

MASLAN ASSOCIATES P.C.

Attorneys at Law

Robert F. Maslan, Jr.*
*Also Admitted In New York

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Grove Street Plaza LLC
c/o Karen Goersch CPA CRPC
11 Oakleigh Court
Norwalk, CT 06853

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Grove Street Plaza LLC:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

The Darien Planning and Zoning Regulations require that notice be given to you of the public hearing on the Application, because you own property that abuts or lies within 100 feet of the perimeter of the property that is the subject of the Application.

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Thank you.

Very truly yours,
Robert F. Maslan, Jr.

Enclosure

LEGAL NOTICE

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(S) James H. Rand
Secretary
11 /18 & 11/25

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November 20, 2020

Judith Tibbetts
37 Corbin Drive
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Judith Tibbetts:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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November 20, 2020

Vinkath Realty LLC
1044 Boston Post Road
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Vinkath Realty LLC:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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November 20, 2020

Greenwich Manor LLC
PO Box 234634
Great Neck, NY 11023

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Greenwich Manor LLC:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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November 20, 2020

Whitman Foods LLC
1041 Boston Post Road
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Whitman Foods LLC:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Legal Assistant
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RMaslan@maslanlaw.com

November 20, 2020

Robert L Mazza
1031 Boston Post Road
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Robert L Mazza:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Legal Assistant
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Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Pitt William Foundation Inc.
170 Washington Boulevard
Stamford, CT 06902

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Pitt William Foundation Inc.:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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November 20, 2020

BG Bowl LLC
Ms Penelope Glassmeyer
23 Butler's Island Road
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear BG Bowl LLC:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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November 20, 2020

5 Brook Street LLC
PO Box 2125
Darien, CT 06820

**Re: Special Permit Application #317
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Dear 5 Brook Street LLC:

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(S) James H. Rand
Secretary
11 /18 & 11/25

MASLAN ASSOCIATES P.C.

Attorneys at Law

Robert F. Maslan, Jr.*
*Also Admitted In New York

30 OLD KINGS HIGHWAY SOUTH
DARIEN, CONNECTICUT 06820
TELEPHONE (203) 656-3800
FACSIMILE (203) 656-1624

Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Dolman Properties LLP
c/o Phillip Dolcetti
9 Red Mill Lane
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Dolman Properties LLP:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Thank you.

Very truly yours,
Robert F. Maslan, Jr.

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Darien Place LLC
c/o Hartt Realty Advisors LLC
42 Pequot Avenue, Unit 741
Southport, CT 06890

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Darien Place LLC:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Marilyn LLC
68 Sedgwick Avenue
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Marilyn LLC:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Maryann Lehmann
5 Brook Street
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Maryann Lehmann:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Klaxon Properties LLC
5 Brook Street #2A
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Klaxon Properties LLC:

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Alan Greene
10 Runkenhage Road
Darien, CT 06820

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Alan Greene:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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Legal Assistant
Suzann C. Maslan

Writer's e-mail:
RMaslan@maslanlaw.com

November 20, 2020

Elizabeth Peelle
16 Farm Creek Road
Norwalk, CT 06853

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Elizabeth Peelle:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

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November 20, 2020

Klaxon Brook Street LLC
5 Brook Street
Darien, CT 06820

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FACSIMILE (203) 656-1624

Legal Assistant
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November 20, 2020

Michael J Murray
343 Cascade Drive
Fairfield, CT 06825

**Re: Special Permit Application #317
Compass Connecticut, LLC, 1049 Boston Post Road**

Dear Michael J Murray:

We represent Compass Connecticut, LLC with respect to the above-referenced Application to the Darien Planning and Zoning Commission. The activities proposed in the application are described more fully in the enclosed legal notice.

The Darien Planning and Zoning Regulations require that notice be given to you of the public hearing on the Application, because you own property that abuts or lies within 100 feet of the perimeter of the property that is the subject of the Application.

Accordingly, please take notice that the public hearing on this application has been scheduled for Tuesday, December 1, 2020 at 8:00 P.M. in Darien Town Hall, 2 Renshaw Road, Darien, Connecticut, and via internet at GoToMeeting.com. A login number for GoToMeeting will be provided to the general public a few days prior to the meeting via the Town of Darien website.

The Application and exhibits are available for your review through our office, at the Darien Planning and Zoning Department at Darien Town Hall, and online on the Darien Planning and Zoning Department webpage.

If you have any questions, please contact us at (203) 656-3800 or contact the Town Planning and Zoning Department at (203) 656-7351.

Thank you.

Very truly yours,
Robert F. Maslan, Jr.

Enclosure

LEGAL NOTICE

The Darien Planning and Zoning Commission will hold a PUBLIC HEARING on Tuesday, December 1, 2020 at 8:00 P.M. in Room 206 of Darien Town Hall at 2 Renshaw Road, Darien and via GoToMeeting, on the following:

Special Permit Application #317, ELD Street Properties, LLC, 1049 Boston Post Road. Proposal to establish a new 1,896+/- square foot Compass Real Estate office in a portion of the first floor space formerly occupied by Tina Dragone. The subject property is located on the north/west side of Boston Post Road approximately 70 feet south/west of its intersection with Brook Street, and is shown on Assessor's Map #73 as Lot #10 in the CBD Zone.

Coastal Site Plan Review #80-A, Land Filling & Regrading Application #489, Timothy & Angela Riley, 241 Long Neck Point Road. Proposal to construct a new single-family dwelling, install a pool and pool house, new driveway areas, and to perform related site development activities within a regulated area. The 1.4+/- acre subject property is located on the east side of Long Neck Point Road, approximately 0.44 miles south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #13-1 in the R-1 Zone.

Coastal Site Plan Review #352, Land Filling & Regrading Application #490, Michael Cling, 237 Long Neck Point Road. Proposal to raze the existing residence, cottage, and shed on the property, and to construct a new single-family dwelling, install a new replacement pool, new driveway areas, and to perform related site development activities within a regulated area. The 1.4+/- acre subject property is located on the east side of Long Neck Point Road, approximately 0.40 miles south of its intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #12 in the R-1 Zone.

(S) James H. Rand
Secretary
11 /18 & 11/25