenue
Darien, CT 06820

Raymond & Shaileen Karczewski ✓
40 Noroton Avenue
Darien, CT 06820

James & Lauren Spataro ✓
5 Clock Avenue
Darien, CT 06820

Christopher McCloskey & ✓
Callie Anderson
46 Noroton Avenue
Darien, CT 06820

Orison & Sandra Mac Pherson ✓
13 Dickinson Road
Darien, CT 06820

Philip & Claire Rosztoczy ✓
7 Clock Avenue
Darien, CT 06820

Albert & Genevieve Metayer ✓
1 Clock Avenue
Darien, CT 06820

Jerry & Laura Di Meglio ✓
15 Dickinson Road
Darien, CT 06820

Virginia Otis ✓
17 Dickinson Road
Darien, CT 06820

Josefina Pangilinan Rice ✓
11 Clock Avenue
Darien, CT 06820

Donald & Vivian Lin ✓
0 Dickinson Road
Darien, CT 06820

David & Christine Schoenrock ✓
4 Eddy Lane
Darien, CT 06820

Minutemen Land Services
377 Highland Avenue
Norwalk, CT 06854

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-SAMPLE-

Minutemen Land Services, Inc

SINCE 1978

Commercial & Residential Property Maintenance/Landscape Design/Excavation and
Drainage/Patios and Walkways/Installation/More...

377 Highland Avenue

Norwalk, CT 06854

PHONE: (203) 854-4949 FAX: (203) 854-4950

David & Christine Schoenrock
4 Eddy Lane
Darien, CT 06820

September 15, 2020

Dear David & Christine Schoenrock.

We are proposing to do work for the Mullers at 2 Eddy Lane in Darien whose property abuts yours. This work includes removing dead, dying or dangerous limbs from the rear border of the property. This area has not been maintained in any way for years and is a tangle of vines and underbrush. Into this area we are proposing to add twelve 7-8ft green giant arborvitae in and around the remaining large trees (the large maples will stay but be pruned for sunlight on the new plantings and for safety). Arborvitae is a traditional border planting that will tolerate the shade in this area and will thrive. These trees will provide year round screening/privacy once established. This is a designated conservation area.

Along the southern border, it is the same situation. That area has not been cleaned up or maintained in years. We are proposing to add arborvitae as well but a smaller size (6-7ft) and spaced out farther apart from each other to allow certain properties a view from their property through these trees. They will be spaced approx. 8 feet apart on each fence post of an existing fence on an existing wall. This is to allow the residence at 5 Clock Avenue a sight line past their property line. We would plant 25 flowering azaleas in front of these new evergreens. This is a designated open space area.

Included in this mailing is the Legal Notice for the Darien Planning & Zoning Commission 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.

Sincerely,



Jordan Grant
President

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.

Amendment to Subdivision Application #164-B, Christopher Muller, 2 Eddy Lane. Request to allow planting and landscape maintenance work within a designated conservation area and open space area, and to perform related site development activities. The 0.40+/- acre subject property is located at the southeastern terminus of Eddy Lane, approximately 300 feet east of its intersection with Noroton Avenue, and is shown on Assessor's Map #42 as Lot #151A in the R-1/5 Zone.

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