

STAFF QUESTIONS

1. With 1.72 acres isn't there somewhere this oil tank can be installed without a variance?
2. Although there is a brook and wetland corridor on the property, the minor site activity involved with the replacement tank setup may not require a wetlands permit. There is a large part of the house that's out of the wetland regulated area anyway.
3. The Fire Marshal and Health Director support the existing tank removal and there's logical concerns with how the replacement is installed. Is there any concern that would prevent installation of this tank in a conforming location?
4. Would it be a bad precedent to start allowing equipment within minimum setback spaces?

Eberhardt, Tamara

From: Woody W. <rwoodside825@gmail.com>
Sent: Thursday, September 10, 2020 11:22 AM
To: Eberhardt, Tamara
Subject: Daniel



AROUND
SLIPS OF
HOUSES

Sent from my iPhone

← CONFIRMING TO GET BACK
OPPORTUNITIES

Woodside, Robert

From: Buch, Bob
Sent: Thursday, August 13, 2020 4:26 PM
To: Woodside, Robert
Cc: pdaniel@invemed.com
Subject: 40 Hancock Lane Zoning Variance request

Woody-

I have reviewed the proposed oil tank installation for Mr. Daniel at 40 Hancock Lane.

The current underground tank was installed in 1998, and is fast approaching its life expectancy.

The location of the tank is in close proximity to the well that services the home, and in the event that the oil tank leaks, there is the risk of contaminating the potable water supply for the residence.

The proposed aboveground replacement tank will be located in so that it may be easily filled from the fuel oil delivery truck, and will have a short enough distance from the tank to the oil burner to avoid any possible issues.

Some of the other locations that have been suggested, may make oil deliveries difficult, as the delivery hose on most oil trucks is around 100-125 feet in length, also the distance from the tank to the oil burner may be an issue as the tank will be at a lower elevation causing issues, as well as a long distance for the burner to try and draw the oil.

I understand the setback requirements in regulations are 35 feet for this property, but the closest portion of the tank to the setback line would be approximately 28.5 feet, and would most likely be screened from any neighbor's views.

If you have any questions, please feel free to contact me.

Bobby

Robert J. Buch, CFPS

Fire Marshal

Town of Darien

2 Renshaw Rd

Darien, CT 06820

203-656-7359 (O)

203-656-7392 (F)

BBuch@darienct.gov

Woodside, Robert

From: Knauf, David
Sent: Wednesday, August 12, 2020 5:14 PM
To: Woodside, Robert
Cc: pdaniel@invemed.com
Subject: RE: 40 Hancock Lane

The proposed location would minimize the length of buried fuel line thereby reducing the potential risk of line failure and the associated environmental impact.

David

David Knauf, REHS, MS, MPH
Director of Health
Darien, CT

(203) 656-7324

Follow us:

Website: <http://www.darienct.gov/health>

Twitter: www.twitter.com/darienhealth

Note New Town Hall Hours:

Monday – Thursday 8:00 am to 5:15 PM

From: Knauf, David
Sent: Wednesday, August 12, 2020 12:21 PM
To: Woodside, Robert <rwoodside@darienct.gov>
Cc: pdaniel@invemed.com
Subject: 40 Hancock Lane

I have discussed this project with the property owner and recommend proper abandonment of the existing buried in-ground oil tank & replacing it with a new, Code-compliant above-ground tank in the proposed location.

Please call me if you have any questions.

David

David Knauf, REHS, MS, MPH
Director of Health
Darien, CT

(203) 656-7324

Follow us:

Website: <http://www.darienct.gov/health>

Twitter: www.twitter.com/darienhealth

N

NORTH - MAP 680 D.L.R.

1" = 40'

N / F
TODD C. MORGAN
NANCY L. MORGAN
ASSESSOR'S MAP 2, LOT 79
20 HANCOCK LANE

HANCOCK LANE

823± TO OX RIDGE LANE

IRON PIPE FOUND

N 02°52'50" E 250.00'

AREA = 75,000 SQ. FT.
OR 1.7218± ACRES

N 87°07'10" W 300.00'

S 87°07'10" E 300.00'

N / F
ROSE MARIE WAGNER
ASSESSOR'S MAP 2, LOT 82
37 OX RIDGE LANE

Buildable Area

PHOTO VIEW

MONUMENT FOUND

PILLAR

PILLAR

MASONRY
RETAINING
WALLS

24" RCP

DRILL HOLE FOUND

23.9±

2.5±

PROPOSED HEATING OIL TANK

28.5'

24.0±

A/C UNIT

CELLAR
ACCESS

35 FT.

50 FT.

33

32

31

30

29

28

27

26

25

24

23

22

21

20

19

N 02°52'50" E 250.00'

GENE
ASSES
4

N / F
GAIL S. RA
ASSESSOR'S MAP
31 OX RIDGE

ZONING LOCATI
PREPAREL

URVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1
20-300B-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM
ARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE
CTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A
LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY
1 - 2" AND IS INTENDED TO BE USED FOR LAND USE BOARD/COMMISSION APPLICATIONS.