

NOTICE LETTER

Date: 10.02.2020

RECEIVED

OCT 5 2020

**TOWN OF DARIEN
PLANNING & ZONING**

To whom it may concern:

Notice is hereby given that LANDTECH has filed a Land Filling & Regrading Application with the Darien Planning & Zoning Commission on behalf of Terence Filewych and Lidiya Nychyk for their property located at 97 Fitch Avenue.

A copy of the Legal Notice issued by the Planning and Zoning Commission is enclosed. This notice includes details for the Public Hearing.

Regards,

LANDTECH

Andy Soumelidis

LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, October 20, 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 Public Hearing regarding Special Permit Application #315, Land Filling & Regrading Application #486, Robert Thorsen & Sarah Thompson, 170 Ridge Acres Road. Proposal to construct a 50' x 90' recreational sport court and a retaining wall on the southwest portion of the property, and to perform related site development activities. The 3.73+/- acre subject property is located on the north side of Ridge Acres Road approximately 200 feet east of its intersection with Brookside Road, and is shown on Assessor's Map #4 as Lot #38 in the R-2 Zone.

Special Permit Application #316, Darien After School, LLC, 10 Nearwater Ln., 18 Hoyt St., 395 & 133 Mansfield Ave. & 7 Old Farm Road. Proposal to operate enrichment and childcare programs at each of the Town's five public elementary schools, for and by contract with the Darien Board of Education. A.M and P.M. programs are to be run for elementary school children, on days school is in session, at Hindley School, Holmes School, Ox Ridge School, Royle School and Tokeneke School. The various Town properties are located throughout the Town in the Town's R-1/3, R-1/2, R-1 and R-2 residential zones and the Municipal Use (MU) Overlay Zone.

Special Permit Application #172-E / Site Plan, Gnosis Real Estate, Inc., 171 Boston Post Road. Proposal to amend existing Site Plan and Special Permit to convert a portion of the basement to a food preparation area; convert a portion of the attic to an office; and to approve restaurant liquor sales. The 0.34+/- acre subject property is located on the northwest side of Boston Post Road at its intersection with Richmond Drive, and is shown on Assessor's Map #12 as Lot #35 in the Service Business (SB) Zone.

Site Plan Application #186-E, Darien Fire Department, 848 Boston Post Road. Proposal to install a shed within the parking lot behind the Darien Fire Department. The subject property is located on the south side of Boston Post Road, approximately 300 feet southwest of its intersection with Sedgwick Avenue, and is shown on Assessor's Map #17 as Lot #4 & #5 in the Central Business District (CBD) Zone.

Coastal Site Plan Review #129-B, Flood Damage Prevention Application #127-B, Geoffrey Beringer, 36 Beach Drive. Proposal to install a spa, trellis, fire pit and an at-grade terrace, and to perform related site development activities within regulated areas. The 0.346+/- acre subject property is located on the west side of Beach Drive approximately 200 feet south of its intersection with Outlook Drive, and is shown on Assessor's Map #53 as Lot #3 in the R-1/2 Zone.

Coastal Site Plan Review #350, Flood Damage Prevention Application #402, Harlan Stone, 108 Five Mile River Road. Proposal to construct an in-ground pool, including associated patio areas at the rear of the residence (eastern portion of site), and to perform related site development activities within regulated areas. The 0.52+/- acre subject property is located on the west side of Five Mile River Road, approximately 100 feet north of its intersection with Davis Lane, and is shown on Assessor's Map #66 as Lot #33 in the R-1/2 Zone.

Land Filling & Regrading Application #488, Terence Filewych & Lidiya Nychyk, 97 Fitch Avenue. Proposal to regrade the west portion of the property to accommodate a new patio area, and to perform related site development activities, including construction of a retaining wall and installation of stormwater management. The 0.26+/- acre subject property is located on the west side of Fitch Avenue, at the northwest corner formed by its intersection with Boston Post Road, and is shown on Assessor's Map #42 as Lot #8 in the R-1/3 Zone.

(S) James H. Rand
Secretary



Certificate of Mailing — Firm

Name and Address of Sender

LANDTECH
518 Riverside Ave
Westport CT 06880

TOTAL NO.
of Pieces Listed by Sender

6

TOTAL NO.
of Pieces Received at Post Office™

6

Postmaster, per (name of receiving employee)

Paul Johnson

USPS® Tracking Number
Firm-specific Identifier

1.

DAGOSTO JOSEPH & DAGOSTO RIMA
95 FITCH AVENUE
DARIEN CT 06820

2.

SCALLON HUGH E & SCALLON KELLY
94 FITCH AVENUE
DARIEN CT 06820

3.

DAGOSTO JOSEPH & DAGOSTO RIMA L
95 FITCH AVENUE
DARIEN CT 06820

4.

WALLACE ALLEN E ETAL
119 CATHERINE TERRACE
FAIRFIELD CT 06430

5.

NOROTON FIRE DEPARTMENT
1873 BOSTON POST ROAD
DARIEN CT 06820

6.

ST LUKE'S EPISCOPAL CHURCH
1864 BOSTON POST RD
DARIEN CT 06820

Affix Stamp Here
Postmark with Date of Receipt.



Postage

Fee

Special Handling

Parcel Airlift



0000

U.S. POSTAGE PAID
WESTPORT, CT
06880
OCT 02 20
AMOUNT
\$2.58
R2305E125238-09

LETTER OF TRANSMITTAL

DATE: October 2, 2020

RECEIVED Job No. 18140-01

TO: Jeremy Ginsberg
Planning and Zoning Director
2 Renshaw Road
Darien CT 06820

OCT - 5 2020

TOWN OF DARIEN
PLANNING & ZONING

SUBJECT: 97 Fitch Avenue – Land Gilling & Regrading Application Neighbor Notification

WE ARE SENDING YOU Attached Under separate cover hand Delivery the following items:

Shop Drawings Prints Plans Copy of Letter noted below

COPIES	DATE	DESCRIPTION
1	10.02.2020	Neighbor Notice Letter
1	10.02.2020	Legal Notice
1	10.02.2020	Certificate of Mailing

THESE ARE TRANSMITTED as checked below:

For Approval For Your Use As Requested

For Review and Comment Prints Returned After Loan to Us

REMARKS:

SIGNED _____

Andy Soumelidis