

May 19th, 2020, Darien, Connecticut

Town of Darien
Planning & Zoning Commission

To:

Mr. Stephen Olvany, Chairman
Mrs. Jennifer Leahy, Vice-Chairman
Mrs. Cara Gately, member
Mr. George Reilly, member
Mr. Larry Warble Jr., member
Mr. Jeremy Ginsberg, Director P&Z
Mr. Fred Doneit, Senior Planner P&Z

On May 12th, 2020 my wife Eva Verduzco and myself, attended your public hearing via GoTo Meeting virtually regarding the "Site Plan Application #284-B/Special Permit Ox Ridge School" – for reference we were the only comment/question made from outsiders towards the end of this hearing.

We live in 381 Mansfield Ave. Our home sits back-to-back with the current main playground area of Ox Ridge Elementary.

This letter is to emphasize our concerns expressed verbally that day.

Our house sits in a R-2 area. However, the town of Darien, unilaterally, decided to push a MU overlay zone, without considering ours and my neighbors' complaints. The consequence is that our setbacks were downgraded from 100 feet to 75 in the new Ox Ridge school building.

Now we learnt the new ELP playground will almost touch our property without any distance. And to make matters worse, the slides showed in the public hearing, had no buffer area in the perimeter with our home – it has, however, in the north and in the southeast border adjacent to the Alfieri family (383 Mansfield) – but not where our house borders.

Our comments expressed in the hearing are here presented in written:

1. Please push the ELP playground a few yards away so it creates some distance to our property.
2. Please make a buffer space between our home and the new Ox Ridge school plan, so we can have some privacy. Jessica Petro mentioned red maples, etc.
3. Consider the lightning issue, so it doesn't create an invasive feeling.
4. Please make a nice screening to the A/C units in the roof of the building so our 2nd floor view does not suffer.

In the PTA meeting a few months ago, Principal Luke Forshaw, said they want this project to be in harmony with the school community, Darien town and next-door neighbors. Please, make his words true.

Respectfully, Francisco Rivero
381 Mansfield Ave.
Darien, CT 06820

** As I do not have emails for all, I'm sending this letter to Darien PZC@darienct.gov and to the email of Mr. Jeremy Ginsberg. Please share with all members of the P&Z commission and its board. Thank you,