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PLEASE REPLY TO SENDER:
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November 3, 2021

Via Electronic and Hand Delivery

Inland Wetlands Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
Attn: Mr. Mike Conklin – Director of Environmental Affairs

Re: Marcus Partners – Extension of Wetlands Permits WET#2469 and WET#2470
(Expansion of Parking Garages)
Premises: 40, 50, 60 and 64 Danbury Road, Wilton, CT

Dear Mr. Chairman and Members of the Commission:

By Resolutions of Approval dated September 20, 2017, the Inland Wetlands Commission approved the expansion of an existing parking garage and additional surface parking at the above-referenced Premises for Marcus Partners (“**Marcus**”). The Resolutions are attached for your review and convenience.

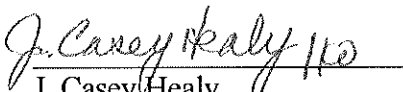
1. Resolution #0917-40WET approving WET#2469 for the property located at 40 Danbury Road;
and
2. Resolution #0917-41WET approving WET#2470 for the properties located at 50, 60 and 64 Danbury Road.

As attorney for Marcus, I hereby request that the Commission approve Marcus’ request to grant extensions of 5 years, to September 14, 2027, of the expiration dates of the two wetlands permits.

November 3, 2021
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If you have any questions, please do not hesitate to contact me.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
J. Casey Healy

JCH/ko

Enclosures

cc: Messrs. David Fiore, Bill Fenn and Brandon Fritz – Marcus Partners
Mr. John W. Block – Tighe & Bond, Inc,
Susan L. Goldman, Esq.
Kathleen L. Royle, Esq.

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

Resolution#0917-40WET
Permit WET#2469
September 20, 2017

Upon Public Hearing, duly noticed and held and upon MOTION duly made, seconded, and carried, the following decision was made:

RESOLVED:

that Wetlands Application #2469 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to Wilton 40, LLC for expansion of existing parking garage at 40 Danbury Road, Wilton, CT (Assessor's Map #68, Lot #33-1) as described in documents entitled:

1. Application for a Significant Level Activity, with supporting documentation, dated July 12, 2017, signed by the Agent, Casey Healy
2. Letter from Gregory & Adams, dated July 12, 2017, signed by Casey Healy
3. Location Map, undated, unknown preparer
4. Engineering Report, dated July 12, 2017, prepared by Tighe & Bond, signed and sealed by John Block, PE, CT Lic#8488
5. Site Location Map, dated June 19, 2017, prepared by Tighe & Bond, unsigned
6. FIRM Flood Insurance Rate Map, dated June 18, 2010, prepared by FEMA
7. Soil Investigation Report, dated April 10, 2017, prepared by Soil & Wetland Science, LLC, signed by Otto Theall
8. Soil Survey Sketch Map, dated April 10, 2017, prepared by Soil & Wetland Science, LLC, unsigned
9. Soil Survey Sketch Map, dated April 10, 2017, prepared by Soil & Wetland Science, LLC, unsigned
10. Hydrologic Soil Group Map – State of CT, dated June 12, 2017, prepared by USDA
11. Hydrologic Soil Group Map Legend
12. Existing Watershed Map, dated June 19, 2017, prepared by Tighe & Bond, unsigned
13. Proposed Watershed Map, dated June 19, 2017, prepared by Tighe & Bond, unsigned
14. Biological Evaluation, dated July 12, 2017, prepared by Environmental Land Solutions, LLC, signed by Kate Throckmorton and Matthew Popp
15. Referral Memo to Dept. of Public Works, Health and Conservation, dated July 12, 2017
16. Letter from Gregory & Adams, dated July 13, 2017, signed by Casey Healy
17. Zoning Location Survey, dated July 11, 2017, prepared by D'Andrea Surveying & Engineering, PC, signed and sealed by Robert Liddel, CT Lic#15775
18. Topographic Survey, dated May 10, 2017, last revised June 26, 2017, prepared by D'Andrea Surveying & Engineering, signed and sealed by Robert Liddel, LS, CT Lic#15775
19. Memo from Conservation, dated August 8, 2017

20. Plan Cover Page, dated July 12, 2017, prepared by Tighe & Bond, signed and sealed by John Block, PE, CT Lic#8488
21. General Notes, Abbreviations and Legend C0.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
22. Existing Conditions Plan C0.01, dated July 12, 2017, prepared by Tighe & Bond, unsigned
23. Overall Site Plan C1.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
24. Site Plan Enlargement C1.01, dated July 12, 2017, prepared by Tighe & Bond, unsigned
25. Site Drainage and Utility Plan C2.01, dated July 12, 2017, prepared by Tighe & Bond, unsigned
26. Grading Plan C3.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
27. Soil Erosion and Sediment Control Plan C4.00, dated July 12, 2017, last revised September 5, 2017, prepared by Tighe & Bond, unsigned
28. Soil Erosion and Sediment Control Details C4.01, dated July 12, 2017, last revised September 5, 2017, prepared by Tighe & Bond, unsigned
29. Soil Erosion and Sediment Control Details C4.02, dated July 12, 2017, prepared by Tighe & Bond, unsigned
30. Site Details - 1 C5.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
31. Site Details - 2 C5.01, dated July 12, 2017, prepared by Tighe & Bond, unsigned
32. Site Details - 3 C5.02, dated July 12, 2017, prepared by Tighe & Bond, unsigned
33. Site Details - 4 C5.03, dated July 12, 2017, prepared by Tighe & Bond, unsigned
34. Landscape Plan LP-1, dated July 12, 2017, last revised September 11, 2017 prepared by Environmental Land Solutions, signed and sealed by Kate Throckmorton, LA, CT Lic#635
35. Level 1 Parking Plan A-101, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
36. Level 2 Parking Plan A-102, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
37. Level 3 Parking Plan A-103, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
38. Level 4 Parking Plan A-104, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
39. Level 5 Parking Plan A-105, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
40. Exterior Elevations A-201, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
41. Level 5 Photometrics Plan E-105, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
42. Email correspondence with Hersam Acorn, dated July 25, 2017
43. Legal Notice for Public Hearing, dated July 25, 2017
44. Staff Report, dated August 10, 2017
45. Two (2) Site Photos, undated, unknown preparer
46. Certificate of Publication, dated August 4, 2017, prepared by Hersam Acorn
47. Memo from Conservation, dated September 11, 2017
48. Letter from Gregory & Adams, dated September 14, 2017, signed by Casey Healy
49. Letter from Tighe & Bond, dated September 7, 2017, signed by Brandee Nelson and John Block
50. Letter from Allan Davis Associates, dated January 5, 2000, signed by John Block
51. Declaration to Maintain Stormwater Management Plan for 40 Danbury Road

- 52. Declaration to Maintain Stormwater Management Plan for 50-60 Danbury Road
- 53. Site Photos (3), undated, unknown preparer
- 54. Grant of Conservation Restriction, dated May 7, 2001
- 55. Property Survey, dated November 7, 2000, last revised May 7, 2001, prepared by Rocco D'Andrea, signed by William Gill
- 56. Memo from Field Engineer William Wiley, dated January 4, 2001
- 57. Memo from Field Engineer William Wiley, dated January 22, 2001

The permit is subject to the attached General Conditions and the following Special Conditions:

1. The applicant shall provide an as-built plan of the infiltration/stormwater management system and a letter from the engineer of record attesting to conformance of the constructed system to the approved system.
2. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the planting plan and the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
3. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. The portion of the bond attributed to the planting plan shall be eligible for release at the end of the second full growing season after the planting plan is fully implemented. No portion of the bond is eligible for release until Special Condition #5 below is satisfied. In the event the applicant fails to properly implement and maintain the planting plan and/or the erosion and sedimentation control plan the Town reserves the right to use the bonded funds to correct such deficiencies.
4. Prior to the commencement of any on-site permit related activity, the applicant shall submit photo documentation of the site. The photos shall be both wide angle and close up shots. They shall be labeled and cross referenced on a site plan.
5. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, boulder or other form of demarcation, wetlands, watercourses and their regulated areas. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2469. This plan shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file copy of the plan on the Wilton Land Records. The applicant shall submit two copies of the filed document to the office of the Commission. No portion of the bond in Special Condition #3 above may be released until this condition is fully satisfied.
6. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

Resolution#0917-41WET
Permit WET#2470
September 20, 2017

Upon Public Hearing, duly noticed and held and upon MOTION duly made, seconded, and carried, the following decision was made:

RESOLVED:

that Wetlands Application #2470 to conduct "Significant Regulated Activities," as defined by Section 2.1.x of the Wilton Wetlands and Watercourses Regulations be granted to DIV 50, LLC for expansion of existing parking garage at 50-60 Danbury Road, Wilton, CT (Assessor's Map #68, Lot #33) as described in documents entitled:

1. Application for a Significant Level Activity, with supporting documentation, dated July 12, 2017, signed by the Agent, Casey Healy
2. Letter from Gregory & Adams, dated July 12, 2017, signed by Casey Healy
3. Location Map, undated, unknown preparer
4. Engineering Report, dated July 12, 2017, prepared by Tighe & Bond, signed and sealed by John Block, PE, CT Lic#8488
5. Site Location Map, dated June 19, 2017, prepared by Tighe & Bond, unsigned
6. FIRM Flood Insurance Rate Map, dated June 18, 2010, prepared by FEMA
7. Soil Investigation Report, dated April 10, 2017, prepared by Soil & Wetland Science, LLC, signed by Otto Theall
8. Soil Survey Sketch Map, dated April 10, 2017, prepared by Soil & Wetland Science, LLC, unsigned
9. Drainage Class Web Soil Survey, dated June 20, 2017, prepared by USDA Natural Resources Conservation Service
10. Drainage Class Map Legend
11. Existing Watershed Map, dated July 6, 2017, prepared by Tighe & Bond, unsigned
12. Proposed Watershed Map, dated July 6, 2017, prepared by Tighe & Bond, unsigned
13. Maintenance and Inspection Plan, dated July 12, 2017, prepared by Tighe & Bond, unsigned
14. Biological Evaluation, dated July 12, 2017, prepared by Environmental Land Solutions, LLC, signed by Kate Throckmorton and Matthew Popp
15. Referral Memo to Dept. of Public Works, Health and Conservation, dated July 12, 2017
16. Letter from Gregory & Adams, dated July 13, 2017, signed by Casey Healy
17. Zoning Location Survey, dated July 11, 2017, prepared by D'Andrea Surveying & Engineering, PC, signed and sealed by Robert Liddel, CT Lic#15775
18. Referral Memo to Dept. of Public Works, Health & Conservation, with additional information dated July 12, 2017

Resolution#0917-41WET
Permit WET#2470
September 20, 2017

19. Topographic Survey, dated May 10, 2017, last revised June 26, 2017, prepared by D'Andrea Surveying & Engineering, signed and sealed by Robert Liddel, LS, CT Lic#15775
20. Plan Cover Page, dated July 12, 2017, prepared by Tighe & Bond, signed and sealed by John Block, PE, CT Lic#8488
21. General Notes, Abbreviations and Legend C0.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
22. Existing Conditions Plan C0.01, dated July 12, 2017, prepared by Tighe & Bond, unsigned
23. Overall Site Plan C1.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
24. Site Plan Enlargement C1.01, dated July 12, 2017, prepared by Tighe & Bond, unsigned
25. Site Drainage and Utility Plan C2.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
26. Grading Plan C3.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
27. Soil Erosion and Sediment Control Plan C4.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
28. Soil Erosion and Sediment Control Details C4.01, dated July 12, 2017, prepared by Tighe & Bond, unsigned
29. Site Details – 1 C5.00, dated July 12, 2017, prepared by Tighe & Bond, unsigned
30. Site Details – 2 C5.01, dated July 12, 2017, prepared by Tighe & Bond, unsigned
31. Landscape and Site Lighting Plan LP-1, dated July 12, 2017, prepared by Environmental Land Solutions, signed and sealed by Kate Throckmorton, LA, CT Lic#635
32. Level 1 Parking Plan A-101, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
33. Level 2 Parking Plan A-102, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
34. Level 3 Parking Plan A-103, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
35. Level 4 Parking Plan A-104, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
36. Level 5 Parking Plan A-105, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
37. Level 6 Parking Plan A-106, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
38. Exterior Elevations A-201, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
39. Level 5 Photometrics Plan E-105, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
40. Level 6 Photometrics Plan E-106, dated July 12, 2017, prepared by O&S Associates, signed and sealed by Tariq Wasti, LA, CT Lic#5190
41. Email correspondence with Hersam Acorn, dated July 25, 2017
42. Legal Notice for Public Hearing, dated July 25, 2017
43. Aerial Plan C0.01, dated June 6, 2017, prepared by Tighe & Bond, unsigned, unsealed
44. Certificate of Publication, dated August 4, 2017, prepared by Hersam Acorn
45. Memo from Conservation, dated September 11, 2017
46. Email correspondence with Hersam Acorn, dated July 25, 2017
47. Legal Notice for Public Hearing, dated July 25, 2017
48. Staff Report, dated August 10, 2017
49. Two (2) Site Photos, undated, unknown preparer

- 50. Certificate of Publication, dated August 4, 2017, prepared by Hersam Acorn
- 51. Memo from Conservation, dated September 11, 2017
- 52. Letter from Gregory & Adams, dated September 14, 2017, signed by Casey Healy
- 53. Letter from Tighe & Bond, dated September 7, 2017, signed by Brandee Nelson and John Block
- 54. Letter from Allan Davis Associates, dated January 5, 2000, signed by John Block
- 55. Declaration to Maintain Stormwater Management Plan for 40 Danbury Road
- 56. Declaration to Maintain Stormwater Management Plan for 50-60 Danbury Road
- 57. Site Photos (3), undated, unknown preparer
- 58. Grant of Conservation Restriction, dated May 7, 2001
- 59. Property Survey, dated November 7, 2000, last revised May 7, 2001, prepared by Rocco D'Andrea, signed by William Gill
- 60. Memo from Field Engineer William Wiley, dated January 4, 2001
- 61. Memo from Field Engineer William Wiley, dated January 22, 2001

The permit is subject to the attached General Conditions and the following Special Conditions:

- 1. The applicant shall provide an as-built plan of the infiltration/stormwater management system and a letter from the engineer of record attesting to conformance of the constructed system to the approved system.
- 2. Prior to the commencement of any on-site permit related activity, the applicant shall submit an estimate for the cost of the planting plan and the erosion and sedimentation control plan for approval by this commission or its staff for the purpose of determining a bond amount.
- 3. Prior to the commencement of any on-site permit related activity, the applicant shall post a bond in a form and an amount acceptable to this commission and town counsel. The portion of the bond attributed to the planting plan shall be eligible for release at the end of the second full growing season after the planting plan is fully implemented. No portion of the bond is eligible for release until Special Condition #5 below is satisfied. In the event the applicant fails to properly implement and maintain the planting plan and/or the erosion and sedimentation control plan the Town reserves the right to use the bonded funds to correct such deficiencies.
- 4. Prior to the commencement of any on-site permit related activity, the applicant shall submit photo documentation of the site. The photos shall be both wide angle and close up shots. They shall be labeled and cross referenced on a site plan.
- 5. The applicant shall cause to be prepared a foundation as-built plan that depicts the limit of lawn, boulder or other form of demarcation, wetlands, watercourses and their regulated areas. The plan shall also include a note directing the reader to the office of the Inland Wetlands Commission for further information regarding WET#2470. This plan shall be in a form suitable for filing on the Wilton Land Records. The applicant shall file copy of the plan on the Wilton Land Records. The applicant shall submit two copies of the filed document to the office of the Commission. No portion of the bond in Special Condition #3 above may be released until this condition is fully satisfied.

6. The planting plan shall be fully installed within six months of receiving either a permanent or temporary Certificate of Occupancy.

END

Res#0917-41WET