
Margro Long

24 Beach Drive
Darien, CT 06820

November 24, 2020

Mr. Stephen Olvany

Chairman, Darien Planning & Zoning Commission
2 Renshaw Road
Darien, CT 06820

Re: Coastal Site Plan Review #351 | 26 Beach Drive

Attached are numbered pages from the application and my related comments.

RECEIVED
NOV 24 2020
TOWN OF DARIEN
PLANNING & ZONING

Dear Mr. Olvany and members of the Planning and Zoning Commission,

I have lived at 24 Beach Drive for over 20 years. This property is not waterfront. The Rich residence (26 Beach Drive) is on one of my boundary lines; the Dahlquist residence (20 Lighthouse Way) is on another of my boundary lines.

I recognize that the Rich family is entitled to install a dock; however, for reasons below, the proposed dock seems large for the location; also might be better suited if it could be removed from the water over the winters as the Hanson dock is seasonally removed. The Hanson dock is shown on my page #4.

#1 - Yes, the location of sewer lines - I can be of help. In 1996, the sewer line ruptured in the yard of 20 Lighthouse Way. Raw sewage was going into Holly Pond and on private yards. As I recall the EPA (Hartford) was involved. I have not attached photos, but I have attached my letter of appreciation to Harold Sanders. As you can read, the sewer department worked through a Saturday to remedy the situation. The date on the letter should help if you want to check the specifics. You are welcome to come to my property (at your convenience) as I can point out the location of the rupture (on side/back yard of 20 Lighthouse Way, close to Holly Pond/ the cove). A strong storm coming directly up the Sound could well unhinge and move heavy dock objects - impairing sewer lines.

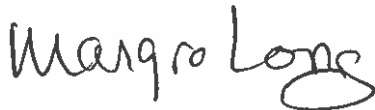
#2 - The cove is relatively small compared with other coves on Holly Pond. Silt has accumulated over the years; no dredging has been done. Every year, at low tide, a greater portion of the cove becomes mudflats making the water content quite low. It is a small, unique and fragile cove that does support

wildlife, especially water birds. If/as the habitat is invaded and changed, wildlife will decline.

#3 & #4 - There is an easement for 15 Lighthouse Way residents to Holly Pond (I have noted its location on #3). #4 shows a "navigation path of a neighboring boat" - what boat? Dahlquist boat? Should the Dahlquist family install a dock, the cove gets more crowded. Add to that Lighthouse Way residents putting their boats in the water from the easement, and the cove becomes more congested. The size of the proposed Rich dock exacerbates the close quarters. In this situation the safety of boaters becomes more of a risk.

As mentioned above, the Rich family is certainly entitled to install a dock. However, a smaller one would be safer for users of the cove and its surroundings.

Sincerely,

A handwritten signature in black ink that reads "Margro Long". The signature is written in a cursive, flowing style.

Margro Long

ATTACHMENTS

#1 NEW DOCK PROJECT

LETTER DATED 4/24/96

#2 SITE

#3 EASEMENT
LOCATION

#4 NAVIGATION PATH
& HANSON DOCK

**NEW DOCK PROJECT
RICH PROPERTY
DARIEN, CONNECTICUT**

DRAWING LIST				
SHEET NO.	SHEET TITLE	ORIGINAL DATE	REVISION DATE	NOTES
1 OF 6	TITLE SHEET	5-1-2020		
2 OF 6	USGS TOPOGRAPHIC QUADRANGLE MAP	5-1-2020		
3 OF 6	TAX ASSESSOR'S MAP	5-1-2020		
4 OF 6	EXISTING CONDITIONS PLAN	5-1-2020		
5 OF 6	PROPOSED CONDITIONS PLAN	5-1-2020	7-15-2020	REVISED DOCK LOCATION & FLOAT LAYOUT
6 OF 6	CROSS SECTION A	5-1-2020	7-15-2020	REVISED DOCK LOCATION & FLOAT LAYOUT

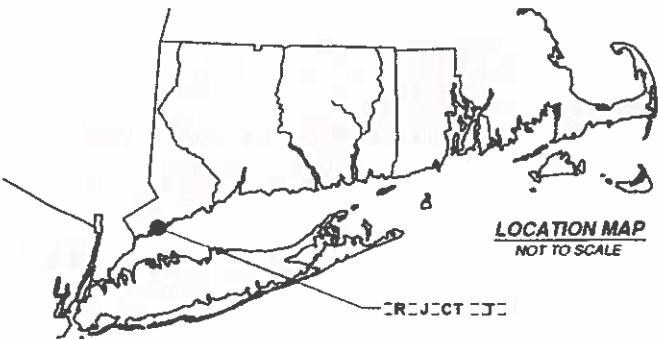
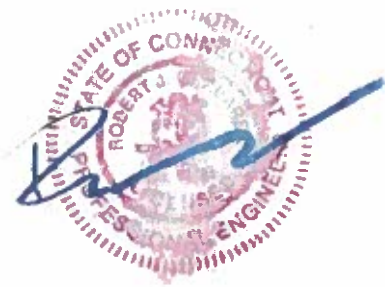
PROJECT NOTES

- REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS
 - "TOPOGRAPHIC SURVEY, EXISTING CONDITIONS, RICH PROPERTY, 26 BEACH DRIVE, DARIEN, CONNECTICUT", CERTIFIED TO CLASS T-2 STANDARDS, DATED JULY 15, 2010, SCALE 1" = 20' AND CERTIFIED BY JAMES NAGLE, L.S., LIC. NO. 15195.
 - "ZONING LOCATION SURVEY PREPARED FOR SANFORD R. RICH & DEBORAH A. RICH", 26 BEACH DRIVE, DARIEN, CONNECTICUT, DATED MAY 8, 2006, SCALE 1" = 20', CERTIFIED TO CLASS A-2 & V-3 STANDARDS OF ACCURACY BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C., DARIEN, CT
 - "NFIP, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT", MAP NUMBER 09001C0536G, REVISED JULY 8, 2013, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- BENCHMARK, TIDE LINES, UPLAND ELEVATIONS, AND SOUNDINGS ARE IN FEET, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE C.J.L. (COASTAL JURISDICTION LINE) ELEVATION OF 5.5' IS THE VALUE FOR DARIEN, CT AS ESTABLISHED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.

1

GENERAL NOTES

- THESE DRAWINGS WERE PREPARED FROM RECORDED RESEARCH, OTHER MAPS, FIELD OBSERVATIONS, DRAWINGS NOTED HEREON, AND OTHER SOURCES.
- THESE DRAWINGS ARE FOR PLANNING AND PERMITTING PURPOSES ONLY AND NOT INTENDED FOR STRUCTURAL DESIGN, BID DOCUMENTS, OR CONSTRUCTION.
- THE FEMA FLOOD LINES ARE DIGITIZED FROM A REFERENCE MAP NOTED HEREON, SHOWN TO SATISFY PERMIT REQUIREMENTS, AND NOT INTENDED FOR INSURANCE OR ELEVATION CERTIFICATE PURPOSES.
- SITE MAY BE SUBJECT TO AND/OR TOGETHER WITH CERTAIN LITTORAL, RIPARIAN, OR OTHER RIGHTS AS PER THE RECORD MAY APPEAR. ANY UNDERGROUND AND/OR UNDERWATER UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO COASTLINE CONSULTING & DEVELOPMENT, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455.



Coastline Consulting & Development 57-B East Industrial Road, Branford, CT 06405 (203) 433-4486		
<u>TITLE SHEET</u> NEW DOCK PROJECT		
RICH PROPERTY 26 BEACH DRIVE DARIEN, CONNECTICUT		
5-1-2020 rev. 7/15/2020	JOB NO. 19-052	SHEET 1 OF 6

MARGRO R. LONG
24 BEACH DRIVE
DARIEN, CONNECTICUT 06820

April 21, 1996

Mr. H. Sanders
Selectmen's Office
Two Renshaw Road
Darien, CT. 06820

Re: Sewer overflow - 20
Lighthouse Way residence

Dear Mr. Sanders:

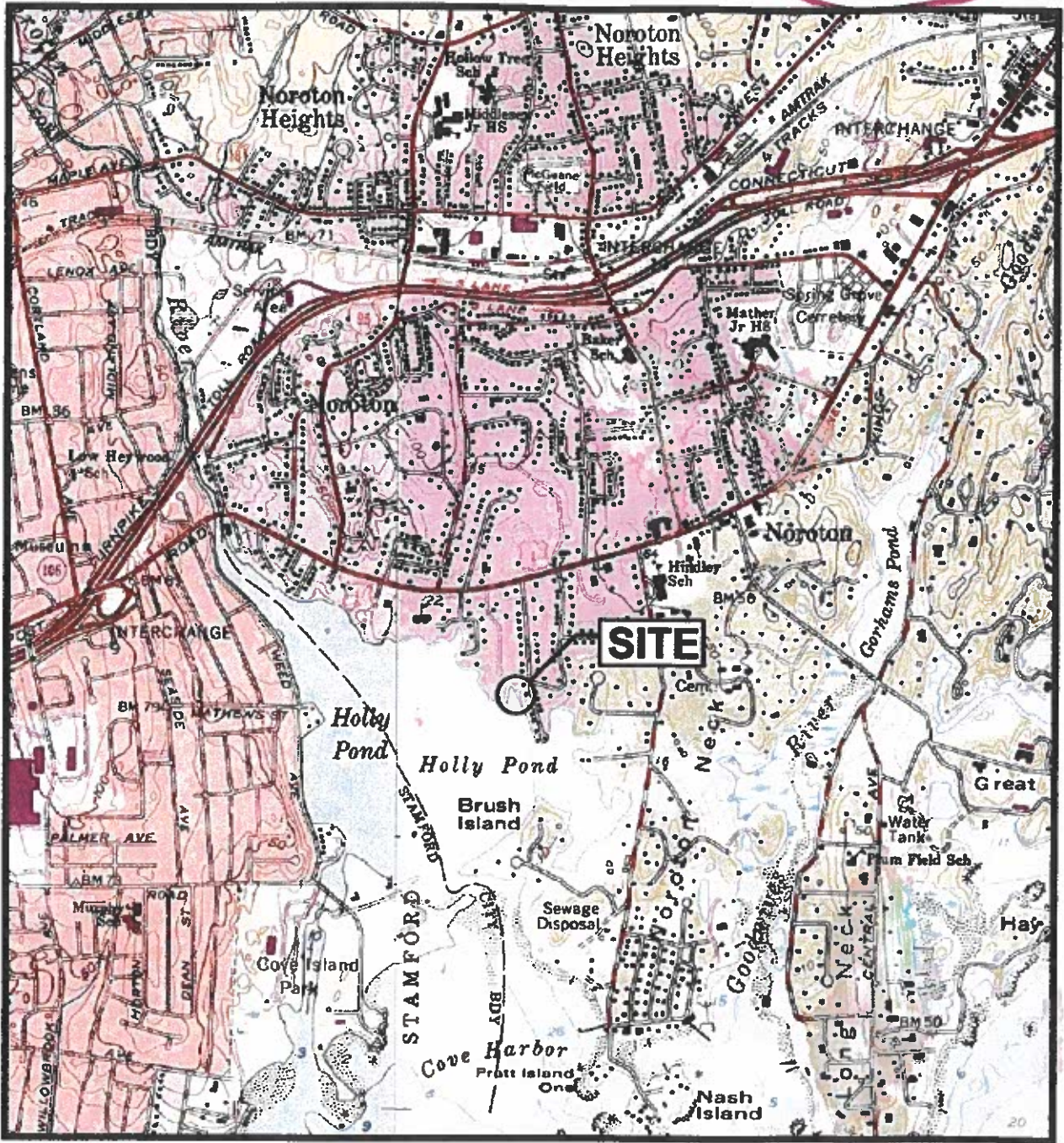
The Sewer Department's effort to remedy the problem on Lighthouse Way is certainly to be commended. Mr. Riith and his men put in a full and busy Saturday - which my husband + I fully appreciate.

Thank you, sincerely, along with Mr. Lucas + Mr. Riith.

You're still welcome to come by 24 Beach anytime!

Sincerely,
Margro Long

#2



Coastline Consulting & Development
 57-B East Industrial Road, Branford, CT 06405
 (203) 433-4486

USGS TOPOGRAPHIC QUADRANGLE MAP
NEW DOCK PROJECT

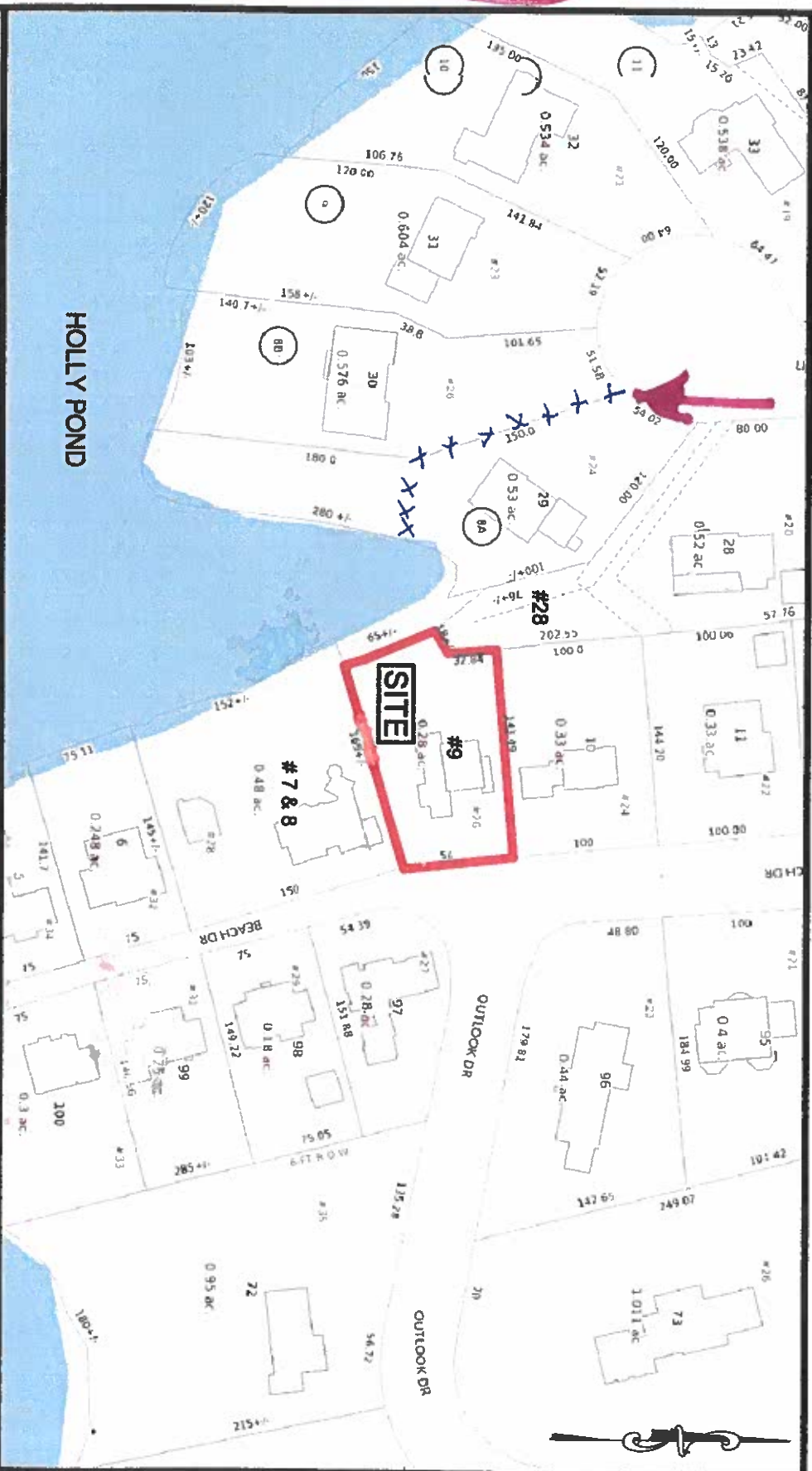
RICH PROPERTY
 26 BEACH DRIVE
 DARIEN, CONNECTICUT

NOTE: MAP TAKEN FROM TOPO, INC., 7.5 MINUTE USGS TOPOGRAPHIC MAPS OF THE NORWALK SOUTH, CONNECTICUT, QUADRANGLE, 1960 (PHOTO INSPECTED 1976, PHOTO REVISED 1984).

5-1-2020 SCALE: 1 = 24,000 SHEET 2 OF 6

3

EASEMENT



ADJACENT WATERSIDE PROPERTY OWNERS

LOT #	PROPERTY OWNER	PROPERTY ADDRESS	MAPPING ADDRESS
87 & 8	MARION C. WEATHERSTONE-TRUST ET AL.	28 BEACH DRIVE DARIEN, CT 06820	28 BEACH DRIVE DARIEN, CT 06820
#28	ERIK R. DAHLQUIST & JULIE E. DAHLQUIST	20 LIGHTHOUSE WAY DARIEN, CT 06820	20 LIGHTHOUSE WAY DARIEN, CT 06820

NOTE: REFERENCE IS MADE TO ASSESSORS MAP #53 FOUND IN DARIEN, CT GIS MAPPING.



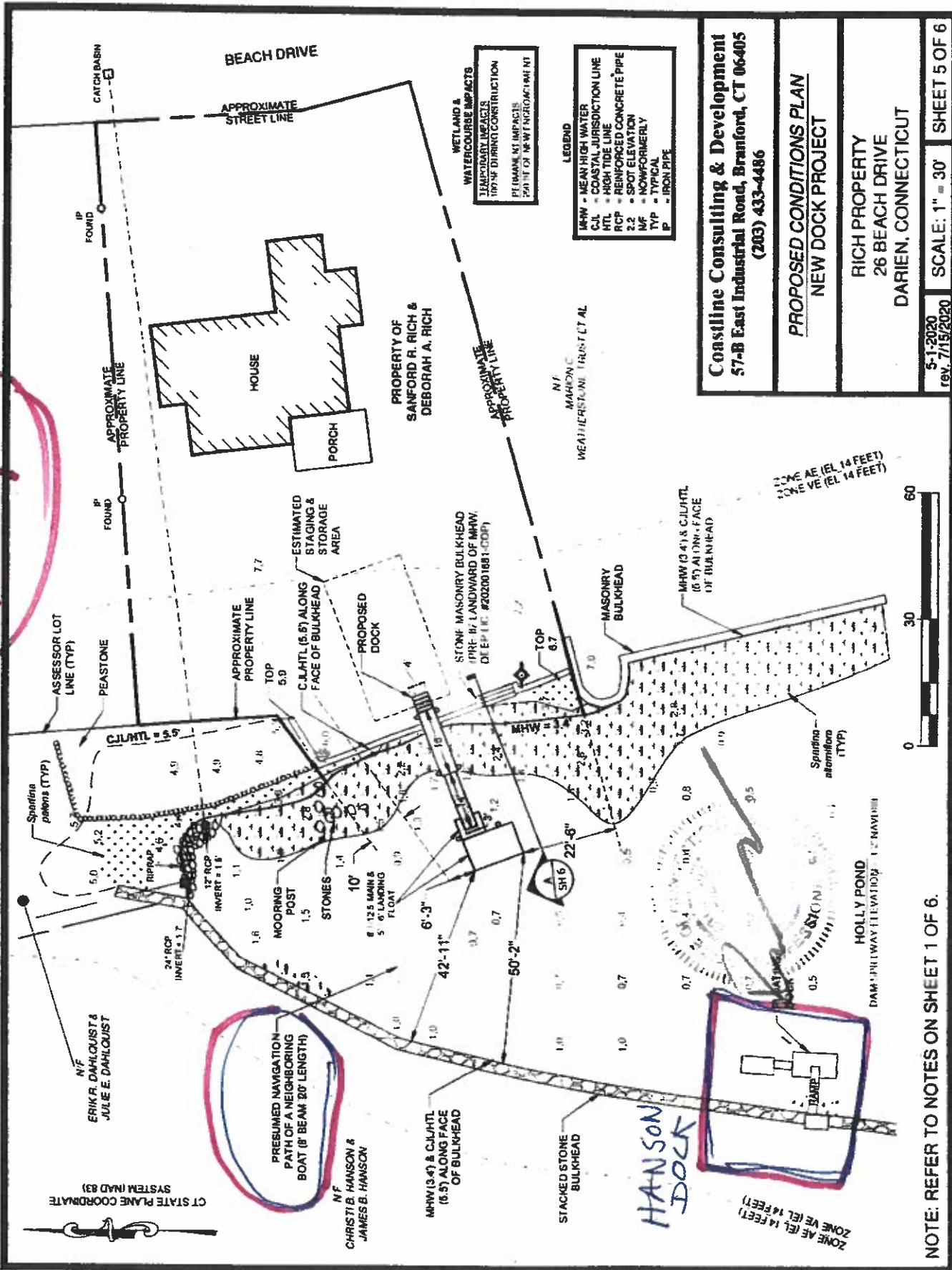
Coastline Consulting & Development
 57-B East Industrial Road, Branford, CT 06405
 (203) 433-4486

TAX ASSESSOR MAP
NEW DOCK PROJECT

RICH PROPERTY
 26 BEACH DRIVE
 DARIEN, CONNECTICUT

5-1-2020 SCALE: 1" = 100' SHEET 3 OF 6

#4



LEGEND

- MHW = MEAN HIGH WATER
- C.L. = COASTAL JURISDICTION LINE
- HTL = HIGH TIDE LINE
- RCP = REINFORCED CONCRETE PIPE
- 2.2 = SPOT ELEVATION
- NF = NONFORMERLY
- TYP = TYPICAL
- P = IRON PIPE

WETLAND & WATERCOURSE IMPACTS

TEMPORARY IMPACTS DURING CONSTRUCTION

PI (PARKING) IMPACTS 200 FT OF MHW (NONFUNCTIONAL)

Coastline Consulting & Development
 57-B East Industrial Road, Branford, CT 06405
 (203) 433-4486

PROPOSED CONDITIONS PLAN
 NEW DOCK PROJECT

RICH PROPERTY
 26 BEACH DRIVE
 DARIEN, CONNECTICUT

5-1-2020
 REV. 7/15/2020
 SCALE: 1" = 30'
 SHEET 5 OF 6

NOTE: REFER TO NOTES ON SHEET 1 OF 6.