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February 16, 2017

Fred Doneit, Senior Planner
Planning and Zoning Department
2 Renshaw Road
Darien, CT 06820

**Re: COZR 1-2017, BSP #295, Special Permit #294
Land Filling and Regrading Application #401
Noroton Heights Shopping Center, Inc.
264 Heights Road**

Dear Fred:

Enclosed are the following:

1. Response to peer review comments to the original Traffic Impact and Parking Study Review, and a revised Report prepared by Tighe & Bond. This was sent directly to F.P. Clark Associates, Inc. We are enclosing a hard copy of the response letter. Due to the size of the report, it is being submitted in electronic form only. Please advise if a hard copy is necessary. For ease of reference, we are enclosing the peer review comment letter of F.P. Clark Associates, Inc.
2. Engineering Report prepared by Tighe & Bond, revised February 9, 2017. This revised report is in response to the peer review comments of McChord Engineering. The narrative portion of the report identifies the revisions to the plans. Due to the size of this document, it is being submitted in electronic form only. Please advise if a hard copy is necessary.
3. Complete set of plans, including architectural drawings, site plans and landscape plans. The sheets are listed on the cover sheet. Revision dates are listed for the sheets that have been revised since the original application. We are enclosing three full size sets for the file and staff, and ten reduced (17x11) sets for the Commission members. Revisions to the architectural plans and landscape plans are listed below.

As mentioned above, the revisions to the site plans are described in the narrative portion of the revised Engineering Report. The revisions to the landscape plans and architectural plans are as follows:

Revisions to Landscape Plans:

1. Sheet LP.1: The revised sheet shows additional plantings along the northerly boundary of the site, and a portion of the revised plan for the pedestrian accessway to West Avenue.
2. Sheet LP.2: The revised sheet includes a plan showing improvements to the pedestrian accessway to West Avenue, consisting of a 5-foot paved walkway, a bluestone pad for the existing picnic table, 3 light bollards, and an optional sign at north end stating walk closed from dusk to dawn.

Revisions to Architectural Plans:

1. Sheet A1.00: Added elevation marks, curb dimensions and percent slope notes to garage ramp.
2. Sheet A1.01: Added elevation marks, curb dimensions and percent slope notes to garage ramp. Added trash room next to elevator with compactor, chute and rolling trash bin.
3. Sheet A1.02: Added trash chute in storage room.
4. Sheet A1.03: Added trash chute in storage room.
5. Sheet A1.10: Added percent slope notes to garage ramp.
6. Sheet A1.10A: Added elevation marks, curb dimensions and percent slope notes to garage ramp.
7. Sheet A1.11: Added percent slope notes to garage ramp.
8. Sheet A1.11A: Added elevation marks, curb dimensions and percent slope notes to garage ramp. Added trash room next to elevator with compactor, chute and rolling trash bin.
9. Sheet A1.12: Added trash chute in storage room.
10. Sheet A1.12A: Added trash chute in storage room.
11. Sheet A1.13: Added trash chute in storage room.
12. Sheet A1.13A: Added trash chute in storage room.
13. Sheet A2.10: Added building sections to set.
14. Sheet A2.11: Added building sections to set.
15. Sheet A2.12: Added building sections to set.

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16. Sheet A2.20: Added wall sections (floor-to-floor, roof peak and eave heights) and square footage estimate table to set.

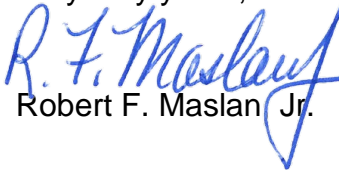
A link to a .zip file containing the above submissions is contained in the email that accompanies this letter. We are delivering paper copies of this letter and the plan binder.

Kindly distribute this information to the Commission members and include a copy in the application file.

Please feel free to call if you have any questions or need any additional information.

Thank you for your continued attention to this application.

Very truly yours,


Robert F. Maslan Jr.

Enclosures

cc: Noroton Heights Shopping Center, Inc.