

James J. Bajek, LLC

Coastal and Fresh Water Permitting

Ralph F. & Gail Reynolds
104 Delafield Island Road
Darien, CT 06820

August 17, 2020

**RE: Coastal Site Plan Review #129-A & Flood Damage Prevention Application #127-A
76 Arrowhead Way, Darien, CT**

Dear Ralph & Gail Reynolds:

I represent David and Karem Austen with respect to the above referenced application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

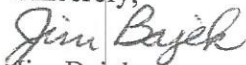
The Darien Planning and Zoning Regulations require that Notice be given to you of a public hearing on the Application because you own property that abuts or lies within 100 feet of the perimeter of the property that is subject of the Application.

Accordingly, please take notice that the public hearing on this application has been scheduled for Tuesday, September 1, 2020 at 8:00 P.M. in Darien Town Hall and via GoToMeeting.com. A link and login number for the GoToMeeting will be provided a few days prior to the meeting via the Town of Darien web site (www.DarienCT.gov).

The application and associated material are available for your review through our office or at the Darien Planning and Zoning Department at the Darien Town Hall.

If you have any questions, please contact me at 603-930-4549 or contact the Town Planning and Zoning Department at 203-656-7351.

Sincerely,


Jim Bajek

James J. Bajek, LLC

Enclosure: Legal Notice

LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, September 1, 2020 at 8:00 P.M. in Room 206 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

Continuation of 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 #310-A, The Handwork School, LLC (dba Make-Modern), 1985 Boston Post Road.

Proposal to establish a business with craft workshop classes and incidental sales of craft supplies within the 1,304 square foot single story building space formerly occupied by Puritan Stationery. The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Noroton Avenue, and is shown on Assessor's Map #42 as Lot #1 in the Neighborhood Business (NB) Zone.

Coastal Site Plan Review #327-A, Flood Damage Prevention Application #376-A, Land Filling & Regrading Application #379-A, Courtney & William Platt, 43 Contentment Island Road.

Proposal to construct and install an in-ground swimming pool, spa, and associated patio area; and to perform related site development activities, within regulated areas, including regrading of the property and installation of a rain garden and landscaping. The 1.22+/- acre subject property is located on the south side of Contentment Island Road approximately 0.25 miles south of its intersection with Shennamere Road, and is shown on Assessor's Map #68 as Lot #16 in the R-1 Zone.

Coastal Site Plan Review #129-A, Flood Damage Prevention Application #127-A, David & Karem Austen, 76 Arrowhead Way.

Proposal to remove an existing dock on the property and construct and install a new dock in the same location, consisting of a fixed pier and an attached access ladder, and to perform related site development activities within regulated areas. The 1.41+/- acre subject property is located on the west side of Arrowhead Way, approximately 325 feet south of its intersection with Canoe Trail, and is shown on Assessor's Map #70 as Lot #48A and is located in the R-1 Zone.

Land Filling & Regrading Application #484, Rolf & Christina Obin, 9 Archer Lane. Proposal to regrade portions of the back yard, construct two new retaining walls, and to perform related site development activities. The 0.45+/- acre subject property is located on the north side of Archer Lane approximately 325 feet west of its intersection with Fitch Avenue, and is shown on Assessor's Map #42 as Lot #113 in the R-1/3 Zone.

(S) James H. Rand
Secretary
8/20 & 8/27

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Map-Lot
06867	71 ARROWHEAD WAY	FILANOWSKI MARK L & MC NALLY MONICA M		71 ARROWHEAD WAY	DARIEN	CT	06820	69 20
07522	111 DELAFIELD ISLAND ROAD	REYNOLDS GAIL		104 DELAFIELD ISLAND RD	DARIEN	CT	06820	70 36
07640	70 ARROWHEAD WAY	JONES CHAD O & JONES KRISTIE E		70 ARROWHEAD WAY	DARIEN	CT	06820	70 49
07709		REYNOLDS RALPH F & REYNOLDS GAIL PMB #308		104 DELAFIELD ISLAND RD	DARIEN	CT	06820	70 35
07710		REYNOLDS RALPH F & REYNOLDS GAIL PMB #308		104 DELAFIELD ISLAND ROAD	DARIEN	CT	06820	70 41
08022	68 ARROWHEAD WAY	MUELLER DAVID & MUELLER SHEILA		68 ARROWHEAD WAY	DARIEN	CT	06820	70 50
10244	82 ARROWHEAD WAY	ZEIGLER MARIE		82 ARROWHEAD WAY	DARIEN	CT	06820	70 48

76 Arrowhead Way
verified 8/12/2020