

January 5, 2024

VIA HAND DELIVERY

Michael Conklin
Director
Environmental Affairs Department
Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897
Mike.Conklin@wiltonct.org

Re: Application for a Significant Regulated Activity
Address: 64 Danbury Road, Wilton, Connecticut
Applicants: Wilton – 64 Danbury Road Owner LLC(Owner)
Fuller Development, LLC (Contract Purchaser)

Dear Director Conklin:

As you know, our firm represents the Owner and Contract Purchaser (collectively the “Applicants”) of the property located at 64 Danbury Road, Wilton Connecticut (the “Subject Property”). On January 2, 2024, we provided an electronic submission in connection with the proposed redevelopment of the Subject Property. Enclosed herewith are hard copies of the electronically submitted materials previously submitted. Please note the previously submitted neighbor list has been updated based on advice from Elizabeth Larkin regarding the inclusion of neighbors across the street from the Subject Property. The application fee in the amount of \$1,260 was previously delivered by the Contract Purchaser.

Enclosed please find enclosed the following materials:

- Letters of Authority from the Owner, Contract Purchaser, and Office Park;
- Check in the amount of \$206.40¹, representing the fees associated with mailing the required notices to adjacent property owners;
- Eleven (11) copies of the following:
 - An Application for a Significant Regulated Activity, including:
 - Schedule A – Project Narrative

¹ This amount was increased from the electronic submission to account for the additional recipients.

- Reduced-size copy of the plans prepared by Lessard Design, Inc. (“Lessard Design”), depicting alternative layouts that were considered, titled:
 - “Illustrative Site Plan – 64 Danbury Road (A.01),” dated January 21, 2021; and
 - “Site Plan – 64 Danbury Road (A.4),” dated February 8, 2021;
- Full-size copies of a survey depicting the Office Park, prepared by D’Andrea Surveying & Engineering, P.C., dated September 12, 2023, titled, “Topographic Survey of Property at 50, 60 & 64 Danbury Road, Wilton, Connecticut,” prepared for DIVFIFTY, LLC”;
- Full-size copies of Architectural Plans, prepared by Lessard Design, dated January 2, 2024, titled:
 - “Cover (A.01)”;
 - “Illustrative Site Plan (A.02)”;
 - “Floor Plans (A.03)”;
 - “Floor Plans (A.04)”;
 - “Floor Plans (A.05)”;
 - “Amenity Floor Plan (A.06)”;
 - “Gazebo & Trash Plan (A.07)”;
 - “Building Height – Average Elevation (A.08)”;
 - “Building Sections – Height Calculations (A.09)”;
 - “Building 1 – Elevations (A.10)”
 - “Building 2 – Elevations (A.11)”;
 - “Building 3 – Elevations (A.12)”;
 - “Building 4 – Elevations (A.13)”;
 - “Building 5 – Elevations (A.14)”;
 - “Building 6 – Elevations (A.15)”;
 - “Building 7 – Elevations (A.16)”;
 - “Building 8 – Elevations (A.17)”;
 - “Amenity Building Elevations (A.18)”;
 - “Gazebo & Trash Elevations (A.19)”;
 - “Enlarged Elevations – Front & Rear (A.20)”;
 - “Enlarged Elevations – Side (A.21)”;
 - “Enlarged Elevations – Front & Rear (A.22)”;
 - “Diagram – Roof And Eaves (A.23)”;
 - “Enlarged Amenity Elevations (A.24)”;
 - “Enlarged Gazebo Elevations (A.25)”;
 - “Enlarged Trash Elevations (A.26)”;
 - “Alternate Signage Diagram (A.27)”;
 - “Perspective Rendering (A.28)”;
- Full-size copies of Engineering Plans, prepared by Tighe & Bond, dated December 21, 2023, titled:

- “General Notes, Legend and Abbreviations (C-001)”;
 - “Existing Conditions Plan (C-002)”;
 - “Overall Site Plan (C-100)”;
 - “Site Plan (C-101)”;
 - “Fire Truck Turning Movements Plan (C-102)”;
 - “Grading Plan (C-201)”;
 - “Drainage Plan (C-301)”;
 - “Drainage Plan Enlargement (C-302)”;
 - “Utility Plan (C-401)”;
 - “Soil Erosion and Sediment Control Plan Initial Phase (C-501)”;
 - “Soil Erosion and Sediment Control Plan Final Phase (C-502)”;
 - “Soil Erosion and Sediment Control Notes Narrative and Details (C-503)”;
 - “Soil Erosion and Sediment Control Details (C-504)”;
 - “Details – 1 (C-601)”;
 - “Details – 2 (C-602)”;
 - “Details – 3 (C-603)”;
 - “Details – 4 (C-604)”;
 - “Details – 5 (C-605)”;
 - “Details – 6 (C-606)”;
 - “Details – 7 (C-607)”;
 - “Details – 8 (C-608)”;
 - “Details – 9 (C-609)”;
- Full-size copies of Landscape Plans, prepared by ELS, dated January 2, 2024, titled:
 - “Landscape and Lights Plan (LP-1)”;
 - “Details and Notes (LP-2)”;
- An Engineering Report by Tighe & Bond, dated December 2023, titled, “Engineering Report, prepared for: Town of Wilton, Planning and Zoning Commission”;
 - Letter from Environmental Land Solutions to Fuller Development, LLC, dated January 2, 2024, titled, “Application for Significant – Regulated Activity Permit – Biological Evaluation, 50 60 & 64 Danbury Road, Wilton, CT”;
 - Report prepared by Otto Theall of Soil & Wetland Science, LLC, dated April 10, 2017, titled, “Soil Investigation Report 40, 50-60 Danbury Road Wilton, Connecticut”;

- The list of Adjacent Property Owners;² and
- The list of Project Professionals, with CVs attached.

Please let me know if you have any questions or require additional materials. We understand this application will be accepted by the Inland Wetlands Commission at its regular meeting on January 11, 2024 and the public hearing will be opened on February 8, 2024. We look forward to presenting the proposal to the Inland Wetlands Commission at that time. Thank you for your time and attention regarding this matter.

Sincerely,

Lisa Feinberg

Lisa L. Feinberg

Enclosures.

cc: E. Larkin, Elizabeth.larkin@wiltonct.org
R. Grosso, Rocco.Grosso@wiltonct.org
F. Smeriglio, Frank.Smeriglio@wiltonct.org
M. Lawrence, Mark.Lawrence@wiltonct.org
Development Team

² Please note that this list has been revised since the initial electronic filing.

64 Danbury Road, Wilton, CT – Adjacent Property Owners

No.	MBLU	ADDRESS OF NEIGHBORING PROPERTY OWNERS	MAILING ADDRESS
1	68-33-1	40 DANBURY RD WILTON, CT 06897- 0000	CIG DRWLT DE LLC CIG WILTON DE LLC ET AL PO BOX 631 POMONA, NY 10970
2	68-33-50	50 DANBURY RD WILTON, CT 06897- 0000	WILTON 50 DANBURY ROAD OWNER LLC C/O TACONIC CAPITAL ADVISORS LP 280 PARK AVE 5TH FL NEW YORK, NY 10017
3	68-33-60	60 DANBURY RD WILTON, CT 06897- 0000	WILTON MEDICAL REALTY LLC CONSTITUTION SURGERY ALLIANCE 100 AVON MEADOW LN AVON, CT 06001
4	68-33-64	64 DANBURY RD WILTON, CT 06897- 0000	WILTON 64 DANBURY ROAD OWNER LLC C/O TACONIC CAPITAL ADVISORS LP 280 PARK AVE 5TH FL NEW YORK, NY 10017
5	68-33	50-64 DANBURY D WILTON, CT 06897- 0000	DIVFIFTY LLC C/O MARCUS PARTNERS 260 FRANKLIN ST BOSTON, MA, 02110
6	84-37	51 DANBURY RD WILTON, CT 06877- 0000	GROUCHO & CLUELESS PO BOX 2440 SPOKANE, WA 99210
7	84-40	55 DANBURY RD WILTON, CT 06897- 0000	WILSON PEDIATRICS REALTY LLC 55 DANBURY RD WILTON, CT 06897- 0000
8	68-35	57 DANBURY RD WILTON, CT 06897- 0000	WILSON PROPERTIES II, LLC 43 DANBURY ROAD WILTON, CT 06897- 0000
9	68-36	59-65 DANBURY RD WILTON, CT 06897- 0000	59-65 DANBURY RD ASSOCIATION 59-65 DANBURY RD WILTON, CT 06897- 0000
10	68-36-A	65 DANBURY RD WILTON, CT 06897- 0000	WILTON PROJECT LLC METRO CENTER ONE STATION PL STAMFORD, CT 06902- 0000
11	68-36-B	59 DANBURY RD WILTON, CT 06897- 0000	WILTON PROPERTIES RSK LLC 470 WEST AVE STE 2007 STAMFORD, CT 06902- 0000
12	68-36-C	DANBURY RD WILTON, CT 06897- 0000	WILTON PROJECT LLC METRO CENTER ONE STATION PL STAMFORD, CT 06902- 0000
13	69-18	77 DANBURY RD WILTON, CT 06897- 0000	ASML US LLC C/O CTMI ATTN: KEVIN CAVASOS 77 DANBURY RD WILTON, CT 06897- 0000

14	68-30	2 HOLLYHOCK RD WILTON, CT 06897- 0000	CLARK HOLDINGS LLC 245 NEWTOWN TPKE WESTON, CT 06883- 0000
15	68-29	6 HOLLYHOCK RD WILTON, CT 06897- 0000	HOLLYHOCK ASSOCIATES LLC 10 CLIFF AVE DARIEN, CT 06820- 0000
16	68-23	70 DANBURY RD WILTON, CT 06897- 0000	TROFA PROPERTY DEVELOPMENT LLC 236 COLONIAL DR. FAIRFIELD, CT 06824
17	68-24	3 HOLLYHOCK RD WILTON, CT 06897- 0000	TROFA PROPERTY DEVELOPMENT LLC 236 COLONIAL DR. FAIRFIELD, CT 06824
18	68-25	5 HOLLYHOCK RD WILTON, CT 06897- 0000	VIKRAM MITAL 5 HOLLYHOCK RD WILTON, CT 06897- 0000
19	68-26	7 HOLLYHOCK RD WILTON, CT 06897- 0000	7 R2 PROPERTIES LLC 7 HOLLYHOCK RD WILTON, CT 06897- 0000
20	68-27	9 HOLLYHOCK RD WILTON, CT 06897- 0000	9 HOLLYHOCK LLC 9 HOLLYHOCK RD WILTON, CT 06897- 0000
21	68-20	21 GRUMMAN HILL RD WILTON, CT 06897- 0000	OLSI H. JONAN SONILA KALLCIU 21 GRUMMAN HILL RD WILTON, CT 06897- 0000
22	69-61	2-96 VILLAGE CT WILTON, CT 06897- 0000	UNKNOWN 2-96 VILLAGE CT WILTON, CT 06897- 0000
23	69-61-2	2 VILLAGE CT WILTON, CT 06897- 0000	PIYUSH PANDEY ANJU PANDEY 2 VILLAGE CT WILTON, CT 06897- 0000
24	69-61-4	4 VILLAGE CT WILTON, CT 06897	ROBERT P. & PEGGY A CHIAVON TR 4 VILLAGE CT WILTON, CT 06897
25	69-61-6	6 VILLAGE CT WILTON, CT 06897- 0000	GLENN A. HUTCHINSON 6 VILLAGE CT WILTON, CT 06897- 0000
26	69-61-8	8 VILLAGE COURT WILTON, CT 06897- 0000	CHRISTOPHER V. SALVATO LINDA A. SALVATO 8 VILLAGE COURT WILTON, CT 06897- 0000
27	69-61-10	10 VILLAGE CT WILTON, CT 06897- 0000	DANJIE LIU & YAN JIANG & SV 10 VILLAGE CT WILTON, CT 06897- 0000
28	69-61-12	12 VILLAGE CT WILTON, CT 06897- 0000	RAYMOND R. KOZIAK 12 VILLAGE CT WILTON, CT 06897- 0000
29	69-61-14	14 VILLAGE CT WILTON, CT 06897- 0000	JOSEPH P. CARECCIA & OLGA SIDIROPOULIS 14 VILLAGE CT WILTON, CT 06897- 0000

30	69-61-16	16 VILLAGE CT WILTON, CT 06897	FRANK MASINO GLORIA MASINO 16 VILLAGE CT WILTON, CT 06897
31	69-61-18	18 VILLAGE CT WILTON, CT 06897	MICHAEL J. GAGLIANO & MALGORZATA GAGLIANO 18 VILLAGE CT WILTON, CT 06897
32	69-61-20	20 VILLAGE CT WILTON, CT 06897	YUBO LU 20 VILLAGE CT WILTON, CT 06897
33	69-61-22	22 VILLAGE CT WILTON, CT 06897	ANUSHA THOTA & SANDEEP MALLURI 22 VILLAGE CT WILTON, CT 06897
34	69-61-24	24 VILLAGE CT WILTON, CT 06897	AUDREY KURTZ 24 VILLAGE CT WILTON, CT 06897
35	69-61-26	26 VILLAGE CT WILTON, CT 06897	VRR-1 LLC 6418 E TANQUE VERDE RD TUCSON, AZ 85715-3846
36	69-61-28	28 VILLAGE CT WILTON, CT 06897-4545	ROSEMARY R. VERVOORT & GARY R. VERVOORT 28 VILLAGE CT WILTON, CT 06897-4545
37	69-61-30	30 VILLAGE CT WILTON, CT 06897	ASSAF EISDORFER & EISDORFER DANIT 30 VILLAGE CT WILTON, CT 06897
38	69-61-32	32 VILLAGE CT WILTON, CT 06897	KATHLEEN BRISTOL FEDERICO 32 VILLAGE CT WILTON, CT 06897
39	69-61-34	34 VILLAGE CT WILTON, CT 06897	ROSS STEPHEN KAZER TRUSTEE VICKI WEISGURT KAZER TRUSTEE 34 VILLAGE CT WILTON, CT 06897
40	69-61-36	36 VILLAGE COURT WILTON, CT 06897	PAULA D. FLEMING 36 VILLAGE COURT WILTON, CT 06897
41	69-61-38	38 VILLAGE CT WILTON, CT 06897	CHANPREET SINGH UPPAL RUCHI UPPAL 38 VILLAGE CT WILTON, CT 06897
42	69-61-40	40 VILLAGE CT WILTON, CT 06897	KARA CROWTHER 40 VILLAGE CT WILTON, CT 06897
43	69-61-44	44 VILLAGE CT WILTON, CT 06897	AN NAN & YUAN HUI 44 VILLAGE CT WILTON, CT 06897
44	69-61-46	46 VILLAGE CT	BOMI P. DINSHAW &

		WILTON, CT 06897	NINA B DINSHAW 46 VILLAGE CT WILTON, CT 06897
45	69-61-50	50 VILLAGE CT WILTON, CT 06897	PRINCELAL CHIRIYANKANDATH & HENCY P. CHIRIYANKANDATH & SV 50 VILLAGE CT WILTON, CT 06897
46	69-61-52	52 VILLAGE CT WILTON, CT 06897	DI ZHANG & FENG ZHANG 52 VILLAGE CT WILTON, CT 06897
47	69-61-54	54 VILLAGE COURT WILTON, CT 06897	PAUL H. LUCHANSKY & TONI-ANNE LUCHANSKY 54 VILLAGE COURT WILTON, CT 06897
48	69-61-56	56 VILLAGE COURT WILTON, CT 06897	MONICA R. SPREI 56 VILLAGE COURT WILTON, CT 06897
49	69-61-58	58 VILLAGE CT WILTON, CT 06897	ARUN SWAMINATHAN & SUMITHRA BAKTHAVATCHALAM 58 VILLAGE CT WILTON, CT 06897
50	69-61-60	60 VILLAGE CT WILTON, CT 06897	LAURA CODY 60 VILLAGE CT WILTON, CT 06897
51	69-61-62	62 VILLAGE CT WILTON, CT 06897	SHAILESH BENDRE ASMITHA S. BENDRE 62 VILLAGE CT WILTON, CT 06897
52	69-61-64	64 VILLAGE COURT WILTON, CT 06897	KENNETH DANIEL LIBBY 64 VILLAGE COURT WILTON, CT 06897
53	69-61-66	66 VILLAGE CT WILTON, CT 06897	JOSEPH SARNO MARIA SARNO 66 VILLAGE CT WILTON, CT 06897
54	69-61-68	68 VILLAGE COURT WILTON, CT 06897	SERGE A. KARPOW 68 VILLAGE COURT WILTON, CT 06897
55	69-61-70	70 VILLAGE CT WILTON, CT 06897	JOANN LOGIURATO 70 VILLAGE CT WILTON, CT 06897
56	69-61-72	72 VILLAGE CT WILTON, CT 06897	JOSEPH ZARB & ROSE ZARB 72 VILLAGE CT WILTON, CT 06897
57	69-61-74	74 VILLAGE CT WILTON, CT 06897	JOHN B. CANNING & JANET S. CANNING 74 VILLAGE CT WILTON, CT 06897
58	69-61-76	76 VILLAGE CT WILTON, CT 06897	GINA M. ANDREASSI TRUSTEE 76 VILLAGE CT

			WILTON, CT 06897
59	69-61-78	78 VILLAGE CT WILTON, CT 06897	ARUN MAHADEVAN VENKATARAMAN & RADHIKA NAGARATNAM 78 VILLAGE CT WILTON, CT 06897
60	69-61-80	80 VILLAGE CT WILTON, CT 06897	TIANSHI BU & KUN DONG 80 VILLAGE CT WILTON, CT 06897
61	69-61-82	82 VILLAGE CT WILTON, CT 06897	LEE ARMSTRONG 82 VILLAGE CT WILTON, CT 06897
62	69-61-84	84 VILLAGE CT WILTON, CT 06897	EDWARD J. WEILLE MARY H. WEILLE 84 VILLAGE CT WILTON, CT 06897
63	69-61-86	86 VILLAGE CT WILTON, CT 06897	MANUEL T. BASTOS & FLORINDA F. BASTOS 86 VILLAGE CT WILTON, CT 06897
64	69-61-88	88 VILLAGE CT WILTON, CT 06897	STACY E. REYNOLDS 88 VILLAGE CT WILTON, CT 06897
65	69-61-90	90 VILLAGE CT WILTON, CT 06897	NASSR HUSSEIN MD A MEDICAL CORPORATION PENSION PLAN 90 VILLAGE CT WILTON, CT 06897
66	69-61-92	92 VILLAGE CT WILTON, CT 06897	KUNWAR KALRA & RUCHIKA KHURANA 92 VILLAGE CT WILTON, CT 06897
67	69-61-94	94 VILLAGE COURT WILTON, CT 06897	RICHARD K. DINEEN & CLAIRE DINEEN 94 VILLAGE COURT WILTON, CT 06897
68	69-61-96	96 VILLAGE CT WILTON, CT 06897	LAMBA TARUN & TALREJA JHARNA 96 VILLAGE CT WILTON, CT 06897
69	69-62	28 GRUMMAN HILL RD WILTON, CT 06897	JUSTIN SAVERINE & MACKENZIE SAVERINE 28 GRUMMAN HILL RD WILTON, CT 06897
70	68-18	27 GRUMMAN HILL RD WILTON, CT 06897	SOYON YUN & YONG SOO 27 GRUMMAN HILL RD WILTON, CT 06897
71	68-15	15 WHIPPLE RD WILTON, CT 06897	MICHAEL MURIN JENNIFER R. STIVRINS 15 WHIPPLE RD WILTON, CT 06897
72	68-14	19 WHIPPLE RD	SARI L. WEATHERWAX

		WILTON, CT 06897	19 WHIPPLE RD WILTON, CT 06897
73	68-13	23 WHIPPLE RD WILTON, CT 06897	VICTOR GORSHKOV 23 WHIPPLE RD WILTON, CT 06897
74	68-12	33 WHIPPLE RD WILTON, CT 06897	JANUAR JEEPY & LIU YUBI – SV 33 WHIPPLE RD WILTON, CT 06897
75	68-11	43 WHIPPLE RD WILTON, CT 06897	J LANSING VALK & BARBARA B. VALK 43 WHIPPLE RD WILTON, CT 06897
76	67-15	34 WHIPPLE RD WILTON, CT 06897	GRUMMAN HILL MONTESSORI ASSOC IN 34 WHIPPLE RD WILTON, CT 06897
77	67-15-1	WILTON TOWN OF WHIPPLE RD WILTON, CT 06897	WILTON TOWN OF 238 DANBURY RD WILTON, CT 06897
78	67-16	4 IVY LA WILTON, CT 06897	MATTHEW SPOSATO & DARA SPOSATO 4 IVY LA WILTON, CT 06897
79	67-14	55 WHIPPLE RD WILTON, CT 06897	DEREK P. MOE 55 WHIPPLE RD WILTON, CT 06897
80	67-13	59 WHIPPLE RD WILTON, CT 06897	KENNETH C. HENDRICKS & GENEVE E. HENDRICKS 59 WHIPPLE RD WILTON, CT 06897