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99 Long Neck Point Road  
Darien, CT 06820-5813  
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TOWN OF DARIEN  
PLANNING & ZONING

Mr. Jeremy Ginsberg, Planning & Zoning Director  
Darien Town Hall  
2 Renshaw Rd  
Darien, CT, 06820

Re: Subdivision Application #627,  
Land Filling, Excavation & Regrading Application #482,  
Hans J. Mende, Trustee of 2005 Kirmar Trust, 90 Pear Tree Point RD.

Dear Mr. Ginsberg

My wife and I live just to the south and east of the proposed subdivision. This was my first effort at GOTO Meeting, so I might have missed some of what transpired. We have no problem with the subdivision in principle, and it appears that the water run-off issues are being addressed by the committee.

I would, however, like to address the portion of the application associated with the subdivision of the small strip of land situated between Pear Tree Point Road and the Darien River. The application is requesting four separate parcels. In particular, we object to the concept of single family building lots that are in two completely different places.

Except as open space, the strip of land in question has very little use except to support an application for a boating or swimming dock, including ingress and egress from the strip to the dock. Taking into consideration the necessity of a road crossing, we understand the logic of the subdivision of this strip of land for the benefit of the two waterfront Lots – Lots 1 and 4. This would be similar to the situation with 98 Pear Tree Point Road, which owns a substantial piece of land between Pear Tree Point Road and the Darien River, and 106 Pear Tree Point Road.

What is troubling, however, is a subdivision that would also provide water access for the two landlocked lots on Long Neck Point Road, Lots 2 and 3, where ordinarily an owner would have no expectation of water access.

In addition to creating the potential for a marina-like build-out of four docks, it begs the question as to where the Town of Darien would then draw the line on non-contiguous subdivisions. Taking the current application to its logical conclusion, what would prevent any waterfront homeowner from deeding a small parcel of its waterfront to a landlocked neighbor?

There is one exception to the non-contiguity rule – a single separate parcel of land for the benefit of a private association, where at least some of the parcels are contiguous with the association lot. This would appear to be the case for Seagate Road and Salem Straits. Both these associations appear to be living within the constraints a single dock on behalf of the association. There is already a stone bulkhead on the Pear Tree School parcel that would be the logical location for the dock access.

Absent an association, however, my wife and I would urge the committee to limit the approval of any subdivision of the waterfront parcel between Pear Tree Point Road and the Darien River to Lots 1 and 4. Otherwise, the commission would be creating property value where none existed and opening the door to the sale of waterfront mini parcels to landlocked neighbors.

With Regards,



Mark Blackman