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July 16, 2020

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



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

Dear Commissioners:

In connection with the referenced matter, enclosed please find 12 copies of a revised narrative. The only change is in the 5th paragraph, 3rd line" corrected "200' square" to "150' square".

Please substitute in the application packages. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Wilder G. Gleason". To the right of the signature, there are two small, handwritten initials "DG".

Wilder G. Gleason

90 Pear Tree Point Road, Darien

Hans J. Mende, Trustee of the 2005 Irrevocable Kirmar Trust purchased 90 Pear Tree Point Road (formerly Plumfield School and then Pear Tree Point School) in July 2018 and now seeks to subdivide the property into four lots conforming to the requirements of the R-1 acre zone in which the property is located and eventually, dock access to the Darien River. Pursuant to prior PZC approvals (see Special Permit #37 attached as **Exhibit A**) the property was used for many years as a school serving up to 140 younger children who were typically dropped off at the beginning of the day and picked up later. That was a far more intense Special Permit use in a residential zone, than the conforming residential use proposed by this subdivision application.

The Property and Topographic Survey of the property (the "Existing Survey," **Exhibit B** attached) shows the property as Assessors Lot 13 consisting of 4.8582 acres abutting Long Neck Point Road to the east and Pear Tree Point Road to the west as well as "Parcel 'X'" a .2481 acres parcel lying west of Pear Tree Point Road and abutting the Darien River which is identified as Assessors Lot 49. The total lot area slightly exceeds 5.1 acres. The larger parcel is oddly shaped as a portion extends north between the residential lots owned by Julie C. Potter at 86 Pear Tree Point Road and the property of John and Elizabeth Novack at 70 Long Neck Point Road. A driveway running from Long Neck Road to Pear Tree Point Road bisects the property. Three school buildings (the gym, a classroom building and administrative building and related playground, sports court and parking areas are shown on the Existing Survey along with a cottage very close to Pear Tree Point Road. These improvements will be removed as part of the subdivision proposal.

The Preliminary Subdivision Map (the "Subdivision Map", **Exhibit C** attached) shows the lot layout dividing the main parcel into four residential lots and a 0.3008 acres open space parcel labelled "Open Space 2," located between Lots 1 and 2. In addition Parcel X will be divided into two smaller parcels of Open Space, labelled on the Subdivision Map "Open Space 1-A" and "Open Space 1-B," as well as a "Dock Parcel" which eventually will provide access to a shared dock in the Darien River.

Two lots will front on Long Neck Point Road and the other two lots will front on Pear Tree Point Road. Each lot will be served by a private driveway from the street on which the lot fronts and an Open Space parcel of just under .3 acres will separate Lots 1 and 2 and the Novack and Potter properties, minimizing impact on such neighbors.

The proposed Site Development Plan and Details (the "Site Plan"), **Exhibit D** attached, shows a proposed building footprint of approximately 3,300 sf on each lot including a three-car garage (approximately 800 sf) with a 20 x40' pool proposed behind each house. Each house is sited within the 150' square required by Section 334 of the Regulations and the driveways all conform to applicable standards.

The Site Plan shows appropriate soil and erosion controls to minimize construction impacts during development and a stockpile area for each lot.

Each of the lots will conform to the requirements of the Darien Zoning Regulations as demonstrated by the Zoning Charts attached as **Exhibit E**.

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TOWN OF DARIEN
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The Drainage Report of DiVesta Civil Engineering Inc. (**Exhibit F** attached) and waiver letter (**Exhibit G**, attached) confirm that the requirements of Sections 850 and 880 are satisfied and that the applicant proposes appropriate measures to treat water quality. The CAM report (**Exhibit H** attached) confirms no sensitive coastal resources will be adversely affected by the proposed development.

The applicant seeks:

- a. approval of the proposed subdivision,
- b. a permit under Section 810 (CAM);
- c. a permit under Section 850 (Landfilling and Regrading) to allow the proposed filling within 15' of a property line and related improvements; and
- d. A waiver of the requirement of a Stormwater Management Plan pursuant to Section 888.a. as the premises are located in a coastal zone and pursuant to Section 880.e. no on site detention or storm water management report is required, provided the applicant proposes appropriate measures to treat water quality.