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REPLY TO NEW CANAAN OFFICE

EDWIN J. O'MARA, JR.
1948 TO 2008

*ALSO ADMITTED IN NEW YORK
** ADMITTED ONLY IN NEW YORK
*ALSO ADMITTED IN UTAH
*ADMITTED IN NY AND NJ
** RETIRED

writer's e-mail: mmurray@ibolaw.com

October 20, 2020

Jeremy Ginsburg
Planning & Zoning Director
Town of Darien
2 Renshaw Rd.
Darien, CT 06820

Re: Spring Grove Cemetery: 41 Hecker Ave., Darien, CT

Dear Jeremy:

Enclosed please find 12 sets of plans together with an application for a special permit and for site plan approval on behalf of Spring Grove Cemetery. Also enclosed is a check for \$600. to cover the filing fees. Please place the matter on the agenda for December 1, 2020. Thank you.

Sincerely,



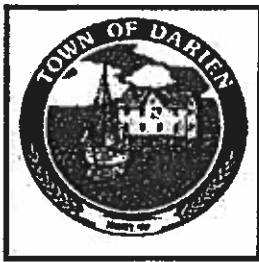
Michael P. Murray

cc: Jed Lawrence

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TOWN OF DARIEN
PLANNING & ZONING



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

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**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 type="checkbox"/> Section 810 Coastal Site Plan Review | <input checked="" type="checkbox"/> Section 1000 Special Permit Requirements |
| <input type="checkbox"/> Section 820 Flood Damage Prevention | <input checked="" 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: 41 Hecker Ave., Darien

Assessor's Map(s) # 41 as Lot(s) # 19

Subject property is situated on the south side of Hecker Ave (street)
approximately _____ feet _____ from the corner formed by the intersection of
_____ and Post Road (streets).

Zoning District(s): R1/3 Size of Site: _____ square feet, 38+/- 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: Spring Grove Cemetery Association
Name: _____

Property Owner:
Name: same as applicant

Address: 41 Hecker Ave
Darien, CT 06840

Address: _____

Phone #: 203 655 2239

Phone #: _____

E-mail address: lawrencefh@sbcglobal.net

E-mail address: _____

Signature: [Signature]

Signature: _____

DARIEN PLANNING AND ZONING COMMISSION
ZONING APPLICATION FORM
PAGE 2 OF 3

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

Name: Michael P Murray

Company/Firm: Ivey, Barnum & O'Mara Phone #: 203 966 1492

Address: 161 Cherry Street

New Canaan, CT 06840

Email address: mmurray@ibolaw.com

Signature: 

Summary of proposed activity and development:

Construction of columbarium in connection with Section 405 (g) of the Darien Zoning Code.

A more detailed explanation of the proposal is attached

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

Application Fee of _____

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

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

Re: Application of Spring Grove Cemetery Association for Special Permit

Description of Proposal:

The Applicant proposes to construct 4 columbariums on site, each containing 144 urn spaces. The Darien Zoning Regulations were amended in January 2019 to specifically allow the requested columbarium use subject to a Special Permit. Architectural Review Board approval for this proposal was granted on June 1, 2020 and a copy of the same is attached.

Each columbarium will be 7'10" in diameter and 8'4" high. The columbarium will be supported by a concrete pier foundation and will be placed on the existing Spring Grove Cemetery property in the mausoleum section. Each of the 4 columbariums will be connected through a new walkway area as depicted on the site plan. 2 stone benches will line the perimeter of each columbarium, for a total of 8 new benches on the site. New shrubbery and new lawn area will be created along the new walkway and within the columbarium site.

Although 4 columbariums are proposed, only 1 will be built to start. The applicant does not anticipate that the columbarium will create any additional traffic or parking demands as the proposed location was chosen in light of traffic patterns for funeral processions.

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OCT 20 2020

TOWN OF DARIEN
PLANNING & ZONING

Town of Darien
ARCHITECTURAL REVIEW BOARD
2 Renshaw Road
Darien, Connecticut 06820

843 for
9/22

June 1, 2020

Michael Murray
Ivey Barnum & O'Mara, LLC
161 Cherry Street, 2nd Floor
New Canaan, CT 06840

Re: ARB #07 – 2020, Spring Grove Cemetery – Columbaria Request

Dear Mr. Murray,

At the meeting of the Architectural Review Board on May 27, 2020, we reviewed your request to construct a columbarium at the Spring Grove Cemetery on Hecker Avenue and issued a favorable report with some recommendations.


The columbarium will be a prefabricated design constructed of a polish gray bar granite on a concrete base. The site location was specifically chosen with limitations of traffic pattern for funeral processions and parking needs, which will be visible from the road but set about 100 yards back from Hecker Avenue. The proposal also includes two stone benches to accompany the columbarium as well as new landscaping. There will be no additional lighting needs.

The Board requested that you consider alternate, more comfortable bench material other than the proposed stone. We strongly suggest a row of evergreens along the outer circle of the site to offer shielding from sight and noise, and believe an irrigation plan to support the new plantings might be needed. Lastly, we recommend the hardscape paving be reworked to 6 feet in width to accommodate two-by-two pedestrians constructed of low maintenance concrete pavers with no side pavers.

While we did request revisions, your favorable report provides that you may proceed with your application under the understanding that these changes will hopefully be incorporated into your final design prior to implementation. Should you have questions or need anything further please feel free to reach out the Planning & Zoning Offices.

Proceed with the required application to the Planning and Zoning Commission. We appreciate your time and efforts on behalf of our town's Spring Grove Cemetery Association and wish you and the project the best of luck!

Sincerely,


Elizabeth Geiger, Chairman
Darien Architectural Review Board

cc: Jed Lawrence, Chairman of Spring Grove Cemetery Board of Directors
Stephen Olvany, Chairman, Planning & Zoning Commission

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PLANNING & ZONING