

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

Land Surveyors ▪ Zoning and Land Use Consultants ▪ Hydrographic Surveying ▪ Coastal Permitting

October 30, 2020

Kristina Andrews & Federico Belak
2 Contentment Island Rd
Darien, CT 06820

Re: Notification of Public Hearing for
Steven & Lisa Eppley
6 Contentment Island Road
Darien, CT 06820

Dear Kristina & Federico,

Your neighbor who owns the above-mentioned property has applied to the Darien Planning & Zoning Commission for a Flood Damage Prevention Application, and a Land Filling & Regrading Application. They propose to remove a portion of the existing paved driveway, to replace it with lawn, and to construct a retaining wall to create a level yard area, and to preform related site development activities within regulated areas

A Public Hearing for this matter has been scheduled for 8:00 P.M. on Tuesday, November 10, 2020 in Public Meeting Room 206 of the Darien Town Hall, 2 Renshaw Road, Darien and **via GoToMeeting.**

A GoToMeeting login number is to be provided to the public a few days prior to the meeting via the Town of Darien website.

Please be advised that the complete application materials are available for review at the Darien Town Hall in the Planning & Zoning Office. You may also contact our office at (203) 655-3331 or info@wws-ls.com for further assistance.

Thank You,

William W. Seymour & Associates, P.C.

Enclosures

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October 13, 2020

Eppley - 6 Contentment Island Road - Planning & Zoning Narrative

Property Description -

The Subject property is located on the westerly side of Contentment Island Road approximately 256 ft. south of the intersection of Tokeneke Beach Drive and Contentment Island Road. It is depicted as Tax Lot 64 on Assessors Map 67. The property is located in the R-1 Zone and is 35,158, plus or minus, square feet or 0.807, plus or minus, acres in size. The property is bounded on the north and south by developed residential properties and on the west by the tidal waters of Scotts Cove and on the east by Contentment Island Road. There is a 3 bedroom residence with attached garage and in-ground pool currently on the property. The majority of the property lies in the Coastal Flood Hazard Area with a 1% chance of flood with a base flood elevation of 12 ft. on the N.A.V.D. 88 vertical datum with the area around the house being subject to a LOMA removing it from the flood hazard area.

Proposed Project -

The proposed project consists of removing a portion of the existing paved driveway and replacing it with a lawn area. This will involve placing some fill to create a more level front lawn area and the construction of a low retaining wall adjacent to the front property line. The proposed work will result in reduced runoff onto Contentment Island Road and will result in improved water quality. The Engineering Report and associated Site Plan prepared by LBM Engineering, LLC more completely addresses this application. The proposed fill should have minimal impact on flooding in the immediate vicinity due to the current configuration of the existing grades and adjacent retaining wall along the northerly property boundary.

Conclusion -

This project has been designed to improve storm water quality and reduce runoff. Care has been taken to provide protection to the adjacent coastal waters and properties during the construction. The proposed work will have negligible impact on the Coastal Resources due to the current developed area being reduced and being replaced by lawn.

LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, November 10, 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 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.

Coastal Site Plan Review #50-D, Flood Damage Prevention Application #39-D, Land Filling & Regrading Application #271-A, Steven & Lisa Eppley, 6 Contentment Island Road. Proposal to remove a portion of the existing paved driveway, to replace it with lawn, and to construct a retaining wall to create a level yard area, and to perform related site development activities within regulated areas. The 0.81+/- acre subject property is located on the west side of Contentment Island Road, approximately 230 feet south of its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #64 in the R-1 Zone.

(S) James H. Rand
Secretary
10/29 & 11/5

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Map-Lot
06606	2 CONTENTMENT ISLAND ROAD	ANDREWS KRISTINA &	BELAK, FEDERICO	2 CONTENTMENT ISLAND ROAD	DARIEN	CT	06820	67 65
07603	8 CONTENTMENT ISLAND ROAD	WALKER ROBERT BARNEY		8 CONTENTMENT ISLAND ROAD	DARIEN	CT	06820	67 63
08471	7 CONTENTMENT ISLAND ROAD	SOLBERG JAMES E &	SOLBERG KATHLEEN M	7 CONTENTMENT ISLAND ROAD	DARIEN	CT	06820	67 51&52
08532	3 CONTENTMENT ISLAND ROAD	LIGUORI STEPHEN J &	LIGUORI SUSAN S	3 CONTENTMENT ISLAND ROAD	DARIEN	CT	06820	67 50

Subject property
07402 6 CONTENTMENT ISLAND ROAD EPPLEY STEVEN K & EPPLEY LISA B 6 CONTENTMENT ISLAND ROAD DARIEN CT 06820 67 64
verified 10/13/2020