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August 27, 2020

By Hand

Planning and Zoning Commission
Darien Town Hall
2 Renshaw Road
Darien, CT 06820

Re: 90 Pear Tree Point Road
Subdivision Application #627
Land Filling, Excavation and Regrading Application #482

Dear Commissioners:

You will find enclosed 10 copies of the following:

1. "Preliminary Subdivision Map, 90 Pear Tree Point Road, Prepared for 2005 Irrevocable Kirmar Trust Darien, Connecticut" revised to August 25, 2020 prepared by William W. Seymour & Associates, P.C.;
2. "Zoning Charts to Accompany Preliminary Subdivision Map" revised to 8/25/20, prepared by William W. Seymour & Associates, P.C.; and
3. "2005 Irrevocable Kirmar Trust, 90 Pear Tree Point Rd., Darien, CT, Proposed Site Development Plan" and "Details" revised to 8/24/20 prepared by DiVesta Civil Engineering Associates, Inc.

Since the public hearing in July 2020, the Connecticut DEEP gave preliminary approval for a single dock parcel and larger pier and float to serve all four proposed lots. As a result, the attached plans reconfigure the subdivision to provide a single dock parcel and more open space consisting of "Open Space 1-A" and "Open Space 1-B". We anticipate that the Dock Parcel will be owned in common by each of the four proposed lots.

The Open Space parcel on the main lot has been reduced so it now separates lots one and two only. A portion of the pedestrian easement described below will be located in this Open Space parcel.

Pursuant to the Commission's suggestion, we now provide a 10-foot wide pedestrian easement from Lots 2 and 3 to Pear Tree Point Road. The easement will be used by pedestrians and golf carts only and will have a stone dust path to allow better footing in inclement weather. The terminus of the easement adjacent to Pear Tree Point Road provides a 15' x 30' parking area for golf carts. A small portion of the stonewall along Pear Tree Point Road will be removed to provide direct access to the dock parcel opposite the pedestrian easement.

The revised site plan shows conceptual buildings and improvements on each of the lots. We understand that the Pear Tree Point Road lots may be required to seek Coastal Site Plan approval from the Commission for the specific developments proposed in respect of each lot.

We look forward to completing our presentation on September 1, 2020.

Sincerely,


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Wilder G. Gleason

cc: Jeremy Ginsberg w/enc by email
Fred Doneit w/enc by email
Hans J. Mende w/enc by email
Kristina Stewart w/enc by email
Marcus Mende w/enc by email
Mark Lebow w/enc by email
Doug DiVesta w/enc by email