

Gleason & Associates LLC

Attorneys at Law
23 Old Kings Highway South
Darien, CT 06820

Wilder G. Gleason
Email: wilder.gleason@gleasonllc.com

Telephone: 203-655-9696
Facsimile: 203-655-2999

July 16, 2020

Mr. Jeremy Ginsberg
Director
Planning and Zoning Office
Darien Town Hall
2 Renshaw Road
Darien, CT 06820

Re: Coastal Site Plan Review #315-C, Flood Damage Prevention Application #361-C
Land Filling, Excavation and Regrading Application #394-B
53 Contentment Island Road and 45 Contentment Island Road

Dear Jeremy:

In connection with the referenced matter, enclosed please find the following:

1. Letters to the neighbors;
2. Enclosure to the letters;
3. List of neighbors.

Sincerely,



Donna F. Chachakis
Legal Assistant

RECEIVED

JUL 20 2020

TOWN OF DARIEN
PLANNING & ZONING

Mr. and Mrs. James E. Hamilton
50 Contentment Island Road
Darien, CT 06820

Mr. and Mrs. William S. Platt
45 Contentment Island Road
Darien, CT 06820

Mr. and Mrs. Jared W. Heuer
37 Contentment Island Road
Darien, CT 06830

Ms. Amy Connor, Tr. et. al.
42 Contentment Island Road
Darien, CT 06820

Ms. Deborah C. McLean
45 Contentment Island Road
Darien, CT 06820

Mr. and Mrs. James E. Hamilton
834 Fifth Avenue, Apt. 1314A
New York, NY 10065

53 Contentment Island LLC
c/o Viking Global Investors LP
55 Railroad Avenue
Attn: Halvorsen Family Office (VGI)
Greenwich, CT 06830

Ms. Amy Connor, Tr. et. al.
c/o Blair & Potts
107 Elm Street, Four Stamford Plaza, 4th floor
Stamford, CT 06902

Ms. Nancy Rawls Dauk, Tr. et. al.
41 Contentment Island Road
Darien, CT 06820

Ms. Nancy Rawls Dauk, Tr. et. al.
39 Contentment Island Road
Darien, CT 06820

Mailed 7/15/20
Donna

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July 15, 2020

Mr. and Mrs. James E. Hamilton
50 Contentment Island Road
Darien, CT 06820

Dear Mr. and Mrs. Hamilton

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This application is scheduled to be heard by the Planning and Zoning Commission at a public hearing on Tuesday, July 28, 2020 at 8:00 pm in Room 206, Darien Town Hall, 2 Renshaw Road, Darien, CT and via GoToMeeting. A copy of the legal notice and application narrative are enclosed for your information.

If you have any questions or wish additional information, please call the undersigned.

Sincerely,

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Wilder G. Gleason

WGG:dfc

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New York, NY 10065

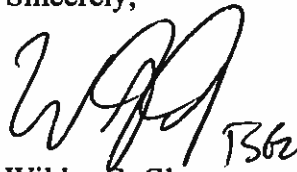
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45 Contentment Island Road
Darien, CT 06820

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c/o Viking Global Investors LP
55 Railroad Avenue
Attn: Halvorsen Family Office (VGI)
Greenwich, CT 06830

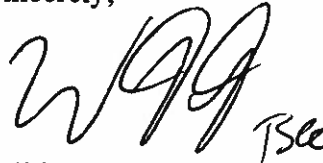
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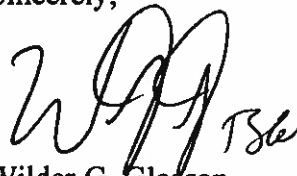
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Four Stamford Plaza, 4th floor
Stamford, CT 06902

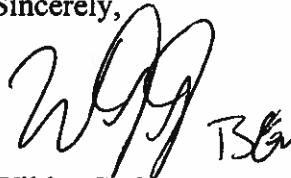
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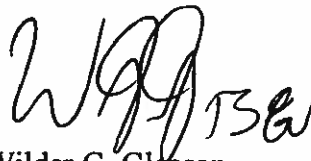
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Wilder G. Gleason

WGG:dfc

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July 15, 2020

Ms. Nancy Rawls Dauk, Tr. et. al.
41 Contentment Island Road
Darien, CT 06820

Dear Ms. Dauk, Tr. et. al.

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Ms. Deborah C. McLean
45 Contentment Island Road
Darien, CT 06820

Dear Ms. McLean

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Wilder G. Gleason

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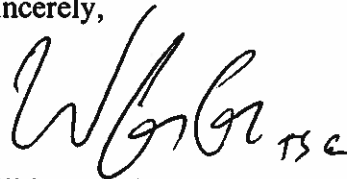
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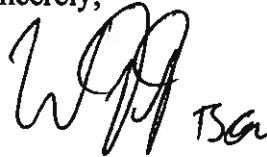
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Wilder G. Gleason

WGG:dfc

LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, July 28, 2020 at 8:00 P.M. in Room 206 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

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 #258-A, Kennedy's Barber Club, 1077 Boston Post Road. Proposal to establish a barbershop, a personal service use establishment, in a 1,333+/- square foot area within a portion of the commercial space now being created in the back of 1077 Boston Post Road (the Darien Playhouse building). The subject property is located on the north/west side of Boston Post Road approximately 550 feet northeast of its intersection with Leroy Avenue, and is shown on Assessor's Map #73 as Lots #7 and #42 with shared parking on Lots #40 and #41 in the CBD and PR Zones.

Land Filling, Excavation & Regrading Application #483, Brendan McNamara, 55 Maywood Road. Proposal to regrade the center section of the existing back yard and to perform related site development activities. The 2.1+/- acre subject property is located on the west side of Maywood Road approximately 850 feet north of its intersection with Dellwood Road, and is shown on Assessor's Map #4 as Lot #101 in the R-2 Zone.

Special Permit Application #313, Baywater 1025 BPR, LLC, Playa Bowls, 1025 Boston Post Road. Proposal to establish a new 1,630+/- square foot Quick Service Restaurant in a portion of the first floor space formerly occupied by Kirby & Company. The subject property is located on the north/west side of Boston Post Road, approximately 30 feet north/west of its intersection with Brook Street, and is shown on Assessor's Map #73 as Lot #13, in the CBD Zone.

Coastal Site Plan Review #315-C, Flood Damage Prevention Application #361-C, Land Filling & Regrading Application #394-B, 53 Contentment Island, LLC, 53 Contentment Island Road & Deborah C. McLean, 45 Contentment Island Road (joint applicants). Proposal to regrade and fill the northwestern portion of 45 Contentment Island Road and a directly adjacent portion of 53 Contentment Island to the west, and to install drainage structures to eliminate the ponding of stormwater on 45 Contentment Island Road. Proposal to shift the existing driveway on 53 Contentment Island Road further to the west to accommodate landscape screening on the shared property line and to install a new entrance gate, and to perform related site development activities within regulated areas. The subject properties are located on the south side of Contentment Island Road approximately 1,400 feet south of their intersection with Shennamere Road, and are shown on Assessor's Map #68 as Lots #17-21 (#53 Contentment Island Rd.) and Lot 15 (#45 Contentment Island Rd.) in the R-1 Zone.

(S) James H. Rand
Secretary

53 Contentment Island LLC and Deborah McLean

PZC Application Narrative

53 Contentment Island LLC and Deborah McLean own abutting properties on Contentment Island with the McLean Property at 45 Contentment Island Road abutting the east side of 53 Contentment Island Road property. The driveway serving 53 Contentment Island passes close by the McLean property and near a tidal wetlands located west of the driveway. For some time, storm events have created significant puddling on a portion of the McLean property adjacent to the driveway. (See photo attached as **Exhibit A**). Three existing pipes under the driveway no longer address the problem.

The co-applicants seek PZC approval to revise the grades on the properties per the Site Plan prepared by DiVesta Civil Engineering Inc, (**Exhibit B** attached) by installing a sand filter bed and rip rap to collect the water and direct it into three rip rap structures (in lieu of pipes) under the driveway of 53 Contentment Island. The rip rap structures will convey the water under the driveway to the tidal wetlands on the south side of the driveway. The existing grades will change a maximum of 2+ feet and all work will be performed after installation of appropriate soil and erosion controls to mitigate any construction impacts. In addition, the applicants intend to relocate the driveway on 53 Contentment Island further west to allow better landscaping between the drive and 45 Contentment Island. No work is proposed in the tidal wetlands on 53 Contentment Island. As noted in the Drainage Report submitted with the application (**Exhibit C**, attached) there will be no adverse impact on abutting properties, no adverse flood impacts and no need to file a storm water management plan as the site is in the coastal zone. The CAM assessment report (**Exhibit D**, attached) confirms that there will be no adverse impact on sensitive coastal resources.

The applicant seeks approvals as follows:

1. A permit pursuant to Section 810 (CAM);
2. A permit pursuant to Section 820 et seq. (Flood Damage Prevention);
3. A permit pursuant to Section 850 et. seq. (Landfilling and Regrading); and
4. If necessary, a finding pursuant to Section 880 et seq, that no storm water management plan is required as the site in in the coastal zone.

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Map Lot
04276	50 CONTENTMENT ISLAND ROAD	JAMES HAMILTON E &	JAMES AMABEL B	834 5TH AVE APT 1314A	NEW YORK	NY	10065	68 22.23
05031	43 CONTENTMENT ISLAND ROAD	PLATT WILLIAM S &	PLATT COURTNEY M	43 CONTENTMENT ISLAND ROAD DARIEN 55 FAIRROAD AVENUE ATT: HAL VORSEN FAMILY OFFICE	DARIEN	CT	06820	68 16
08610	53 CONTENTMENT ISLAND ROAD	CONNOR AMY - TR ET AL	C/O VIKING GLOBAL INVESTORS, LP (VGI)	37 CONTENTMENT ISLAND ROAD DARIEN 107 ELM STREET FOUR	GREENWICH	CT	06830	68 17.21
06191	37 CONTENTMENT ISLAND ROAD	HEUER JARED W &	HEUER SCHUYLER	37 CONTENTMENT ISLAND ROAD DARIEN	DARIEN	CT	06820	68 13
09024	42 CONTENTMENT ISLAND ROAD	DAUK NANCY RAWLS TR ET AL	C/O BLAIR & POTTS	STAMFORD PLAZA 4TH FL 41 CONTENTMENT ISLAND ROAD DARIEN	STAMFORD	CT	06902	68 26
	45 Contentment Island Road & 53 Contentment Island Road							68 14

verified 6/22/20

7971 415 Contentment Island Road
McLean, Deborah E.

68-15

7/2/20 Done