

# RECEIVED

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CIVIL & ENVIRONMENTAL  
PLANNING & ZONING

## Location details

Beginning at a point on the southerly line of the Boston Post Road about 451.50 feet from its intersection with the westerly line of Brookside Avenue or Gracie Street running thence North 67° East 50° to a point; running thence South 44° East 125 feet to a post and thence North 40° 15' West 125 feet to the place of beginning.

## Prior use of this property

For the past 7 years this property was used a medical spa. Prior to that it was used as an acupuncture office.

## Business overview

Acupuncture and Massage office inspired by the holistic wellbeing tradition of East Asia medicine, blending traditional Chinese, Thai medicine and modern western massage techniques, offering in each therapeutic session a complete restorative experience in our peaceful environment. The decoration of the office will be inspired by the Buddhist teaching Wabi-sabi, which captures the notion of being in harmony with the self. Combining acupuncture and massage can potentiate the effects of the treatment and provide relief for the body and the mind.

We will have no branches or secondary offices.

## Services offered

Our range of treatments are suitable for both female and male patients, and can be adapted to suit customer specific needs. The spa will spoil the clients with a complete range of personalized spa and acupuncture treatments, from facial to aromatic body treatments. Sessions will range from 60 to 90 minutes, offering acupuncture, auriculotherapy, cupping, hot stones massage, sports massage, prenatal massage, deep tissue and stress relief massage, body polish, thermal moor mud wrap, Thai massage, ashatsu, foot cleansing ritual massage, and facials. We use chemical-free, organic and high-quality ingredients for all our treatments and services.

## Hours of operation and scheduling

Monday to Saturday 9am to 5pm, closed on Sundays and Holidays.

Scheduling will be available by phone or online on our website. There will be no walk-ins. Since our services will be offered only by appointment, we will stagger in 30 min between customers.

## COVID-19 guidelines

We are abiding by the guidelines and recommendations of our state and local governments, as well as massage and acupuncture regulatory agencies regarding covid19.

- \* We will require patients to fill in a COVID-19 consent form and provide hand sanitizer, temperature check, sanitation and social distance guidelines in accordance with the CDC. Protective equipment, face shield, disposables face mask and gloves. All customers must cover their mouth and nose with a mask.
- \* Following stringent sanitation protocols between each client. We will use EPA-certified disinfectants on all surfaces, doorknobs, chairs, table, bin, etc., that a client might have touched.
- \* All patients will be prescreened by phone, before they come to their appointments for any signs of COVID-related illness, and for travel or exposure risks as outlined by public health authorities. We will counsel patients by phone regarding health maintenance. No patient congregation in the waiting areas. Patients should be taken directly from the entryway to their treatment room if at all possible.
- \* Stagger booking so that patients do not overlap. We will offer 30 min intervals between patients.
- \* All non-essential items that could be vectors for virus transmission from the waiting room, treatment rooms, and other common area will be removed.
- \* Laundry items will be professionally laundered.

## Facilities

The main entrance of the office will be the front door. The parking lot is in the back of the house. The customers will park in the back in the designated office parking, then walk on left of the house on the sidewalk. The back entrance of the house is for our residency.

The office will offer 2 treatment rooms with sink, hot towel warmers, electric massage table, and a warming and welcoming design inspired on wabi sabi. Both rooms will be equipped to offer the same treatments, although one room will be larger for accessibility.

There will be a Japanese bath tub in the bathroom, and a small spa boutique at the reception to extend our experience to our customers' homes.  
The office will have a 4 people total capacity.

### **Accessibility**

The spa will use minimum of 20% of the renovation budget towards accessibility, focused on the bathroom, one big accessibility treatment room, electric massage table, parking lot provisions and depressed curbside access ramps for handicapped, described on the proposed floor plans. The accessibility room will offer the same treatments as the other room.

### **Parking, Entry and Exit**

The property has 9 off-street parking spaces. Four parking spaces will be designated to the office, three parking spaces for our residence and two for guests and delivery. The property has an easement agreement with shared driveway, but no shared parking spaces. The main entrance is from 694 Boston Post road and exit is from 688 Boston Post Road. All parking spaces will be marked to differentiate the spots from each unit. One parking space will be marked with international symbol of accessibility and made wider according to the required standards. The space and access aisle will be smooth and stable to ensure safe use for customers with disabilities, including those who must load, unload, and use wheeled mobility devices.

### **Landscaping**

The landscaping of the site will comply with section 940 of the zoning regulation to enhance the appearance and natural beauty of the Town and protect property value as well as the natural terrain and vegetation. The trash cans will be placed at a safe location, screened or enclosed by plants, wall or fencing on the property and shall be moved to be easily accessible by the garbage trucks.

### **Drainage**

The parking lot has 2 storm water drainages.

### **Acupuncture needle disposal**

We are a small acupuncture office and we generate a small quantity of sharp waste. All sharps will be disposed on 1.4 Quart Mail-Back Sharp disposable system by Mail your Sharp Inc. It is a program approved by US Postal Service and complies with all federal and state regulations.

### **Garbage pick up**

Produce of garbage by the office will be small and we could use the same outside trash cans as the residence, unless otherwise directed by the town.

### **Delivery area – Loading and unloading**

The property has a small outside deck delivery area that will not be used by the office. Deliveries will be of small boxes since we use small products like acupuncture needles and bottles of lotion. The extra parking space can be used by delivery to prevent any on-street and off-street traffic congestion.

### **No outdoor activities**

The office will not offer any outdoor activities or parties, nor generate excessive noises, odor, or use equipment that will disrupt the neighborhood. The office will not represent any hazard to the neighbors. We will fulfil all safeguards required to protect the public health, safety and general welfare and ensure continued compliance with the Darien Regulations.

### **No traffic disruption**

We will have a maximum of 2 customers every one hour and a half. The office will not disrupt or change the traffic on Boston Post Road. We will also live in the same house and we appreciate a peaceful and friendly neighborhood.