



**TOWN OF DARIEN
PLANNING AND ZONING COMMISSION
APPLICATION FORM**

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SEP 24 2020

TOWN OF DARIEN
PLANNING & ZONING

Application is hereby submitted for approval in accordance with the following Sections of the Darien Zoning Regulations (check all that apply).

- | | |
|--|---|
| <input checked="" type="checkbox"/> Section 810 Coastal Site Plan Review | <input type="checkbox"/> Section 1000 Special Permit Requirements |
| <input type="checkbox"/> Section 820 Flood Damage Prevention | <input type="checkbox"/> Section 1020 Site Plan Requirements |
| <input type="checkbox"/> Section 850 Land Filling, Excavation
and Earth Removal | <input type="checkbox"/> Section 1051 Protected Town Landmarks |
| <input type="checkbox"/> Section 1110 Change of Zoning Regulations and/or Zoning Map | <input type="checkbox"/> Subdivision Application |
| <input type="checkbox"/> Other (specify) _____ | |

Property Location:

Street Address: 36 Beach Drive, Darien CT 06820

Assessor's Map(s) # 53 as Lot(s) # 3 & 4

Subject property is situated on the West side of Beach Drive (street)
approximately 200 feet South from the corner formed by the intersection of
Beach Drive and Outlook Drive (streets).

Zoning District(s): R 1/2 Size of Site: 15,100 square feet, 0.3446 acres

The subject property is is not as a result of this project will become tied into the Town sanitary sewer system.

The subject property is is not as a result of this project will become tied into the public water system (Aqurion Water Co.).

The subject property is is not within 500 feet of an adjoining municipality.

Applicant:

Name: Sean Walters - Wagner Pools

Address: 101 Noroton Avenue,
Darien, CT 06820

Phone #: 203.309.3998
Cell/Text 570.994.5900

E-mail address: sw@wagnerswimmingpools.com

Signature:

Property Owner:

Name: Geoffry Beringer

Address: 36 Beach Drive,
Darien, CT 06820

Phone #: 203.247.0018

E-mail address: gberinger@janney.com

Signature: (Agent)

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Representative or Contact Person (to whom all correspondence shall be addressed)

Name: Sean Walters PLA

Company/Firm: Wagner Pools

Phone #: 203.309.3998

Cell/Text 570.994.5900

Address: 101 Noroton Avenue,
Darien, CT 06820

Email address: sw@wagnerswimmingpools.com

Signature: 

Summary of proposed activity and development:

Landscape enhancement to include in-ground spa, privacy screening, fire pit, trellis, and stepping stones.

(A more detailed explanation should be attached to this application).

Application Fee of \$260

See Appendix B - Schedule of Fees of Darien Zoning Regulations.

Make checks payable to the "Town of Darien". Cash is not accepted.

See requirements under Section 1040 for the applicant's responsibility regarding notification of nearby property owners.

Unless specifically waived in advance and in writing by the Planning & Zoning Director, all required materials must be submitted as part of this application:

For Business Site Plan applications under Section 1020:

See Section 1020 of the Darien Zoning Regulations

For Subdivision Applications see the Darien Subdivision Regulations

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The following information is required:

Development Plan(s) completed in accordance with "Site Plan Checklist" -
 Twelve (12) Sets of Plans including:

	<u>Submitted</u>	<u>Waived</u>
Existing Conditions based on "A-2" Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Development Plan (Proposed Survey)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grading and Storm Drainage Management Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Computations and Analysis of Stormwater Runoff	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Floor Plans and Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utility Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chart or Table of Zoning Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil Erosion and Sedimentation Control Plan (See Landscape Plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Staging or Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>		
For Coastal Site Plan Reviews under Section 810 of the Zoning Regulations:		
Base Map showing regulated area(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Assessment Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Review of CAM policies & goals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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For Flood Damage Prevention Applications under Section 820 of the Zoning Regulations:		
Base Map of Flood Zones and Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Architectural Floor Plans including elevation of each floor level within the structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Engineering Report and certification regarding impact on flood conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Engineering Report and certification regarding structural stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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For Land Filling & Regrading Applications under Section 850 of the Zoning Regulations:		
Detailed Plans of Existing and Proposed Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Report Detailing Operation methods, and Evaluating Impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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For Special Permit Applications under Section 1000 of the Zoning Regulations:		
Detailed Statement of Existing & Proposed Uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Report addressing Trip Generation, Traffic Movement and Parking Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Date: Sept 24, 2020
To: Jeremy Ginsberg
Director, P&Z
2 Renshaw Road
Darien, CT 06820

From: Sean Walters
Landscape Architect
Wagner Pools
101 Noroton Ave.
Darien, CT 06820

RE: P&Z Application Transmittal For 36 Beach Drive

Dear Mr. Ginsberg and members of the Planning & Zoning Department, I have attached the following documents for your consideration:

1. Application fee in the amount of \$260.00
2. Agency Authorization: allowing Wagner to sign documents and represent the Owner.
3. Town of Darien Planning & Zoning Commission application form.
4. Environmental Assessment Report from my office
5. EPC agent approval letter for a regulated activity #23-2020
6. A2 Topographic Survey provided by William Seymour dated July 2, 2020
7. Landscape Drawings: by Wagner Pools with latest revision dated July 19, 2020
8. Proposed Survey: by William Seymour with latest revision dated August 26, 2020

Thank you for your time, and do not hesitate to contact me with any questions, comments, or concerns.

Respectfully,



Sean Walters, PLA
Project Manager
Wagner Pools

(570) 994-5900
sw@wagnerswimmingpools.com

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