



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

*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 checked="" type="checkbox"/> Section 820 Flood Damage Prevention   | <input type="checkbox"/> Section 1020 Site Plan Requirements      |
| <input checked="" type="checkbox"/> Section 850 Land Filling, Excavation<br>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 checked="" type="checkbox"/> Other (specify) <u>If necessary, a finding pursuant to Section 880 et seq that no storm management plan is required</u> |   |

**Property Location:**

Street Address: 53 Contentment Island Road and 45 Contentment Island Road

Assessor's Map(s) # 68 as Lot(s) # 17-21 (#53) and 15 (#45)

Subject property is situated on the south side of Contentment Island Road (street)

approximately 1400 feet south from the corner formed by the intersection of  
Contentment Island Road and Shennamere Road (streets).

Zoning District(s): R-1 Size of Site: #53 = 2.9899 Acres, #45 - 1.76 Acres  
square feet, \_\_\_\_\_ 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: Gleason & Associates LLC  
Address: 23 Old Kings Highway South  
Darien, CT 06820  
Phone #: 203-655-9696

E-mail address: wilder.gleason@gleasonllc.com

Signature: Wilder Gleason

**Property Owner:** #53

Name: 53 Contentment Island LLC  
c/o Viking Global Investors LP  
Address: Halvorsen Family Office  
55 Railroad Avenue  
Greenwich, CT 06830

Property Owner: #45  
Phone #: Deborah C. McLean  
45 Contentment Island Road  
Darien, CT 06820

E-mail address: \_\_\_\_\_

Signature: \_\_\_\_\_

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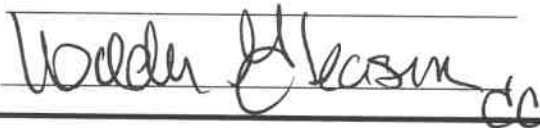
**Representative or Contact Person** (to whom all correspondence shall be addressed)

Name: Wilder G. Gleason, Esq.

Company/Firm: Gleason & Associates LLC Phone #: 203-655-9696

Address: 23 Old Kings Highway South  
Darien, CT 06820

Email address: wilder.gleason@gleasonllc.com

Signature: 

Summary of proposed activity and development:

See 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*

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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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grading and Storm Drainage Management Plan	<input checked="" 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 checked="" 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 &amp; 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"/>

## 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.



EXHIBIT A