

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR A SIGNIFICANT REGULATED ACTIVITY

For Office Use Only:

WET# _____	
Filing Fee \$ _____	Wilton Land Record Map# _____
Date of Submission _____	Volume # _____ Page # _____
Date of Acceptance _____	Assessor's Map # _____ Lot# _____

APPLICANT INFORMATION:

Applicant <u>131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC); ATTN Ryan Sutherland</u>	Agent (if applicable) <u>Craig J. Flaherty, P.E. Redniss & Mead</u>
Address _____	Address _____
Telephone _____	Telephone _____
Email _____	Email _____

PROJECT INFORMATION:

Property Address _____	Site Acreage _____
Acres of altered Wetlands On-Site _____ (Landscaping)	Cu. Yds. of Material Excavated _____
Linear Feet of Watercourse _____	Cu. Yds. of Material to be Deposited _____
Linear Feet of Open Water _____	Acres of altered upland buffer _____
Sq. Ft. of proposed and/or altered impervious coverage _____ 12,192 reduction from existing	Sq. Ft. of disturbed land in regulated area _____

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply Watershed Boundary? NO _____ YES* _____	Is The Site Within 500 Feet of a Town Boundary? NO _____ YES* _____
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* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.

Project Description and Purpose: _____

In addition, the applicant shall provide eleven (11) collated copies of the following information as well as an electronic submission via email to mike.conklin@wiltonct.org & elizabeth.larkin@wiltonct.org **

- () A. Written consent from the owner authorizing the agent to act on his/her behalf
- () B. A Location Map at a scale of 1" = 800'
- () C. **A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40'** accurate to the level of a A-2 property and T-2 topographic surveys
- () D. Sketch Plans depicting the alternatives considered
- () E. Engineering Reports and Analysis and additional drawing to fully describe the proposed project
- () F. Sedimentation and Erosion Control Plan, including the Construction Sequence
- () G. Names and addresses of adjoining property owners
- () H. A narrative describing, in detail
 - a. the proposed activity
 - b. the alternatives considered
 - c. impacts
 - d. proposed mitigation measures
- () I. Soils Report prepared by a Certified Soil Scientist and Wetlands Map prepared by a Registered Land Surveyor
- () J. A Biological Evaluation prepared by a biologist or other qualified professional
- () K. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- () L. Description and maps detailing the watershed of the Regulated Area
- () M. Envelopes addressed to adjacent neighbors, the applicant, and/or agent, with **certified** postage and no return address

****Application materials shall be collated and copies of documents more than two pages in length shall be double sided.**

See Section 7 of the Wetlands and Watercourses Regulations of the Town of Wilton for a more detailed description of applications requirements.

The Applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

Applicant's Signature: _____ Date: _____

Agent's Signature (if applicable);  _____ Date: _____

October 23, 2023

Mike Conklin
Inlands Wetlands Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

RE: Inland Wetlands Commission Application
Project Site: 131 Danbury Road
Contract Purchaser: 131 Danbury Wilton Dev AMS LLC
(an affiliate of AMS Acquisitions, LLC)

Dear Mr. Conklin,

Our client, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC) (the “Applicant”), the contract purchaser and potential developer of 131 Danbury Road, seeks Inland Wetlands Commission approval of an Application for a Significant Activity for the redevelopment of the property at 131 Danbury Road. The 4.75± acre property is located on the westerly side of Danbury Road just south of 141 Danbury Road which is currently under construction and just north of Ring’s End. The property sits in the DE-5, Design Enterprise District, and is eligible to have the DE-5R, Design Enterprise Residential District Overlay, applied to the site. The property is currently improved with an office building and surface parking. The Applicant proposes to remove the existing structure and redevelop the property with a 4 ½-story building with 208 apartments and appurtenant parking, infrastructure, and amenities. The design team includes Beinfield Architecture and SLR Consulting who designed the site and building to be sensitive to the views from Danbury Road and to greatly improve the buffer to the Norwalk River.

Work within the Upland Review Area is designed to enhance the buffer between developed portions of the site and the Norwalk River. Currently, the majority of the Upland Review Area is composed of surface parking with asphalt extending to within 10’ of the Norwalk River and the stormwater runoff from said parking flows into the river without treatment. Existing parking and asphalt within 60 feet of the river will be removed and replaced with a landscaped amenity area providing a greatly enhanced natural buffer, pathways, and seating areas providing access to building occupants for the passive enjoyment of the resource. Proposed parking is shifted at least 50’ farther away from the Norwalk River and the walking paths, overlook plaza, seating areas, emergency access drive, and the closest row of parking spaces are constructed with pervious materials. The proposed improvements result in a net decrease in impervious coverage of 27,500 square feet within the Upland Review Area. Water quality treatment is provided to stormwater originating from the parking, drives, and buildings via infiltration systems and rain gardens. The Wetland and Watercourse Delineation and Impact Assessment Report prepared by SLR concludes, “*The proposed redevelopment project will not result in an adverse impact to the Norwalk River. The proposed project avoids direct wetland impacts, includes comprehensive stormwater*

management and sediment and erosion control, includes a riparian enhancement plan, and reduces overall impervious area onsite.”

A complete Environmental Site Assessment was performed, and all noted areas of concern were subsequently remediated to achieve compliance with the Connecticut Transfer Act. The transmittal letter provided by William Silveri LLC concludes, *“a Connecticut Licensed Environmental Professional has certified that all releases at the Subject Property have been remediated in accordance with applicable remediation standards and that the Subject Property requires no Environmental Land Use Restrictions and Notice of Activity and Use Restriction.”*

Included herewith for your consideration are 11 copies (unless otherwise noted) of the following documents:

1. Check in the amount of \$1,260 for the application fee
2. Owner Authorization Letter (1 copy)
3. Contract Purchaser Authorization Letter (1 copy)
4. Names and addresses of adjoining property owners (1 copy)
5. Envelopes addressed to adjacent neighbors, the applicant, and/or agent (1 copy)
6. Completed Inland Wetland Commission Application for a Significant Regulated Activity
7. Wetland and Watercourse Delineation Impact Assessment, prepared by SLR International Corporation, dated October 23, 2023
8. Drainage Report, prepared by SLR International Corporation, dated October 23, 2023
9. Transmittal of Environmental Documents Letter prepared by William Silveri, LLC (WVS), dated October 23, 2023
10. Preliminary Construction Management Plan, prepared by AMS Construction Management
11. ALTA/NSPS Land Title Survey, prepared by Blew & Associates, dated June 19, 2023 and revised October 18, 2023
12. A 15-page plan set produced by SLR International Corporation, dated October 23, 2023, including Site Plans depicting layout, landscaping, grading, and utilities, and Sediment and Erosion Control Plan.
13. Site Plan - Alternative Considered prepared by SLR International Corporation
14. 3-page plan set, prepared by Beinfeld Architecture, dated October 19, 2023 depicting the first floor plan, view from Danbury Road, and elevation view from Danbury Road.

The Applicant looks forward to presenting the proposal to the Commission at its next meeting on November 9, 2023.

Sincerely,



Craig J. Flaherty, P.E.

FGI REALTY CORP
525 HOMESTEAD AVE., MT. VERNON, NY 10550 – FGIREALTYCORP@GMAIL.COM – 718-384-1110

LFGI Wilton LLC.
525 Holmstead Avenue
Mt. Vernon, NY 10550

September 28, 2023

Mr. Michael Wrinn, Town Planner
Planning & Zoning Department, Town Hall Annex
238 Danbury Road
Wilton, CT 06897

RE: 131 Danbury Road, Wilton, CT
Owner Authorization Letter, Title Letter, and Proof of Legal Interest Letter

Dear Mr. Wrinn,

FGI Wilton LLC. is the owner of 131 Danbury Road in Wilton, CT. This ownership is evidenced by the Warranty Deed appended hereto (Book 2483, Page 1026) listing FGI Wilton LLC. as the owner as of January 19, 2018.

FGI Wilton LLC. has entered a contract to sell the property to 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions LLC), their office being located at 1 Bridge Plaza North, Suite 840, Fort Lee, NJ 07024.

FGI Wilton LLC. does hereby grant 131 Danbury Wilton Dev AMS LLC and their agent, Redniss & Mead, Inc. of 22 First Street, Stamford CT 06905, permission to file land use applications with the Inland Wetlands Commission, Architectural Review Board, and Planning & Zoning Commission as may be necessary to permit the contemplated redevelopment of the property into multi-family housing.

Sincerely,

FGI Wilton LLC.

BY: 

Larry Moskowitz
VP, FGI Realty Corp.
Duly Authorized Signatory

MINTZ AND COLANGELO
16 RIVER STREET
NORWALK, CT 06852



WARRANTY DEED

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT:

131 WILTON LLC, a New York limited liability company, with a mailing address at 4 West Red Oak Lane, White Plains, New York 10604 ("Grantor"), for consideration of Nine Million Two Hundred Twenty Five Thousand and 00/100 Dollars (\$9,225,000.00), grants to

FGI WILTON LLC., a New York limited liability company, with a mailing address at 525 Homestead Avenue, Mt. Vernon, New York 10550 ("Grantee")

with **WARRANTY COVENANTS** all that certain real property located in the Town of Wilton, County of Fairfield and State of Connecticut, being more particularly described in **Schedule A** attached hereto and made a part hereof.

Said premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in Schedule B attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[remainder of page intentionally blank - signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 19 day of January, 2018.

Signed, sealed and delivered in the presence of or attested by:

131 WILTON LLC
By: GHP Office Realty, LLC

Stewart Wolf
(Witness)
[Signature]
(Witness)

By: [Signature]
Name: Andrew M. Greenspan
Title: Operating Manager

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Personally appeared Andrew M. Greenspan, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained in the capacity therein stated, before me, on this 19 day of ~~September~~, 2018.
January

JAMES E. SCHWARTZ
Notary Public, State of New York
No. 02SC6171925
Qualified in Westchester County
Commission Expires July 10, 2018

[Signature]
Notary Public/Commissioner of the Superior Court

Conveyance Tax Received
Terri A. Kobrick
Town Clerk of Wilton
State \$ 115,312.50
Town \$ 23,062.50

SCHEDULE ALegal Description

ALL THAT CERTAIN piece, parcel or tract of land, with the buildings, improvements and parking facilities situated thereon, in the Town of Wilton, County of Fairfield and State of Connecticut, being the same premises known as Number 131 Danbury Road, situated on the Westerly side of the Norwalk-Danbury Road, Route 7, and designated as "Parcel 1A, Area = 4.74 Ac." On a map entitled, "Revised Map of Property prepared for Robert O. Banks and Ernest Rau at Wilton, Conn., Scale 1" = 40' dated June 15, 1967 prepared and certified substantially correct by Leo Leonard, Civil Engineer & Surveyor, Norwalk, Connecticut, which map is on file in the office of the Town Clerk of the Town of Wilton, Connecticut bearing file number 3609, said premises being bounded and described as follows in accordance with said map:

BEGINNING at a point where a stone wall intersects the westerly side of the public highway, Norwalk-Danbury Road (Route U.S. #7) so-called, said point making the southeasterly corner of the premises hereby conveyed and the northeasterly corner of land now or formerly of Wilton Supply Company, Inc. and proceeding thence along land now or formerly of said Wilton Supply Company, Inc., and land now or formerly of Earl R. Jayne and Fred W. Jayne, each in part, the following courses and distances: North 79° 51' West, 35.37 feet; North 83° 12' West, 46.39 feet; North 79° 18" West, 150.07 feet, all along a stone wall; North 73° 39' West, 12.58 feet; North 87° 56' West, 36.93 feet; North 78° 53' West, 40.74 feet; North 83° 02' 40" West, 100.01 feet; North 80° 06' 40" West, 100.10 feet; North 84° 00' West, 9.47 feet; North 67° 58' 30" West, 66.00 feet; more or less to a point and the center line of the Norwalk River; thence along said center line of said Norwalk River and land now or formerly of Earl R. Jayne and Fred W. Jayne the following courses and distances, all as shown on said map: North 4° 28' 00" East, 100.08 feet, more or less; North 15° 17' 30" East, 132.70 feet, more or less; North 1° 02' 00" West, 75.20 feet, more or less; North 8° 48' West, 56.47 feet, more or less; North 14° 22' 00" West, 5.47 feet, more or less to a point still at the center of said Norwalk River; thence along land now or formerly of Robert O. Banks and Earnest R. Rau, designated as Parcel B-1, South 73° 14' 40" East, 670.51 feet, to a point and the westerly side of said public highway, Norwalk-Danbury Road (Route U.S., #7), so-called; thence along said public highway South 16° 52' 00" West, 212.62 feet to a Connecticut Highway Department monument and thence South 19° 13' 20" West, 79.93 feet to the point or place of beginning.

TOGETHER WITH an easement for the purpose of running overhead or underground utility wires, as shown on said map, from said public highway to a point on the northerly side of the premises hereby conveyed, as also shown on said map as set forth in a certain deed recorded in Volume 362 at Page 81 of the Wilton Land Records.

TOGETHER WITH and subject to a mutual right to use the existing water and sprinkler mains and lines running from Route U.S., #7 to the existing building as set forth in said deed recorded in Volume 362 at Page 81 of the Wilton Land Records.

EXCEPTING THEREFROM all that certain piece or parcel of land as set forth in a Certificate of Taking by the State of Connecticut, Commissioner of Transportation dated April 19, 1972 and recorded in Volume 172 at Page 180 of the Wilton Land Records.

SCHEDULE B

Permitted Exceptions

1. Easement to The Connecticut Light and Power Company dated March 27, 1924 and recorded in Volume 35 at Page 310 of the Wilton Land Records.
2. Finding and Order of the State of Connecticut Water Resources Commission establishing channel encroachment line and rights related thereto, dated October 18, 1965 and recorded in Volume 115 at Page 634 of the Wilton Land Records, and as shown on Map No. 2500.
3. Mutual rights to use the existing water and sprinkler mains and lines running from Route U.S. #7 to the existing buildings upon Parcels A-1 and B-1 as shown on said filed Map No. 3609 as contained in said Deed recorded in Volume 362 at Page 81 of the Wilton Land Records.
4. Easement for utility wires as contained in a Deed from Robert O. Banks to the Perkin-Elmer Corporation dated January 12, 1981 and recorded in Volume 362 at Page 81 of the Wilton Land Records.
5. Special Permit granted by the Town of Wilton Planning and Zoning Commission recorded July 12, 1994 in Volume 913 at Page 312 of the Wilton Land Records.
6. Notice of Lease from 131 Danbury Group, LLC to Tracy Locke Partnership, L.P. dated October 28, 2002 and recorded November 22, 2002 in Volume 1456 at Page 330 of the Wilton Land Records.
7. Notice of Lease from GHP Wilton, LLC to ELRAC, LLC dba Enterprise Rent-A-Car dated May 20, 2013 and recorded May 28, 2013 in Volume 2326 at Page 47 of the Wilton Land Records.

Received for Record at Wilton, CT
On 01/19/2018 At 3:46:00 pm

Oliver A. Sobronk

AMS Acquisitions
1 Bridge Plaza North, Suite 840
Fort Lee, NJ 07024

September 28, 2023

Mr. Michael Wrinn, Town Planner
Planning & Zoning Department, Town Hall Annex
238 Danbury Road
Wilton, CT 06897

RE: 131 Danbury Road, Wilton, CT
Authorization Letter

Dear Mr. Wrinn,

131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC) has entered a contract to purchase 131 Danbury Road in Wilton, CT from FGI Wilton LLC.

131 Danbury Wilton Dev AMS LLC hereby grants our agent, Redniss & Mead, Inc. of 22 First Street, Stamford CT 06905, permission to file land use applications with the Inland Wetlands Commission, Architectural Review Board, and Planning & Zoning Commission as may be necessary to permit the contemplated redevelopment of the property into multi-family housing.

Sincerely,

131 Danbury Wilton Dev AMS LLC

BY: 

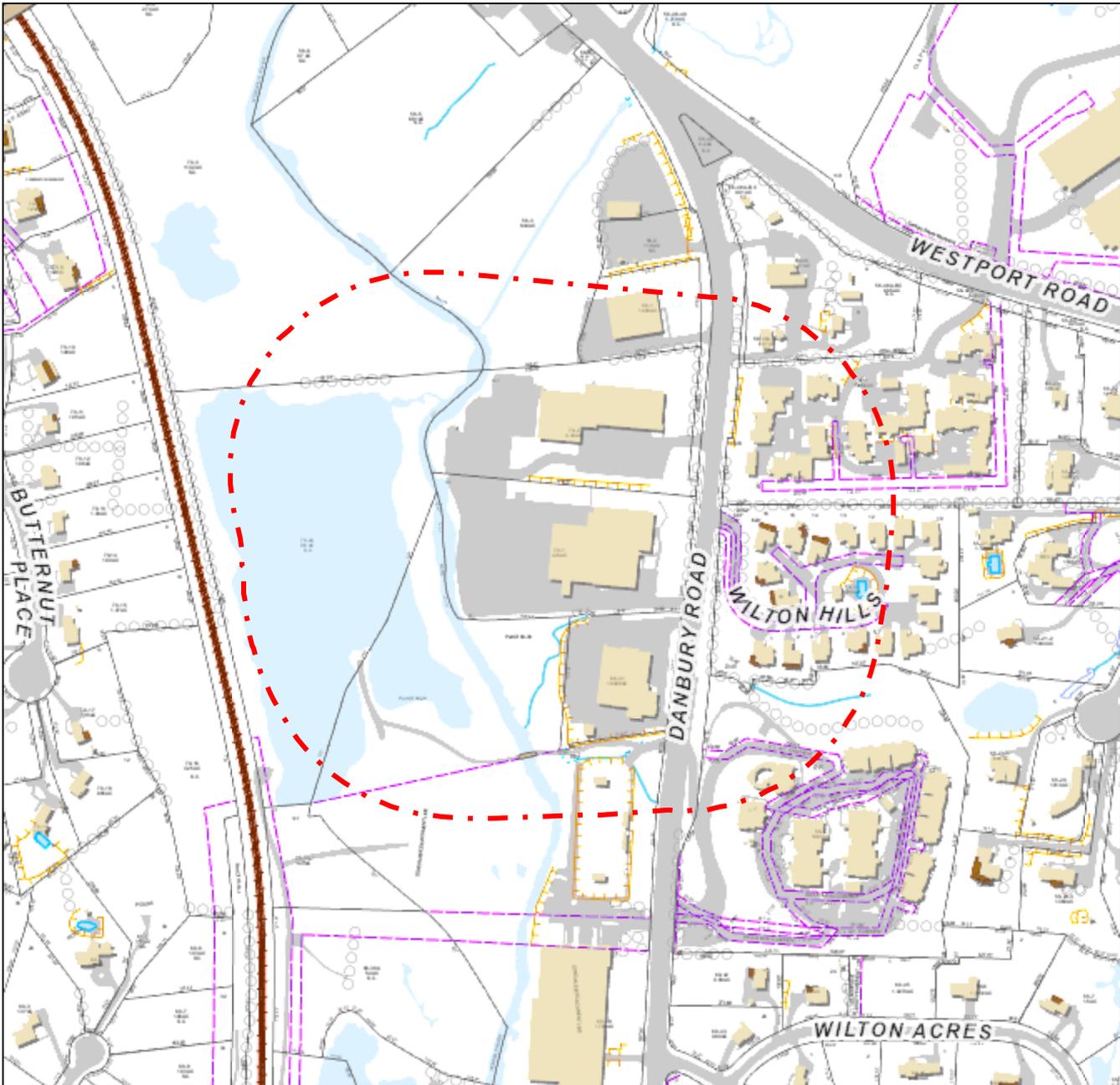
Raphael Mitnick
Principal, 131 Danbury Wilton Dev AMS LLC
Authorized Signatory

Town of Wilton

Geographic Information System (GIS)



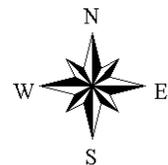
Date Printed: 9/26/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 ft



LIST OF NEIGHBORING PROPERTY OWNERS

131 Danbury Road (10/20/23)

	MBLU	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	55-1-1	1 LAMBERT COMMON	PEREIRA NORBERTO NARCIZO &	1 LAMBERT COMMON	WILTON	CT	06897- 0000
2	55-1-2	2 LAMBERT COMMON	KELEPECZ SONYA	2 LAMBERT COMMON	WILTON	CT	06897- 0000
3	55-1-3	3 LAMBERT COMMON	AVGERINOS MICHAEL AND LINDA LIVING TRUST	3 LAMBERT COMMON	WILTON	CT	06897- 0000
4	55-1-4	4 LAMBERT COMMON	RHODES OLGA L	4 LAMBERT COMMON	WILTON	CT	06897- 0000
5	55-1-5	5 LAMBERT COMMON	BRILL ROBERTA SODEN	5 LAMBERT COMMON	WILTON	CT	06897- 0000
6	55-1-6	6 LAMBERT COMMON	MELATO DENISE	6 LAMBERT COMMON	WILTON	CT	06897- 0000
7	55-1-7	7 LAMBERT COMMON	FARLEY IRENE R	7 LAMBERT COMMON	WILTON	CT	06897- 0000
8	55-1-8	8 LAMBERT COMMON	LUPINSKY ANNA	8 LAMBERT COMMON	WILTON	CT	06897- 0000
9	55-1-9	9 LAMBERT COMMON	BELLOVIN BENJAMIN &	9 LAMBERT COMMON	WILTON	CT	06897- 0000
10	55-1-10	10 LAMBERT COMMON	GUNDERSON BARRY	10 LAMBERT COMMON	WILTON	CT	06897- 0000
11	55-1-11	11 LAMBERT COMMON	GIBBON CAROL	11 LAMBERT COMMON	WILTON	CT	06897- 0000
12	55-1-12	12 LAMBERT COMMON	DA CONCEICAO MIRYAM D &	12 LAMBERT COMMON	WILTON	CT	06897- 0000
13	55-1-13	13 LAMBERT COMMON	RITCH MARIE TRUSTEE	13 LAMBERT COMMON	WILTON	CT	06897- 0000
14	55-1-14	14 LAMBERT COMMON	WERBLOOD SHERRILL L	14 LAMBERT COMMON	WILTON	CT	06897- 0000
15	55-1-15	15 LAMBERT COMMON	DEVINE CAROL A	224 HOMELAND ST	FAIRFIELD	CT	06825- 0000
16	55-1-16	16 LAMBERT COMMON	QIAN WEIDONG	16 LAMBERT COMMON	WILTON	CT	06897- 0000
17	55-1-17	17 LAMBERT COMMON	TZANOS REBECCA	17 LAMBERT COMMON	WILTON	CT	06897- 0000
18	55-1-18	18 LAMBERT COMMON	DEMPSEY ELIZABETH KIMBALL TR	18 LAMBERT COMMON	WILTON	CT	06897- 0000
19	55-1-19	19 LAMBERT COMMON	MACLAINE MEREDITH ANNE MUNRO	19 LAMBERT COMMON	WILTON	CT	06897- 0000
20	55-1-20	20 LAMBERT COMMON	ZAPPALA PHYLLIS F TRUSTEE	18 BUTTONBALL LA	WESTON	CT	06883- 0000
21	55-1-21	21 LAMBERT COMMON	CHO MIYOUNG	21 LAMBERT COMMON	WILTON	CT	06897- 0000
22	55-1-22	22 LAMBERT COMMON	CANZONETTI RICHARD & EDITH	22 LAMBERT COMMON	WILTON	CT	06897- 0000
23	55-1-23	23 LAMBERT COMMON	SHRAGO MARSHA	23 LAMBERT COMMON	WILTON	CT	06897- 0000
24	55-1-24	24 LAMBERT COMMON	HAUSDORFF RITA H	24 LAMBERT COMMON	WILTON	CT	06897- 0000
25	55-1-25	25 LAMBERT COMMON	KASMAN CHRISTINA MARIE &	25 LAMBERT COMMON	WILTON	CT	06897- 0000
26	55-1-26	26 LAMBERT COMMON	KIM GUMSOOK & HWI TAE	26 LAMBERT COMMON	WILTON	CT	06897- 0000
27	55-1-27	27 LAMBERT COMMON	BURROUGHS NANCY	27 LAMBERT COMMON	WILTON	CT	06897- 0000
28	55-1-28	28 LAMBERT COMMON	KELLEY MARGARET M	28 LAMBERT COMMON	WILTON	CT	06897- 0000
29	55-1-29	29 LAMBERT COMMON	MANNIX CATHERINE J	32 DOROTHY RD	REDDING	CT	06896- 0000
30	55-1-30	30 LAMBERT COMMON	MCSWEENEY MADY E	30 LAMBERT COMMON	WILTON	CT	06897- 0000
31	55-1-31	31 LAMBERT COMMON	KEARNEY PETER A TRUSTEE	31 LAMBERT COMMON	WILTON	CT	06897- 0000
32	55-1-32	32 LAMBERT COMMON	ALIANIELLO ROCCO	32 LAMBERT COMMON	WILTON	CT	06897- 0000
33	55-1-33	33 LAMBERT COMMON	OLSON KURT & CHRISTINE	33 LAMBERT COMMON	WILTON	CT	06897- 0000
34	55-1-34	34 LAMBERT COMMON	SIMPSON MARJORIE &	34 LAMBERT COMMON	WILTON	CT	06897- 0000
35	55-1-35	35 LAMBERT COMMON	BUFANO LORI A	35 LAMBERT COMMON	WILTON	CT	06897- 0000
36	55-1-36	36 LAMBERT COMMON	LEHMAN DAVID	36 LAMBERT COMMON	WILTON	CT	06897- 0000

LIST OF NEIGHBORING PROPERTY OWNERS

131 Danbury Road (10/20/23)

	MBLU	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
37	55-1-37	37 LAMBERT COMMON	EDGAR RICHARD A &	37 LAMBERT COMMON UNIT #347	WILTON	CT	06897- 0000
38	55-1-38	38 LAMBERT COMMON	PASCARELLI JEANNETTE R	38 LAMBERT COMMOM	WILTON	CT	06897- 0000
39	55-1-39	39 LAMBERT COMMON	CIOFFI GAIL M	39 LAMBERT COMMON	WILTON	CT	06897- 0000
40	55-1-40	40 LAMBERT COMMON	DOBEY ROSLYN	40 LAMBERT COMMON	WILTON	CT	06897- 0000
41	55-1-41	41 LAMBERT COMMON	PRESTON MARY B	41 LAMBERT COMMON	WILTON	CT	06897- 0000
42	55-1-42	42 LAMBERT COMMON	ROBERTSON DENISE	42 LAMBERT COMMON	WILTON	CT	06897- 0000
43	55-1-43	43 LAMBERT COMMON	COCOZZA JOHN	43 LAMBERT COMMON	WILTON	CT	06897- 0000
44	55-1-44	44 LAMBERT COMMON	PICONE ELIZABETH TRUSTEE	44 LAMBERT COMMON	WILTON	CT	06897- 0000
45	55-1-45	45 LAMBERT COMMON	PIEDMONT KARENA	45 LAMBERT COMMON	WILTON	CT	06897- 0000
46	55-1-46	46 LAMBERT COMMON	LIN XIN YU	46 LAMBERT COMMON	WILTON	CT	06897- 0000
47	55-1-47	47 LAMBERT COMMON	SAYANTAN SARKER & MAYURI MANDLEKAR JT/S	47 LAMBERT COMMON	WILTON	CT	06897- 0000
48	55-1-48	48 LAMBERT COMMON	BONDESON JANET M ESTATE OF	1034 WEST RIVER ST	MILFORD	CT	06461- 0000
49	55-1-49	49 LAMBERT COMMON	JAIPRAKASH AGARWAL &	49 LAMBERT COMMON	WILTON	CT	06897- 0000
50	55-4-1	1 WILTON HILLS	KAYLOR JAMES A &	1 WILTON HILLS	WILTON	CT	06897- 0000
51	55-4-2	2 WILTON HILLS	SHERVIN SHAHAB	2 WILTON HILLS	WILTON	CT	06897- 0000
52	55-4-3	3 WILTON HILLS	BLOCK JOSEPH & LOIS	3 WILTON HILLS	WILTON	CT	06897- 0000
53	55-4-4	4 WILTON HILLS	PICCHIONE FRANK L	4 WILTON HILLS	WILTON	CT	06897- 0000
54	55-4-5	5 WILTON HILLS	RAMAMOORTHY KAUSHIK &	5 WILTON HILLS	WILTON	CT	06897- 0000
55	55-4-6	6 WILTON HILLS	DHAYAFULE MITHUN	6 WILTON HILLS	WILTON	CT	06897- 0000
56	55-4-7	7 WILTON HILLS	PARK JOO HYOUNG	7 WILTON HILLS	WILTON	CT	06897- 0000
57	55-4-8	8 WILTON HILLS	WRIGHT-WARREN HOLLIS E	8 WILTON HILLS	WILTON	CT	06897- 0000
58	55-4-9	9 WILTON HILLS	RAMSEY DARYL	9 WILTON HILLS	WILTON	CT	06897- 0000
59	55-4-10	10 WILTON HILLS	BILOKIN FEDIR & GANNA	10 WILTON HILLS	WILTON	CT	06897- 0000
60	55-4-11	11 WILTON HILLS	RZEPKA FRED	25250 ROCKSIDE RD	BEDFORD HEIGHTS	OH	44146- 0000
61	55-4-12	12 WILTON HILLS	GJURAJ LUSHE	12 WILTON HILLS	WILTON	CT	06897- 0000
62	55-4-13	13 WILTON HILLS	THOMAS, CHARLES CALVIN &	13 WILTON HILLS	WILTON	CT	06897- 0000
63	55-4-14	14 WILTON HILLS	GANDHI TIMSY & VINAY	14 WILTON HILLS	WILTON	CT	06897- 0000
64	55-4-15	15 WILTON HILLS	SCHOPICK ANDREW M	15 WILTON HILLS	WILTON	CT	06897- 0000
65	55-4-16	16 WILTON HILLS	TSUI TAK KWAN	16 WILTON HILLS	WILTON	CT	06897- 0000
66	55-4-17	17 WILTON HILLS	STOLPEN ADAM D	17 WILTON HILLS	WILTON	CT	06897- 0000
67	55-4-18	18 WILTON HILLS	RUDNICKI MICHELE A	18 WILTON HILLS	WILTON	CT	06897- 0000
68	55-5	116 DANBURY RD	REIF III DANBURY ROAD LLC	230 PARK AVE	NEW YORK	NY	10169- 0000
69	56-1	149 DANBURY RD	RING'S END INC	160 AVON ST	STRATFORD	CT	06615- 0000
70	56-2	153 DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
71	56-3	159 DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
72	56-45	156 DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000

LIST OF NEIGHBORING PROPERTY OWNERS

131 Danbury Road (10/20/23)

	MBLU	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
73	56-46A-BC	DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
74	69-38	111 DANBURY RD	CUBESMART LP	PO BOX 320099	ALEXANDRIA	VA	22320- 0000
75	69-41	129 DANBURY RD	RING'S END INCORPORATED	160 AVON ST	STRATFORD	CT	06615- 0000
76	70-1	131 DANBURY RD	AMS ACQUISITIONS	ATTN: RYAN SUTHERLAND, 1 BRIDGE PLAZA NORTH, SUITE 840	FORT LEE	NJ	07024
77	70-2	141 DANBURY RD	FDSPIN 141 DR LLC	1 NORTH WATER ST SUITE 100	NORWALK	CT	06854- 0000
78	70-3	17 WOLFPIT RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
79	70-2A	DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
80	55-1	1-49 LAMBERT COMMON	THE PROPERTY GROUP OF CT, INC.	25 CRESCENT STREET	STAMFORD	CT	06906
81	55-4	1-18 WILTON HILLS	4 WILTON HILLS	4 WILTON HILLS	WILTON	CT	06897
82	AGENT		REDNISS & MEAD, INC.	22 FIRST STREET	STAMFORD	CT	06905



Wetland and Watercourse Delineation and Impact Assessment

131 Danbury Road, Wilton, Connecticut

AMS Acquisitions

Prepared by:

SLR International Corporation

195 Church Street, 7th Floor, New Haven, Connecticut, 06510

SLR Project No.: 141.21543.00001

Client Reference No: 0001

October 23, 2023

Table of Contents

Acronyms and Abbreviations	iii
1.0 Introduction	4
2.0 Regulatory Definitions	4
3.0 Methodology.....	5
4.0 General Site Description and Existing Conditions	5
5.0 Wetland and Watercourse Delineation Results.....	7
5.1 Soils	7
5.2 Wetland and Watercourse Delineation	7
5.3 Wetland Resource Functions and Values.....	8
6.0 Proposed Project.....	10
6.1 Sediment and Erosion Control Measures	11
6.2 Stormwater Management	11
6.3 Mitigation.....	12
6.4 Alternatives	12
7.0 Conclusion.....	12

Tables in Text

Table 1: NRCS Soil Units	7
Table 2: Wetland Functions and Values Assessment	9

Appendices

Appendix A	Site Maps
Appendix B	Photographic Log
Appendix C	NBBD Correspondence



Acronyms and Abbreviations

BFE	Base Flood Elevation
CGS	Connecticut General Statutes
CT DEEP	Connecticut Department of Energy & Environmental Protection
FEMA	Federal Emergency Management Agency
LF	Linear feet
NDDB	Natural Diversity Database
NRCS	Natural Resources Conservation Service
OHW	Ordinary High Water
RCP	Reinforced concrete pipe
S&E	Sediment and Erosion
SF	Square feet
SFHA	Special flood hazard area
SLR	SLR International Corporation



1.0 Introduction

On behalf of AMS Acquisitions, SLR International Corporation (SLR) has prepared the following report to describe the existing conditions of regulated wetland and watercourse resources, and potential impacts to identified regulated resources, resulting from a proposed multi-family building and associated appurtenances at 131 Danbury Road, a 4.75-acre site in southern Wilton (**Figure 1**) with frontage on the Norwalk River. The proposed project involves the redevelopment of a site that contains a two-story masonry office building and paved surface parking lot across the entirety of the parcel. Proposed site activities are depicted on site plans prepared by SLR entitled *Proposed Multi-Family Development* dated October 23, 2023.

On August 3, 2023, Megan B. Raymond, Registered Soil scientist, Professional Wetland Scientist and certified floodplain manager, and Mike Armstrong, Environmental Scientist visited the property to determine the presence or absence of wetlands and/or watercourses, and to assess existing conditions relative to the proposed site work. A wetland and watercourse were identified in the western portion of the site that is comprised of a 385-foot reach of the Norwalk River and a narrow palustrine forested wetland underlain by alluvial soils (**Figure 2**).

In summary, though portions of the proposed activities will take place within the upland review area (URA) to the Norwalk River, the proposed redevelopment does not present a high potential to adversely affect regulated wetland resources. This conclusion is based on five primary elements of the proposed site design. Specifically, 1) no significant direct impacts to wetland/watercourse systems will occur, 2) short-term potential impacts to the resource are managed through redundant sediment and erosion control and best management practices, 3) potential long-term impacts will be avoided through a comprehensive stormwater management system where none currently exist, 4) the overall site impervious and impervious within the regulated area will decrease and 5) a native planting plan is proposed between the Norwalk River and the proposed apartment building and parking area to begin to restore a greenbelt riparian area adjacent to the Norwalk River.

2.0 Regulatory Definitions

Inland wetlands and watercourses within the project area were evaluated in accordance with the regulations of the Town of Wilton and the State of Connecticut Inland Wetlands and Watercourses Act, Connecticut General Statutes (CGS) 22a-36 through 45 and the Federal Clean Water Act (Section 404). The wetland resources identified on the property are protected under local, state, and federal statutes.

The Inland Wetlands and Watercourses Act (CGS §22a-38) defines inland wetlands as, "land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Watercourses are defined in the Act as, "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof." The Act defines intermittent watercourses as having a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Upland Review Area, per the Town of Wilton Inland Wetlands and Watercourses Regulations, includes any land adjacent to and within 100 feet of the wetland or watercourse.



Federal Wetlands and Watercourses were considered using the U.S. Army Corps of Engineers *Wetlands Delineation Manual* (USACE, 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Northcentral and Northeast Region* (USACE, 2012), and the classification system of the National Cooperative Soil Survey and Field Indicators of Hydric Soils in the United States (USDA, 2017).

3.0 Methodology

A second-order soil survey in accordance with the principles and practices noted in the United States Department of Agriculture (USDA) publication *Soil Survey Manual* (1993) was completed at the subject site. The classification system of the National Cooperative Soil Survey was used in this investigation. Soil map units identified at the project site generally correspond to those included in the *Soil Survey of the State of Connecticut* (USDA 2005).

Wetland determinations were completed based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land (e.g., a pond). Soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, test pits and/or borings (maximum depth of 2 feet) were completed at the site.

Intermittent watercourse determinations were made based on the presence of a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation.

Ordinary high water (OHW) boundaries were demarcated (flagged) with blue surveyor's tape (hung from vegetation) labeled with consecutive flag numbers that were generally spaced a maximum of every 50 feet. The wetland boundary is located along the lines that connect these sequentially numbered flags. Flag numbers 1-OHW through 13-OHW demarcate the intermittent watercourse boundary. The resource boundaries are subject to change until adopted by local, state, or federal regulatory agencies.

On the day of the review, weather conditions were sunny and dry, with an air temperature of approximately 75° Fahrenheit. Site conditions were suitable for wetland delineation work.

4.0 General Site Description and Existing Conditions

The 4.75-acre subject parcel is in a moderately settled mixed-use residential and commercial area in the southern portion of Wilton. The site is situated on the west side of Danbury Road roughly 1,250 feet south of its intersection with Westport Road. Accessed to the east from Danbury Road (State Route 7), the site displays 280 linear feet (LF) of frontage on Danbury Road. The topography of this area is a gentle gradient sloping to the west, 138 feet to 149 feet (NAVD 88). The property is primarily underlain by human transported material, or fill, with a small area of coarse-loamy alluvium adjacent to the Norwalk River.

The site is presently developed. Existing structures consist of a multi-story office building and asphalt parking area that extends to within ten feet of the delineated OHW. The existing commercial building is approximately 44,200 square feet (SF). Onsite impervious surface totals approximately 3.22 acres, or roughly 68 percent, of the total lot area. Approximately 25 percent of the 3.22-acres impervious area is paved surface parking within the 100-foot URA to the Norwalk River. Approximately 90 percent of the URA is impervious. No stormwater management practices exist on the site presently. In addition to the building and parking area,



the site is manicured and occupied by lawn area and landscaping trees, including eastern cottonwood (*Populus deltoides*), Norway spruce (*Picea abies*), and Arborvitae (*Thuja* sp.).

The abutting sites to the north and south display variable land uses. A multi-family residential building is under construction north of the property and Ring's End Lumber abuts the site to the south. The Norwalk River comprises the western property line. The abutting northern property displays a similar amount of previous development, extending within 10 feet of the river, while the abutting property to the south includes a narrow woodland between the river and the built environment. Offsite to the south, a headwall with a 24-inch pipe carries stormwater drainage to the rear of the Ring's End surface lot. A depositional outlet fan and scour hole were noted during the site investigation.

Biological and Biodiversity Conditions

Primary ecologies on the site are pavement and urban structure, mowed lawn with trees, and a small area of the Norwalk River and forested palustrine wetland, that occupies 0.25-acre or 5 percent of the site. Beyond the roughly quarter acre wetland resource, the current upland is largely comprised of pavement and urban structure with narrow areas of woodland edge or manicured lawn with trees to the north, south and east. These conditions provide very limited habitat supportive of wildlife other than those generalist species tolerant of human activity and adapted to developed landscapes, limited tree canopy, and shrub density.

The aquatic, and persistently flooded, palustrine habitats associated with the Norwalk River provide the potential for finfish and shellfish habitat. Several non-native Asiatic clam (*Corbicula fluminea*) shells were observed during the delineation. There appears to be at least one dam on the Norwalk River between the subject parcel and Long Island Sound – at Kellogg Pond – which impedes direct mobility for anadromous and catadromous fish species. The narrow overhanging canopy vegetation on the river may provide roosting and perching sites for angling waterfowl.

As noted by the Connecticut Department of Energy & Environmental Protection (CT DEEP) in a letter dated August 21, 2023 (**Appendix C**): “Based on current data maintained by the Natural Diversity Database (NDDDB) and housed in the CT DEEP *ezFile Portal*, “no extant populations of Federal or State Endangered, Threatened or Special Concern species (RCSA Sec. 26-306) are known to occur within the project area delineated for the Building and Infrastructure Development”.

Watershed Location

The site is located within the lower Norwalk River subregional watershed (Basin #7300), a 10.39-square mile basin in Georgetown, Cannondale, and Wilton. The confluence with the main tributary to the Norwalk River, the Silvermine River, which runs to the west is approximately three miles downstream. The Norwalk River flows approximately three miles from the confluence with the Silvermine River and drains to Long Island Sound in Norwalk.

FEMA Mapping

According to the most recent Federal Emergency Management Agency (FEMA) mapping, effective September 26, 2008, special flood hazard areas (SFHA) including the regulatory floodway, 100-year, and 500-year floodplains occur on the subject site. The base flood elevation (BFE) of these flood hazard zones occurs between 137 and 146 feet NAVD.



5.0 Wetland and Watercourse Delineation Results

Regulated wetland resources onsite consist of the OHW to Norwalk River that includes a narrow palustrine forested wetland at the western property line. The OHW was delineated and flagged with blue surveyor’s tape and depicted by flags (W-1 to W-13) (**Figure 2**). In total, 385 LF of watercourse/wetland were delineated on the site occupying approximately 0.25-acres.

5.1 Soils

Geospatial data were accessed via the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) web soil survey mapping. The soil survey mapping is appended (**Figure 3**). The survey identifies the following soil mapping units with associated NRCS map number in the project area (**Table 1**):

Table 1: NRCS Soil Units

Map Unit		Parent Material	Slope (%)	Drainage Class	High Water Table			Depth To Bedrock (in)
Sym	Name				Depth (in)	Kind	Mos.	
Wetland Soil								
103	Rippowam fine sandy loam	Coarse-loamy alluvium	0 to 3	Poorly drained	0 to 18	-	-	>80
Upland Soil								
305	Udorthents-Pits complex, gravelly	Gravelly outwash	0 to 35	Moderately well drained	>80	-	-	>80

Soils were examined using a Dutch auger. Field investigations confirmed NRCS mapping.

5.2 Wetland and Watercourse Delineation

SLR Registered Soil Scientist and Professional Wetland Scientist Megan B. Raymond, and Environmental Scientist Mike Armstrong delineated the OHW line to the Norwalk River in August 2023. The regulated resource consisted of a steeply earthen vegetated bank, varying between 4 and 15 feet in width, underlain by coarse silty alluvium that commences adjacent to the edge of the asphalt parking lot. A concrete flume, approximately 24” wide, carries stormwater runoff from the parking lot directly to the river adjacent to the southern property line. Vegetation on the bank consists of a canopy of American elm (*Ulmus americana*), red maple (*Acer rubrum*), American sycamore (*Platanus occidentalis*), and hickory (*Carya sp.*). These species shade the eastern portion of the river channel. A dense liana layer is composed of poison ivy (*Toxicodendron radicans*) grape vine (*Vitis sp.*) and Oriental bittersweet (*Celastrus orbiculatus*). The understory consists of a combination of native and non-native shrubs such as silky dogwood (*Swida amonum*), Japanese knotweed (*Fallopia japonica*), multiflora rose (*rosa multiflora*), common wormwood (*Artemisia vulgaris*), stinging nettle (*Urtica dioica*), Asian bittersweet (*Celastrus orbiculatus*), winged burning-bush (*Euonymus alatus*), and deer-tongue rosette grass (*Dichanthelium clandestinum*).

At the toe of the bank, the Norwalk River is approximately 35- to 40-feet wide and displayed water levels around 2- to 5-feet deep during the site investigation. The bed material consists mainly of cobbles and sand. No stormwater outlets were observed on or adjacent to the bank.



The OHW line was delineated based on the first observable break in slope at the top of the bank. Near wetland flag W-3, a man-made riffle grade control was observed in the river. The site lies on a relatively straight reach of the river, but meander bends exist upstream and downstream of the site. Though not observable, an excavated pond exists at the top of the western bank immediately across the river from the subject parcel.

A narrow upland edge exists between OHW and asphalt parking lot. Measuring between 5 to 15 feet in width, vegetation in this edge consists of a canopy of black cherry (*Prunus serotina*), boxelder (*Acer negundo*), black willow (*Salix nigra*), and northern catalpa (*Catalpa speciosa*), and shrub layer of Japanese honeysuckle (*Lonicera japonica*), Morrow's honeysuckle (*Lonicera morrowii*), and crab apple (*Malus* sp.).

5.3 Wetland Resource Functions and Values

A functional evaluation using the USACE *Highway Methodology Workbook Supplement* and based on SLR's field observations is provided (**Table 2**). The first column lists the functions and values generally ascribed to wetlands, while the second column summarizes the rationale used to determine whether these functions and values are being performed within the Norwalk River. Given its perennial nature and regional significance, the river is a high value resource that contributes to many recognized wetland functions.



Table 2: Wetland Functions and Values Assessment

	Functions and Values	Comment
	Groundwater Recharge/Discharge	Yes – Groundwater discharge is associated with a perennial watercourse
	Flood Flow Alteration (Storage and Desynchronization)	Yes – The Norwalk River contains a mapped FEMA floodway and floodplain
	Fish and Shellfish Habitat	Yes – The perennial hydrologic regime supports finfish or shellfish habitat
	Sediment/Toxicant Retention	No – The lack of residence time on the subject parcel limits contribution to this function
	Nutrient Removal/Retention/Transformation	No – The lack of residence time on the subject parcel limits contribution to this function
	Production Export (Nutrient)	Yes – The vegetative structural heterogeneity allows for trophic level exchange
	Sediment/Shoreline/Watercourse Bank Stabilization	Yes - Banks are vegetated
	Wildlife Habitat	Yes – The watercourse may provide habitat for finfish, shellfish and wading birds
	Recreation (Consumptive and Non-Consumptive)	No – The small area does not allow for recreation
	Educational Scientific Value	No – There is no educational use adjacent to the site
	Uniqueness/Heritage	No – This area does not present unique habitats
	Visual Quality/Aesthetics	Yes – The river provides visual quality and aesthetics
ES	Endangered Species	No – According to the most recent CT DEEP NDDDB polygons occur onsite

The principal functions of the wetlands include the following:

- Groundwater recharge
- Floodflow alteration
- Fish and shellfish habitat
- Wildlife Habitat
- Visual Quality



6.0 Proposed Project

The proposed project involves the demolition of an existing building and the construction of a multi-family residential building with a separate structure (Jewel Box) proposed to house the development's amenities at the front of the property. The development proposes one, four and one half-story building with a central courtyard containing a total of 208 residential units. A parking lot is proposed at grade that will accommodate 318 spaces. The site will be accessed from the east by Danbury Road (Route 7) and will be serviced by town water and sewer.

The State of Connecticut regulates activities in, and adjacent to, wetlands and watercourses, as land development may result in short- and long-term direct and indirect impacts to wetlands and watercourses. The project has been designed to have minimal impacts to wetlands from short- and long-term perspectives. Work within the URA has been designed to avoid indirect wetland and watercourse impacts. Sedimentation and erosion control will minimize the potential for short-term impacts, while stormwater management will provide long-term water quality protection.

Much of the proposed building is outside of the URA standing a minimum of 80 feet from the Norwalk (**Figure 4**). Most of the improvements proposed at the rear of the building and in the URA are pervious, including a reinforced turf emergency access drive, permeable paver parking spaces, gathering spaces for residents also constructed from permeable pavers, and two connected, four-foot wide, stone dust walkways. The exceptions are two pads for fire truck outriggers, and a five-foot wide, roughly 50-foot-long walkway which will be constructed of concrete. This area will also include two stormwater infiltration areas (rain gardens) and dense seeding/plantings of native vegetative species. These proposed improvements will replace the existing impervious parking lot. The proposed project design would reduce the overall site impervious surface area by just over 0.88 acres from 4 acres to 3.12 acres. The existing impervious surface coverage is comprised of 41,481 SF of building and 98,923 SF of pavement in the upland area, with an additional 34,016 SF of pavement in the URA. Under the proposed condition, the building would cover 84,483 SF and the pavement 44,729 SF. The existing impervious surface in the URA area is 34,016 SF, while proposed is 6,473 SF, for a reduction of approximately 80 percent. Earthwork in the URA will be a net fill of 508 cubic yards (CY) ¹ comprised of imported clean granular material suitable for construction or consist of insitu material from adjacent site regrading.

A native riparian planting buffer is proposed to enhance the riparian zone in the long-term. The restoration plan includes protecting the existing sycamore trees, invasive plant removal, and replanting with a variety of native species. Upland trees will be planted around the perimeter of the development to aid in long-term site stability, increase shading, and improve aesthetic appeal.

No significant direct impacts to the wetland area are proposed². Proposed activities necessitate grading, covered and surface parking spaces, installation of an overlook plaza gathering space, two stormwater infiltration basins, and basin features within the URA to the wetland boundary. Disturbance within the URA 33,094 SF, of which 0.16 acres will be impervious area. Impervious surface within the URA would be reduced by 0.62 acres (from 0.78 acres to 0.16 acres) under the proposed condition. Details of the proposed disturbance within the URA follow:

¹ Earthwork in URA is 237 CY of cut and 745 CY of fill for net 508 CY fill.

² See stormwater management (Section 6.2) for proposed work for stormwater outlet.



- Temporary installation of sediment and erosion controls
- Removal of asphalt, concrete, and underlying base (34,016 SF)
- Installation of reinforced turf for fire access (6,672 SF)
- Construction of building in URA (4,876 SF)
- Installation of stormwater piping to discharge from the site
- Landscape areas with native trees/shrubs/perennials (\pm 17,919 SF)
- Pervious walking paths/seating areas/pervious paver parking (6,396 SF)
- Removal and management of invasive species along the river's edge

A front yard setback will be established along the subject boundary's eastern access point on Danbury Road. The front yard setback will extend 75 feet to the west from Danbury Road. The site's watershed will continue to drain west toward the Norwalk River on the western property boundary. A restored native riparian planting buffer is proposed in disturbed and pervious portion of the URA to enhance the riparian zone to wetland boundary in the long-term including keeping existing sycamore trees, new stormwater infiltration area installation, and invasive plant removal. Additional upland tree plantings will be installed around the perimeter of the development to aid in long-term site stability, shade, and aesthetic appeal.

6.1 Sediment and Erosion Control Measures

A Sediment and Erosion (S&E) Control Plan has been developed to minimize potential short-term impacts during construction. The S&E Control Plan includes descriptive specifications concerning land grading, topsoiling, temporary and permanent vegetative cover, and erosion checks. Details have been provided for all erosion controls with corresponding labels on the S&E Control Plan. All S&E controls provided are in accordance with the 2002 *Connecticut Guidelines for Soil Erosion and Sediment Control*.

The site will be accessed via Danbury Road on the southeastern part of the property, which will be the entrance for all vehicles following construction. A construction entrance pad will be installed and maintained during operations which will generate vehicular tracking of mud. During construction, the limits of disturbance will be bordered on all sides by sediment filter fence and straw wattles. Temporary soil stockpile areas will be enclosed by a secondary set of silt fencing, within the larger perimeter of silt fence. An erosion control blanket will be placed along the western sediment filter fence to further protect the perennial watercourse during construction. The use of redundant sedimentation and erosion control measures will minimize the potential for short-term impacts to the perennial watercourse, and stockpiles will both be protected by two sediment control measures. Inlet protection and sediment traps will be installed to contain construction runoff during construction. Riprap overflow discharge will be placed between the sediment traps and perennial watercourse as additional protection. Sediment and erosion control measures will remain in place until the site is stabilized.

6.2 Stormwater Management

A comprehensive stormwater management system has been designed to provide water quality management while attenuating proposed peak flow that will be designed, installed and maintained, in accordance with town and state standards, including the 2004 *Connecticut Stormwater Quality Manual*. The system design and components employ standard engineering practices that are regularly used throughout the town and the northeast to prevent stormwater



pollution. The stormwater management system includes water quantity and water quality protections. An underground detention system, comprised of three series of Stormtech infiltration chambers equipped with isolator rows to allow maintenance, will mitigate peak flows. The infiltration chambers are positioned to accommodate runoff from either the building roof or the parking areas, not a combination of the sources. A hydrodynamic separator will be used for water quality at the end of the treatment train, prior to discharge via a rip-rap splash pad to the Norwalk River. The rip-rap splash pad will be located at the existing concrete flume – that will be removed - and require approximately 85 SF of work below the OHW to remove the flume and install the stormwater outlet. Two rain gardens are proposed within the riparian enhancement area that will be planted with native species and outlet via evaporation or infiltration, or to the stormwater system with a significant precipitation event.

6.3 Mitigation

A planting plan of native trees, shrubs, and grasses has been developed to restore and enhance the riparian corridor between the perennial watercourse and the proposed development. Native vegetation, including Serviceberry (*Amelanchier alnifolia*), Blue Wild Indigo (*Baptista australis*), Fox Sedge (*Carex vulpinoidea*), Bayley's Red Twig Dogwood (*Cornus sericea*), Hay-scented Fern (*Dennstaedtia punctilobula*), Joe Pye Weed (*Eupatorium maculatum*), Winterberry (*Ilex verticillata*), Heavy Metal Switch Grass (*Panicum virgatum*), The Blues Little Bluestem (*Schizachyrium scoparium*), Steeplebush (*Spiraea tormentosa*), Lowbush Blueberry (*Vaccinium angustifolium*), and Nannyberry (*Viburnum lentago*), will enhance water quality by slowing down runoff, increasing residence time, and filtering sediment and pollutants from the stormwater before it reaches the river. The addition of these native species will also attract local pollinators and provide enhanced wildlife habitat in addition to a buffer between the proposed site improvements and adjacent regulated resource areas. In addition to the planting plan, other mitigating features include the reduction in impervious area in the URA and on the site overall, and providing water quality renovation of stormwater prior to discharge in the Norwalk River.

6.4 Alternatives

The site was studied to determine the feasible and prudent alternatives that would achieve the project purpose with the fewest land-use impacts. These analyses resulted in a site plan that proposes less impervious overall and an approximately 80 percent reduction in impervious area in the URA. In looking granularly at the design layout, modifications to the building layout and access were considered. Alternatives to the building layout were constrained by the required setbacks from Danbury Road and the Norwalk River. Therefore, no alternative designs were realized with the building. However, of considerable importance was the interface between proposed work and the Norwalk River. In this area, two primary alternatives were considered. One, was a bituminous concrete surface for an emergency access route, and the other is a reinforced turf alternative. After consideration, SLR determined that a the most prudent and feasible alternative was possible and proposes a reinforced turf for the emergency access way. This reinforced turf will allow a “green return” to the riparian area and avoid an underutilized impervious surface adjacent to the ecologically important component of the site.

7.0 Conclusion

SLR delineated wetlands within a 4.75-acre site at 131 Danbury Road in Wilton to assess the potential impact of a proposed multi-family development to on-site wetland resources. Wetland resources consist of the OHW and a narrow forested palustrine wetland to the Norwalk River,



and a perennial watercourse that exists on the western site boundary. The property contains approximately 385 LF of frontage on the Norwalk River.

The proposed redevelopment project will not result in an adverse effect on the Norwalk River. The proposed project avoids significant direct wetland impacts, includes comprehensive stormwater management and sediment and erosion control, includes a riparian enhancement plan, and reduces overall impervious area on the site as well as a significant reduction in the URA. Sedimentation and erosion control will minimize the potential for short-term impacts during construction while stormwater management will prevent long-term impacts. There is no anticipated diminishment of existing wetland function. The proposed project will not result in adverse modification to the existing physical characteristics of existing wetland system.

If you have any questions regarding this report, please do not hesitate to contact Megan B. Raymond at the email addresses below.

Sincerely,

SLR International Corporation



Megan B. Raymond, MS, PWS, RSS, CFM
Principal Scientist, Wetlands & Waterways Lead
mraymond@slrconsulting.com

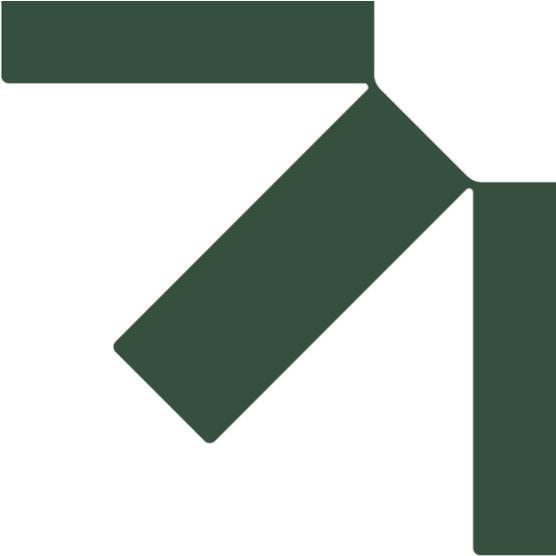


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Appendix A Site Maps

Wetland and Watercourse Delineation and Impact Assessment

131 Danbury Road, Wilton, Connecticut

AMS Acquisitions

SLR Project No.: 141.21543.00001

October 23, 2023





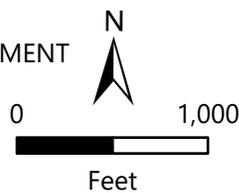
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195 CHURCH STREET
7TH FLOOR
NEW HAVEN, CT 06511
203.344.7887

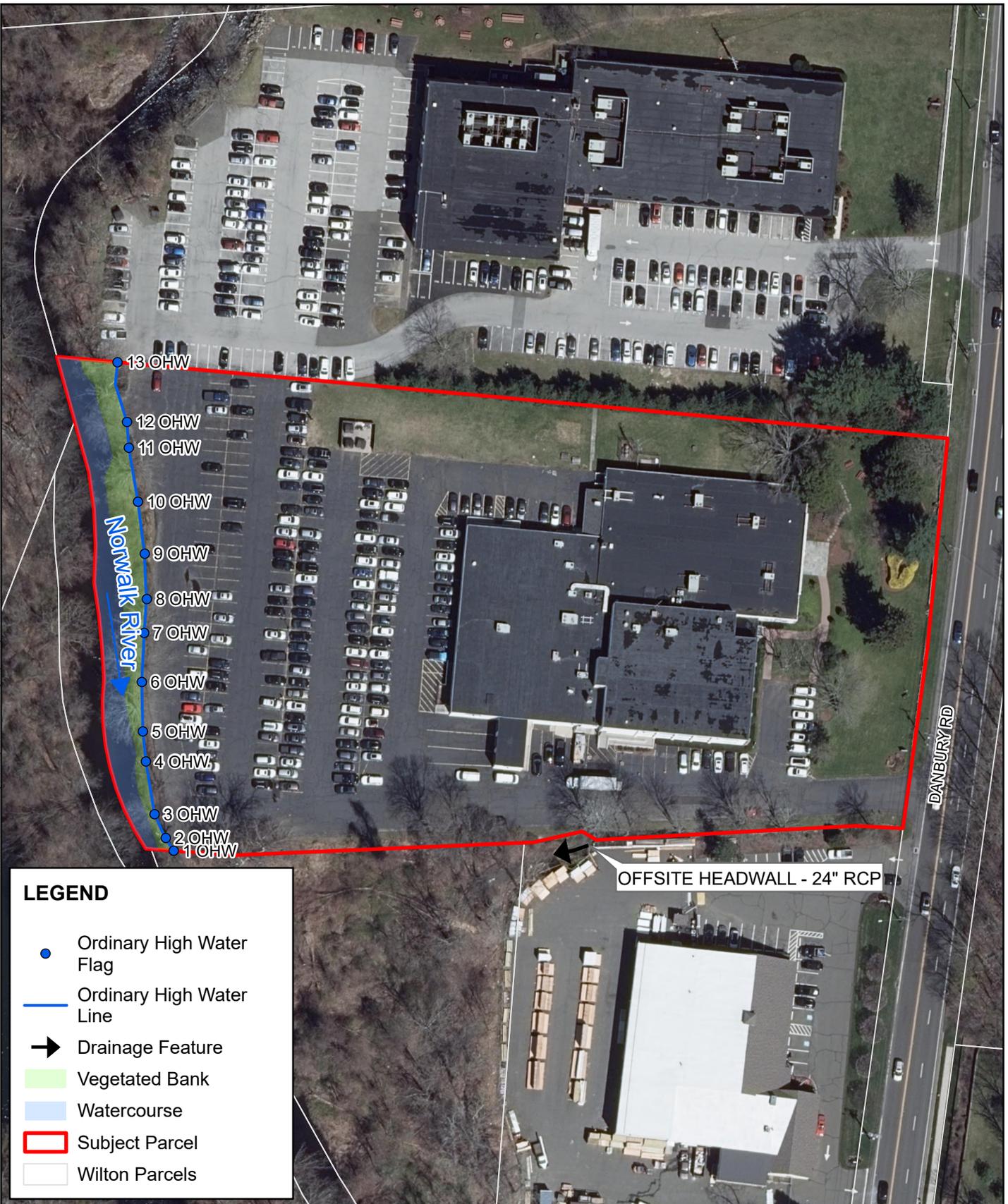
USGS LOCATION MAP

PROPOSAL FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT
AMS ACQUISITIONS
131 DANBURY RD
WILTON, CONNECTICUT



SCALE	1" = 1000'
DATE	10/10/2023
PROJ. NO.	141.21543.00001

FIG. 1

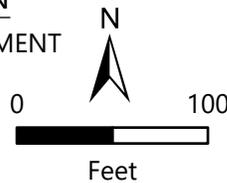


LEGEND

- Ordinary High Water Flag
- Ordinary High Water Line
- ➔ Drainage Feature
- Vegetated Bank
- Watercourse
- Subject Parcel
- Wilton Parcels

SLR
195 CHURCH STREET
7TH FLOOR
NEW HAVEN, CT 06511
203.344.7887

WETLAND AND WATERCOURSE DELINEATION
PROPOSAL FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT
AMS ACQUISITIONS
131 DANBURY ROAD
WILTON, CONNECTICUT



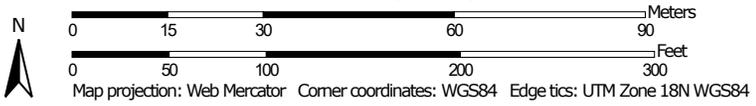
SCALE	1" = 100'
DATE	10/10/2023
PROJ. NO.	141.21543.00001

FIG. 3

Figure 3: Soil Map—State of Connecticut



Map Scale: 1:1,180 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
 Survey Area Data: Version 22, Sep 12, 2022

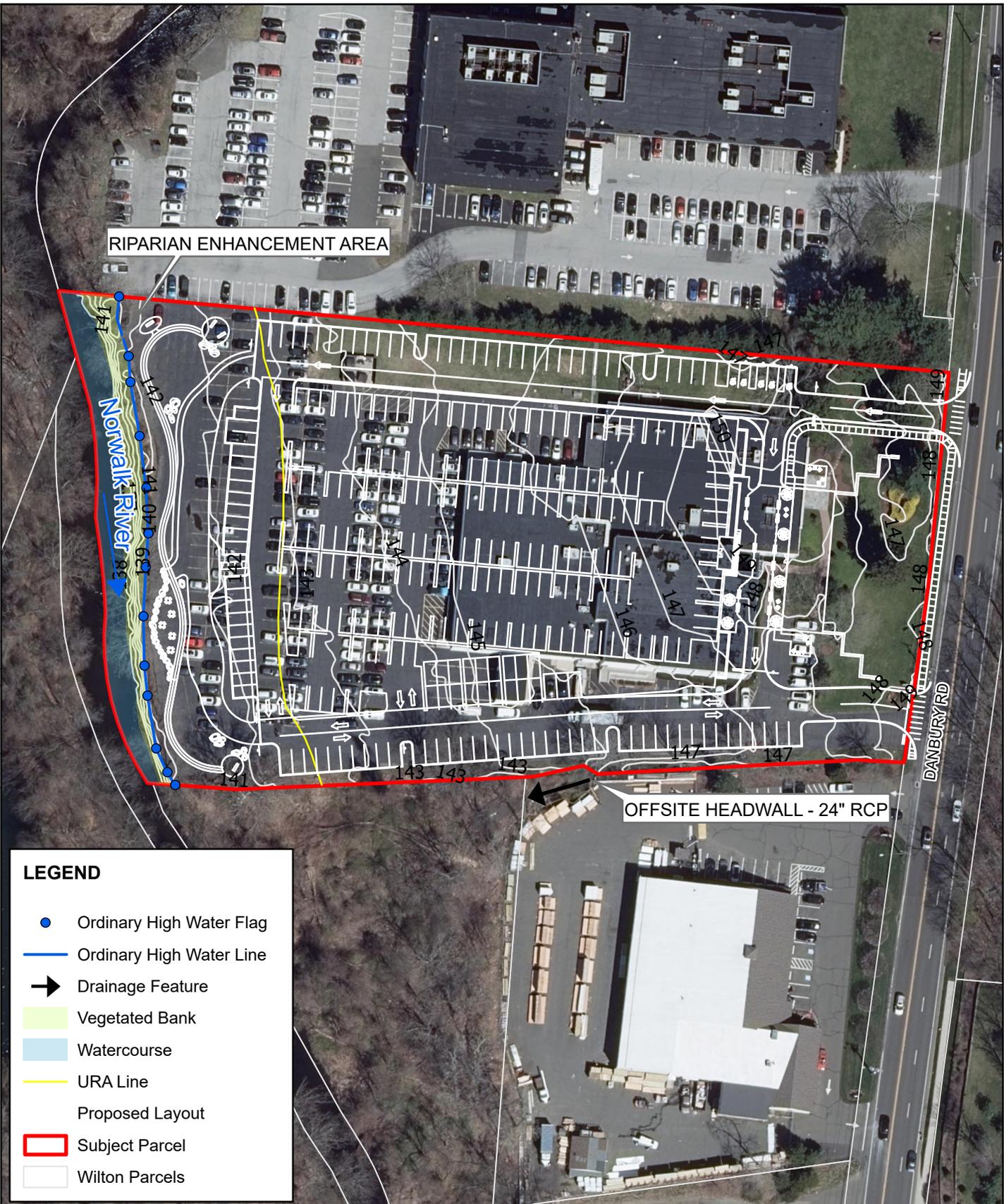
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
103	Rippowam fine sandy loam	0.5	6.6%
305	Udorthents-Pits complex, gravelly	0.9	13.2%
307	Urban land	5.3	77.0%
W	Water	0.2	3.3%
Totals for Area of Interest		6.9	100.0%

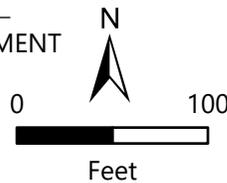


LEGEND

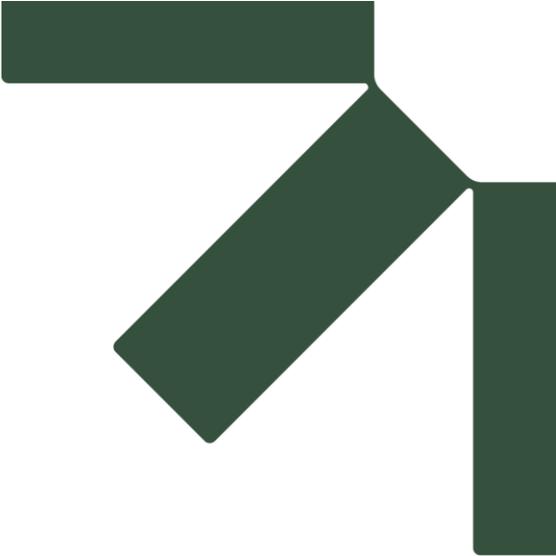
- Ordinary High Water Flag
- Ordinary High Water Line
- ➔ Drainage Feature
- Vegetated Bank
- Watercourse
- URA Line
- Proposed Layout
- Subject Parcel
- Wilton Parcels

SLR
 195 CHURCH STREET
 7TH FLOOR
 NEW HAVEN, CT 06511
 203.344.7887

PROPOSED CONDITIONS
 PROPOSAL FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT
 AMS ACQUISITIONS
 131 DANBURY ROAD
 WILTON, CONNECTICUT



SCALE	1" = 100'
DATE	10/20/2023
PROJ. NO.	141.21543.00001
FIG. 4	



Appendix B Photographic Log

Wetland and Watercourse Delineation and Impact Assessment

131 Danbury Road, Wilton, Connecticut

AMS Acquisitions

SLR Project No.: 141.21543.00001

October 23, 2023

Client Name:
AMS Acquisitions

Site Location:
131 Danbury Rd, Wilton, Connecticut

Project No.
141.21543.00001

Photo No. 1	Date: 8/3/23
-----------------------	------------------------

Direction Photo Taken:
South

Description:
Looking downstream on Norwalk River near flag W-3.



Photo No. 2	Date: 8/3/23
-----------------------	------------------------

Direction Photo Taken:
West

Description:
Looking upstream at the constructed riffle structure.



Client Name:
AMS Acquisitions

Site Location:
131 Danbury Rd, Wilton, Connecticut

Project No.
141.21543.00001

Photo No.
3

Date:
8/3/23

Direction Photo Taken:
North

Description:

Looking upstream at riffle structure and pool complex in Norwalk River.



Photo No.
4

Date:
8/3/23

Direction Photo Taken:
West

Description:

Upland vegetation



Client Name:
AMS Acquisitions

Site Location:
131 Danbury Rd, Wilton, Connecticut

Project No.
141.21543.00001

Photo No. 5	Date: 8/3/23
-----------------------	------------------------

Direction Photo Taken:
South

Description:
Vegetated earthen bank from eastern bank of the Norwalk River



Photo No. 6	Date: 8/3/23
-----------------------	------------------------

Direction Photo Taken:
North

Description:
Parking lot to narrow upland edge and Norwalk River

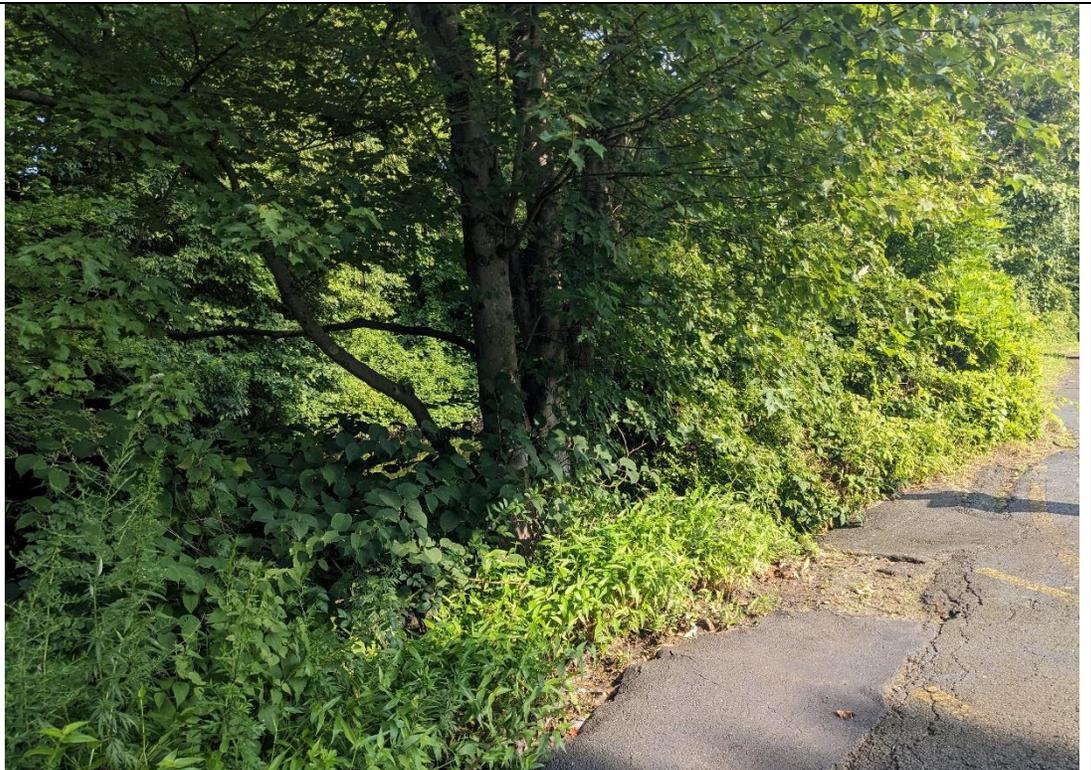
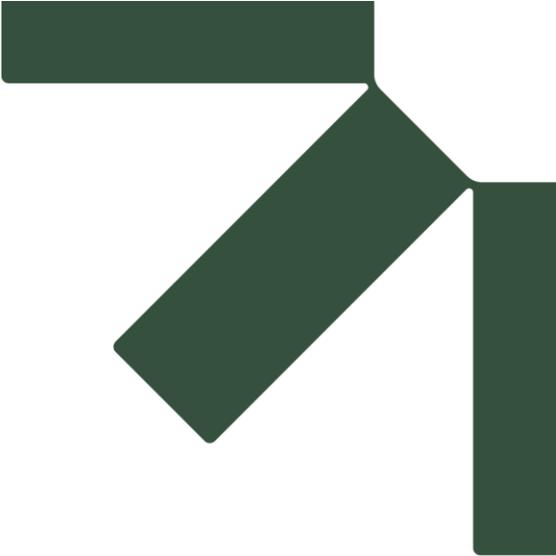


Photo No. 7	Date: 8/3/23
Direction Photo Taken: N/A	
Description: Invasive Asian Freshwater Clam (<i>Corbicula fluminea</i>) in Norwalk River	





Appendix C NBBB Correspondence

Wetland and Watercourse Delineation and Impact Assessment

131 Danbury Road, Wilton, Connecticut

AMS Acquisitions

SLR Project No.: 141.21543.00001

October 23, 2023





Generated by eNDDB on:
8/21/2023

Mike Armstrong
SLR CONSULTING US LLC
195 Church St - 7TH FL
NEW HAVEN, CT 06510
marmstrong@slrconsulting.com

Subject: 131 Danbury Rd
Filing # 100080
NDDB – New Determination Number: 202306018

Expiration Date: 8/21/2025

Based on current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, no extant populations of Federal or State Endangered, Threatened or Special Concern species (RCSA Sec. 26-306) are known to occur within the project area delineated for the Building and Infrastructure Development (including stormwater discharge associate with construction) / New Residential - single lot, 131 Danbury Rd .

This NDDB – New determination may be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. However, please be aware of the following limitations and conditions:

- This determination does not preclude the possibility that listed species may be encountered on site. Should this occur, a report must be submitted to the Natural Diversity Database promptly and additional action may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.
- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for conducting biological field surveys assessing on-site habitat and species presence.
- This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 8/21/2025.

The NDDB – New determination for the 131 Danbury Rd at , as described in the submitted information and summarized at the end of this document is valid for two years from the date on this letter.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the

Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated and carries no signature. If however, any clarification is needed, or if you have further questions, please contact the following:

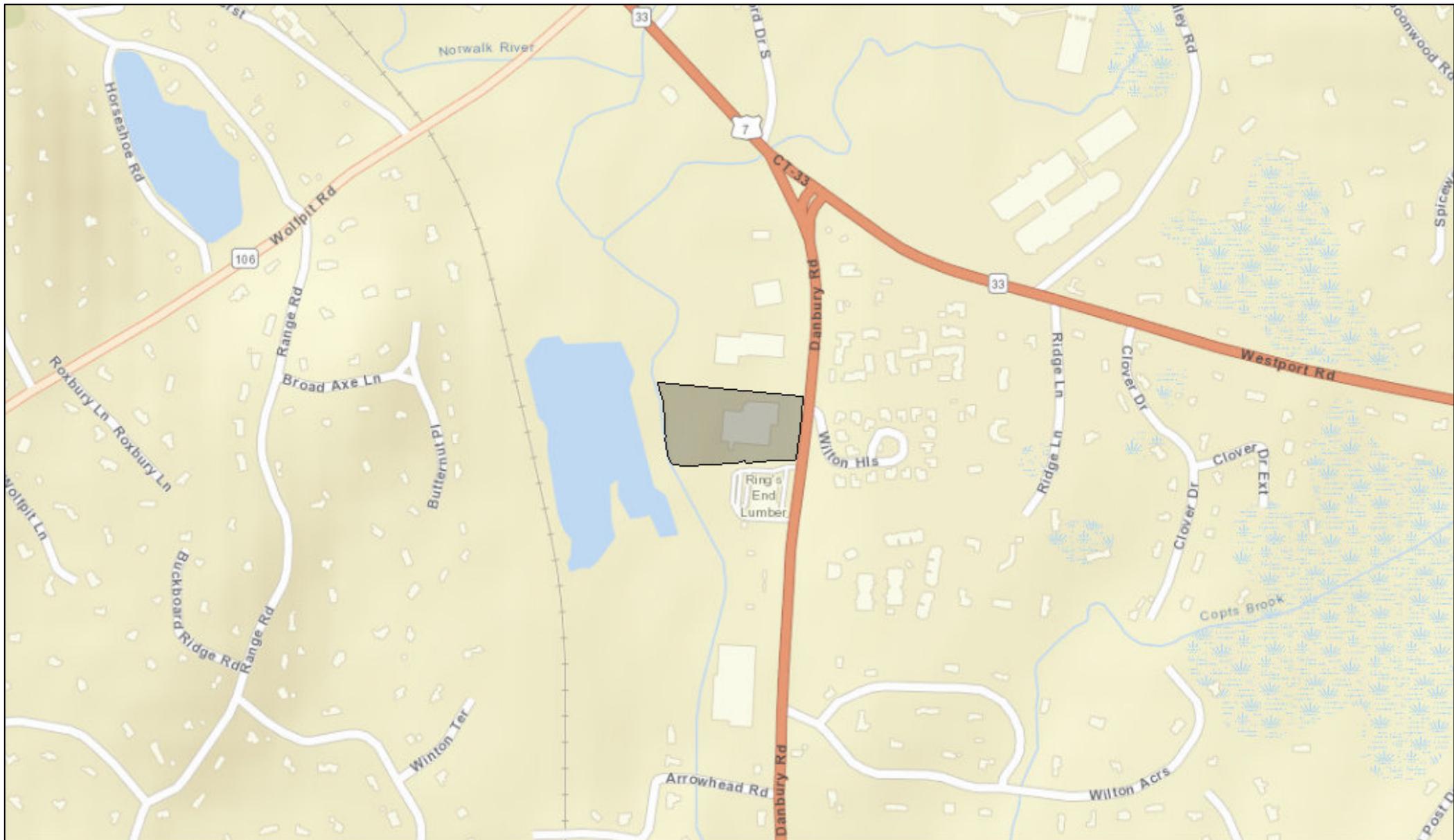
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street, 6th floor
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please reference the Determination Number provided in this letter when you e-mail or write. Thank you for submitting your project through DEEP's ezFile portal for Natural Diversity Database reviews.

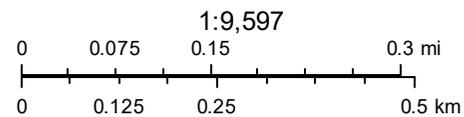
Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	New Residential - single lot
Project Name:	131 Danbury Rd
Project Description:	

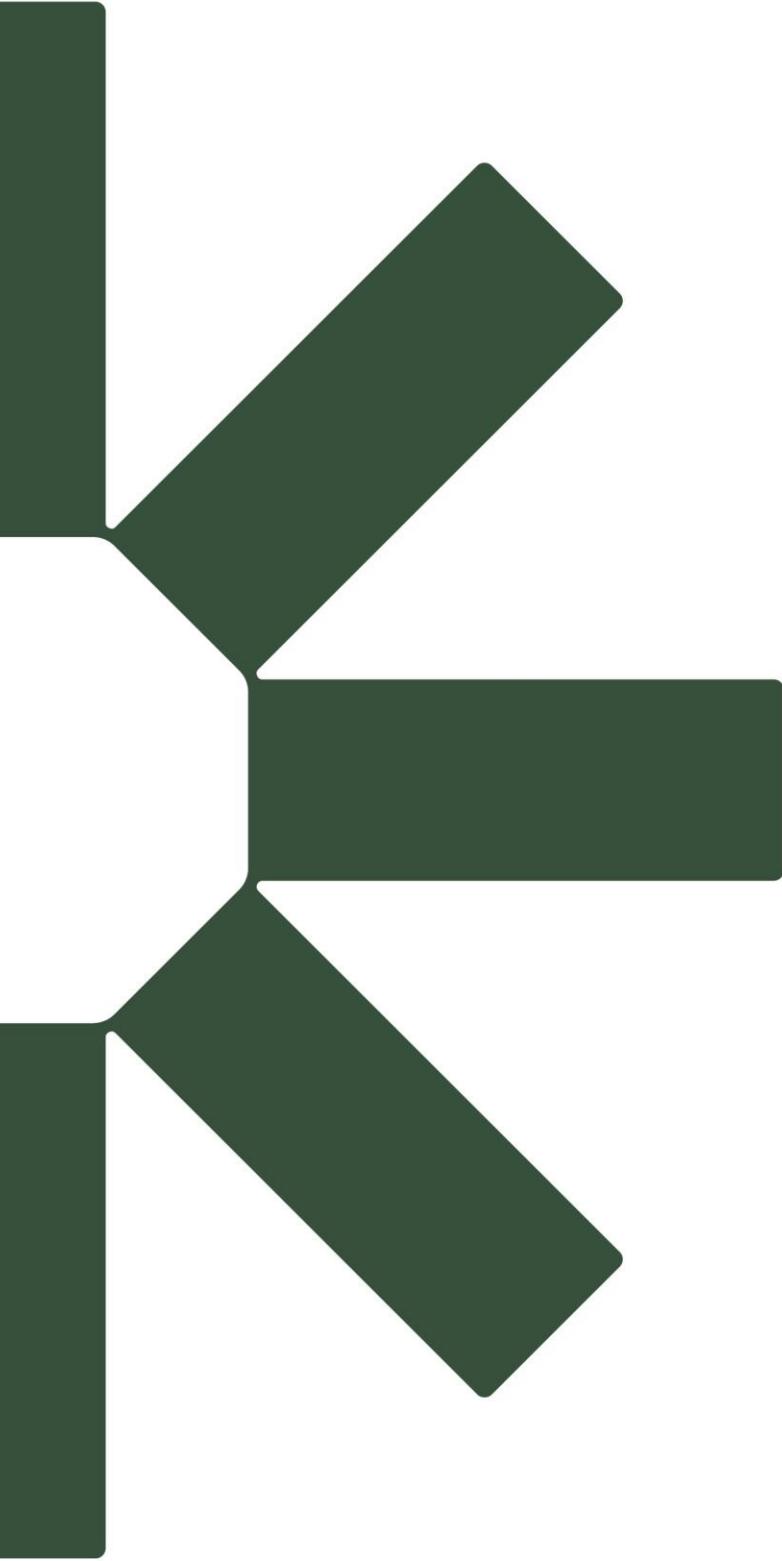
131 Danbury Rd Map



August 21, 2023



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Making Sustainability Happen



WILLIAM SILVERI, LLC

October 23, 2023

Michael Conklin
Environmental Affairs Director
Wilton Inland Wetlands Commission
238 Danbury Road
Wilton, CT 06897

Re: Transmittal of Environmental Documents
131 Danbury Road, Wilton, CT

Dear Mr. Conklin:

William Silveri LLC (WVS) has prepared this letter on behalf of our client, 131 Danbury Wilton Dev AMS LLC, to transmit to the Town of Wilton Inland Wetlands Commission (IWC) significant and relevant environmental documents regarding the property located at 131 Danbury Road in Wilton, Connecticut (the “Site” or “Subject Property”) and to summarize conclusions of these reports to the IWC. This letter is submitted concurrent with a proposal to redevelop the Site, which includes the construction of a new residential apartment building.

On behalf of 131 Danbury Wilton Dev AMS LLC, WVS has either attached or provided links to the following environment reports and environmental-related documents:

- Phase I Environmental Site Assessment (Phase I ESA), by WVS dated August 2, 2023, without copies of prior environmental reports,
- The following prior environmental documents and reports prepared by others and previously included the Phase I ESA, but submitted separately herein:
 - Final Form III Verification Report of Former Perkin-Elmer Corporation by Berkshire Environmental Technology, LLC, dated April 2020,
 - Form III Verification of Former Perkin-Elmer Corporation, completed by Berkshire Environmental Technology, dated in April 19, 2022, and approved by DEEP on August 23, 2022 (i.e., “No-Audit” determination),
 - Electronic Transmittal Form for DEEP Remediation and LUST Secure File Transfer/Conceptual Site Model Report relating to a former industrial occupant (Perkin-Elmer Facility) by Arcadis U.S. Inc. (Arcadis), dated July 2020,
 - Electronic Transmittal Form for DEEP Remediation and LUST Secure File Transfer/Conceptual Site Model Report Addendum relating to former industrial occupant (Perkin-Elmer Facility), by Arcadis, dated November 2020,
 - Compliance Plan and Schedule of Subject Property (for out-of-service UST), issued by DEEP, dated December 2022

131 Danbury Road, Wilton CT
October 23, 2023

- DEEP Notification of Underground Storage Tanks, completed by UST owner (FGI Realty), dated July 12, 2023,
- Notification Complete for Underground Storage Tanks, issued by DEEP Licensing and Enforcement Unit, dated July 13, 2023, and
- Underground Storage Tank Closure Report, by Triton Environmental, Inc., dated June 2023

A brief summary of the environmental conditions of the Site and actions completed to achieve compliance with the Connecticut Transfer Act is presented in the following subsection. Additional details are provided in the attached reports. Although included in the Phase I ESA by WVS, prior environmental reports and documents are attached separately.

Environmental Summary

The Site consists of approximately 4.74-acre parcel that is improved with a 2-story, 51,500 square-foot (gross area) commercial building constructed in the period from 1957 to 1960. Prior to 1957, the Site was in agricultural use. From 1960 to 1986, the Site was in industrial use by Perkin-Elmer Corporation, an electronics manufacturer. After 1986 to the present, the use of the Site changed from industrial to a commercial professional office building.

As further discussed in WVS's Phase I ESA report, the Subject Property has been subject to numerous environmental investigations and remedial actions that successfully addressed concerns for subsurface conditions at the Site to the satisfaction of the overseeing regulatory agency, the DEEP. These prior investigations and/or remedial actions were initiated in response to changes in ownership or occupancy because the Site met the definition of an "establishment" under the Connecticut Transfer Act.

Based on the findings of the Phase I ESA, which included a review of available prior environmental reports and environmental-related documents, WVC concluded that overall past industrial use of the Site represented a Historical Recognized Environmental Condition (HREC) warranting no further testing. Areas of concern (AOC) successfully addressed by prior studies and/or remedial actions included:

- Historic on-site wastewater treatment -AOC-1, AOC-2, and AOC-3,
- Former heating oil underground storage tanks (USTs) – AOC-4, AOC-5, and AOC-6,
- Pad-mounted transformers – AOC-7,
- Former Emergency Generator – AOC-8,
- Historic Pesticide Use – AOC-9,
- Boiler Rooms and Elevator Mechanical Room – no AOC number assigned, and
- Site-wide groundwater – no AOC number assigned.

Additionally, after issuance of the Phase I ESA by WVS an out-of-service fuel oil UST that had passed its tank tightness was permanently closed by removal to the satisfaction of the DEEP. Lastly, supporting WVS's overall conclusion with respect to the above-noted AOCs, a Connecticut Licensed Environmental Professional (LEP) has certified that all releases at the Subject Property have been remediated in accordance with applicable remediation standards and

131 Danbury Road, Wilton CT
October 23, 2023

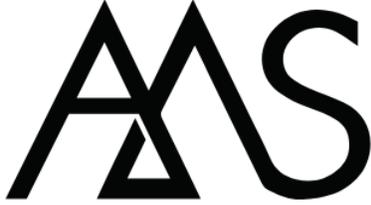
that the Subject Property requires no environmental land use restrictions (ELURs) and Notice of Activity and Use Restriction (see copy of Form III Verification of Former Perkin-Elmer Corporation, dated May 26, 2022, by Berkshire Environmental Services & Technology LLC).

If you have any questions regarding the reports and environmental-related documents included herein, please feel to contact me at (917) 880-9375

Sincerely,
William Silveri, LLC

A handwritten signature in blue ink that reads "William Silveri". The signature is written in a cursive style with a blue ink color.

William Silveri
Principal



AMS CONSTRUCTION MANAGEMENT LLC

**Preliminary Construction Management Plan
131 Danbury Road, Wilton, CT**

Construction Narrative

1. INTRODUCTION

a. STATEMENT OF PURPOSE

This Construction Narrative has been prepared for review and comment by the Town of Wilton. The construction management plan has been arranged to avoid, minimize, or mitigate adverse impacts from construction activities.

b. PROJECT DESCRIPTION

The development has been designed as one building containing multi-family residential units, covered parking, and amenity spaces.

c. PROJECT PHASING

The AMS development at 131 Danbury Road will be constructed in a single phase. The anticipated construction duration is approximately 30 months from the start of demolition.

d. CONSTRUCTION LOGISTICS

- Site fencing and gates
- Designated storage and staging areas
- Anti-tracking pads for soils control.
- Construction entrances and exits.
- Building footprints.
- Truck Logistics
- The project will consist of roughly seven (7) stages of activity as follows.

STAGE 1: Site Setup, Mobilization, Perimeter fence

During this stage, the project perimeter is established. Silt fence, hay bales, and construction fence, and the temporary offices are constructed. Temporary parking and traffic arrangements are set for the site. Upon completion of the site setup, demolition of the existing building will commence. The stage will conclude with complete site clearing.

STAGE 2: Earthwork and Site Utilities

During this stage additional erosion control and stormwater management measures will be put in place and earthwork (e.g. cut/fill, rough grading, etc) will commence. Site utilities such as sanitary sewer, storm, and water mains and hydrants will begin.

STAGE 3: Foundations and Site Utilities

Once the building pad rough grade is established, stabilized, and approved by third party soils inspector, concrete foundations will begin. Site utilities will also continue during these phase along with water services and underground electrical conduit to building main service rooms.

STAGE 4: Building Superstructure and Site Stabilization

Cast in place concrete podium structure will commence. Provided all necessary underground utilities are in place, site curbing and base asphalt paving will be completed.

STAGE 5: Building Framing and MEP Rough-In

Cast In Place Concrete will begin from the rear of the site garage level and continue to the slab on grade section towards Danbury Road. As soon as a large enough section of slab is ready, wood framing will commence. Exterior façade work, windows and doors will be installed once the first section roof is completed and sheathed. Electrical, plumbing, and mechanical rough ins will follow the weathertight enclosure of each section.

STAGE 6: Interior Finishes

Overlapping partially with Stage 5, the completion of the MEP rough-ins on an area-by-area and floor-by-floor basis. Installation of insulation, drywall, and other materials and equipment will follow the MEP roughs. Painting, interior finishes, cabinetry, and installation of electrical and plumbing fixtures and appliances will complete the interior construction.

STAGE 7: Site Work, Landscaping and Occupancy

Simultaneous with the completion of the building interior, site work including landscaping, paving, and site lighting will be completed. Additionally, completion of the podium courtyard amenities and the surrounding landscape will take place during this phase of the project. The construction of the project will conclude with building commissioning and occupancy.

2. PARKING

- a. All workers will park on site within the construction property fencing. Parking along Danbury Road will be prohibited.

3. HOURS OF CONSTRUCTION ACTIVITIES

- a. Construction activities and deliveries will be conducted in compliance with the Town of Wilton.
- b. It is expected that the typical work week will be from 7:00 AM to 7:00 PM Monday through Friday, and Saturdays from 8:00 AM to 6:00 PM.
- c. Workers will be arriving and departing shortly before and after construction starts and construction end times.

4. MATERIAL STORAGE & REMOVAL

- a. Materials will be in designated staging areas on-site as shown in the attached **Construction Logistics Plan (To be provided at a later date)**.
- b. Material storage and laydown areas shall be located away from public rights-of-way.

5. ACCESS TO CONSTRUCTION SITE

- a. Delivery and driving directions will be distributed to all contractors and delivery trucks accessing the site.
- b. Every effort will be made to ensure public access to all surrounding streets and properties. The property frontage along Danbury Road will be maintained during construction.
- c. Police may be required on a short-term basis during any required street closures of Danbury Road. Street closures would occur during utility street work and/or certain road work operations, if any. Traffic would be rerouted with detour signs, placed in consultation with the Town and Police Department.

6. MEASURES TO ENSURE THE SAFETY OF PEDESTRIANS

- a. Sidewalk closings and pedestrian diversions will be used throughout all stages of construction. In the event sidewalk closings are required, the plan would be reviewed and approved by the

Town of Wilton prior to implementation and all applicable permits will be filed.

- b. For public safety, the entire perimeter of the project sites will be fenced and posted as closed to the public. Signage will be posted at 100-foot intervals on the construction fencing and posted on the construction gates.

7. PRE-CONSTRUCTION SURVEYS

- a. If necessary, prior to any ground disturbance, pre-construction surveys would be performed when sensitive receptors are in proximity to the construction site. Pre-construction surveys would be conducted for adjacent structures or utilities within close proximity to the property.

8. SOIL EROSION AND SEDIMENTATION CONTROLS

- a. During the Demolition of the existing building, dust mitigation measures will be put in place.
- b. An approved Soil Erosion and Sediment Control Plan for the project site would be implemented at the outset of construction. Erosion, sediment control and dust mitigation measures include the following:
 - Minimizing the area of soil that is disturbed at any one time;
 - Minimizing the amount of time during which soils are exposed;
Spraying water on dusty surfaces;
 - Stabilizing soils with temporary grass seed mixtures, seeding or using erosion control blankets to stabilize soil stockpiles;
 - Using drainage diversion methods (silt fences, hay bales) to minimize soil erosion during site grading;
 - Covering stored materials with a tarp to reduce windborne dust;
 - Limiting on-site construction vehicle speed to 5 mph; and,
 - Using truck covers/tarp rollers that cover fully loaded trucks and keep debris and dust from being expelled from the truck along its haul route.

9. STORMWATER MANAGEMENT

- a. A stormwater pollution prevention plan for the project site would be implemented at the outset of construction. These plans would have been previously approved by the Town of Wilton and P&Z staff.
- b. Stormwater pollution prevention measures include the use of silt fence, hay bales, interceptor swales, stabilized construction entrance, temporary seeding, mulching, inlet protection (silt sacks), erosion control matting, sediment basins, stone check dams, and concrete washout stations.
- c. Periodic inspections and maintenance will be implemented to properly manage sediment transport and erosion control during the construction. The Construction Manager will also conduct inspections and maintain a log of the control devices during and/or immediately after any adverse weather events, and any necessary repairs or replacement of the erosion and sediment control practices will be addressed following each storm event.

10. CONTROLS ON OFF-SITE TRACKING OF MUD

- a. Soil management is the most important step in preventing mud tracking onto public streets. All construction roads that disturb earth will be capped with stone, process or pavement, to minimize mud pick-up by truck or vehicle tires. Soil stabilization will be implemented. Anti-tracking pads will be installed and maintained at all construction exits to dislodge any mud from the truck tires before they exit the site.
- b. Street sweeping of the paved access drives and public road frontage on either side of all construction entrance/exits will be performed as needed for the duration of the project, and more

frequently if material is tracked off site.

- c. Street sweeping will be accomplished with vehicle mounted sweeping equipment, such as a box broom sweeper attachment on a skid steer, or mechanical sweeper as manufactured by Bob Cat, or others.

11. NOISE MITIGATION

- a. All construction activities will be conducted in full compliance with existing regulations, including the municipal time restrictions for construction work.
- b. Property owners within 200 feet of the Property will receive prior notice of any extraordinary noise (e.g. rock hammering, chipping) that might occur for more than one day.
- c. Back-up alarms will be provided for all on-site vehicles.

12. SITE SECURITY

- a. A 6-foot-high construction fence will be installed as shown on the attached plan. The gates will be locked, except during designated working hours.
- b. Signage will be posted on the gates requiring all visitors to report to Contractor's Construction Manager's trailer before proceeding onto the site.
- c. For public safety, the entire perimeter of the project site will be posted as closed to the public. Signage will be posted at 100-foot intervals on the construction fencing and posted on the construction gates.
- d. Stealth Monitoring Security Company will be engaged to setup and remotely monitor perimeter cameras during non-working hours.

13. MANAGEMENT OF WASTE

- a. Waste and recycling containers will be positioned throughout the site.
- b. Concrete washout stations will be used to contain concrete and liquids when the chutes of mixers and hoppers of concrete pumps are rinsed out after deliveries.

14. COORDINATION WITH POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES DEPARTMENTS

- a. During Site Plan review, this plan and associated drawings will be coordinated with the Wilton emergency services.
- b. A task plan for deliveries and closures will be forwarded to the Wilton Building Department and other Town departments as directed based on a final site plan approval with an approved construction management plan and more definitive construction schedule with updates provided as they become available during the construction process.
- c. Upon obtaining permits for any required street closures, we are given a set of requirements for the closure which may include a Police Officer to be present during the working hours of the closure. An account would be set up for payment of the Police which are scheduled several days in advance of the closure. Flag men and barricades may also be required during a closure.

15. COMMUNICATIONS

- a. Phone numbers for responsible ownership and contractor contacts will be provided to the Town prior to construction start and site mobilization.

16. PUBLIC OUTREACH

The following measures will be taken to inform property owners within 200 feet of the Project Site of activities on the Site and to coordinate with the Town of Wilton throughout construction.

- a. The AMS team shall meet with the appropriately designated Town staff along with any professionals retained by the Town to assist in the monitoring of construction activities, to review ensure that all responsible parties understand their responsibilities for each specific construction phase.
- b. The AMS team, along with the appropriately designated Town staff and/or consultants who will be involved in the monitoring of the construction of the Project, shall hold an informational meeting open to residents living within 200 feet of the Project Site to describe the construction process.
- c. Contractor shall identify a construction liaison to whom questions or concerns may be communicated by residents or Town staff. Contact information for the liaison shall be posted on the Project Site in a location visible and accessible without entering the construction zone. Contractor shall share any communications received by the liaison with the Town of Wilton and shall coordinate with the Town of Wilton on the appropriate response to the issue(s) raised.
- d. Contractor shall work with the Town of Wilton and surrounding neighborhood associations to schedule periodic meetings to inform the neighbors of scheduled Project construction and anticipated neighborhood impacts and to solicit input, including on practicable measures to mitigate potential impacts on scheduled community events. Meetings may be scheduled according to specific milestones or anticipated changes in construction activity within each construction phase. These meetings would provide ongoing information about the status of construction activities and the anticipated schedule of construction activities.

17. ENFORCEMENT

The measures contained within this Construction Management Plan will be enforced through inspections and monitoring to be conducted by the third party inspectors and the Town of Wilton.