

From: meggem@optonline.net
To: [Santacroce, Stephen](#)
Cc: [Larkin, Elizabeth](#); [Bigosinski, Jeremi](#)
Subject: 64 Danbury Road - Comments, Questions
Date: Wednesday, March 27, 2024 8:56:47 AM
Attachments: [022224_64 Danbury Rd Application Remarks MLCS.pdf](#)
[032524_64 Danbury Rd App Remarks Zone Map MLCS.pdf](#)
[68-33-50_68-33-64_68-33_60 Field Cards MLCS.pdf](#)
[68-33-1 Field Card MLCS.pdf](#)

C A R E F U L - From outside - CHECK before you CLICK.

Good morning,

I noticed on the wilton ct site submittal files for 64 Danbury Road, that you are the 3rd party reviewer for Inland Wetlands.

Please see file attached with a few questions and remarks..

Where exactly is the Zone Boundary existing, for 64 60 50 Danbury Road?

Where exactly are the Property Lines, for 64 60 50 Danbury Road? They are not clear on site surveys, zoning maps, renderings..

Where exactly is the Conservation Grant Restriction Line to the Conservation Grant Restriction Area located behind the 64 60 50 Pakring Garage at the South-East Property Line?

Who is the current licensed Professional Soil Scientist for the Proposed Zone Change at 64 60 50 Danbury Road, and the 64

Danbury Road Multi-Family Apartments Project?

Attached please find file '022224_64 Danbury Rd_Application Remarks_MLCS' which has portions of the Submittal Documents - already emailed to many wilton staff - i have not received acknowledgement the file, nor comments or answers to questions or remarks.

There are two brooks at 64 60 50 Danbury Road - Copt's Brook and an unnamed Brook, which flows behind the 64 60 50 Parking Garage at the one-&-only Conservation Grant Restriction Area, at 64 60 50 Danbury Road.

Please see attached files - The attached is not for public hearing, public viewing..

Thank you,

54-year Wilton Home Haver
25-year Wilton Home Owner
MLCS Tax Map 67-3

----- Original Message -----

From: meggem@optonline.net

To: taxcollector@wiltonct.org; assessor@wiltonct.org;

hollie.rapp@WILTONCT.ORG; stephen.santacroce@wiltonct.org Cc:

launa.riley@wiltonct.org; tammy.cole@wiltonct.org; toni.boucher@wiltonct.org;
Mike.Conklin@WILTONCT.ORG; Timothy.Bunting@WILTONCT.ORG;
stephen.santacroce@wiltonct.org; Lori.Kaback@WILTONCT.ORG;
lori.bufano@wiltonct.org; elizabeth.larkin@wiltonct.org;
Shaquaisha.Andrews@wiltonct.org; planningzoningcomm@wiltonct.org;
melissa.rotini@wiltonct.org; anthony.cenatiempo@wiltonct.org
Sent: Wednesday, March 27th 2024, 07:14 AM
Subject: Re: Re: Re: FOIL: Field Card / Property Card for Parking Garae T
64 60 50 Danbury Rd

Please see attached demolition documents for 3
Lennon Lane demolition in 2007.

The file is misnamed in handwriting, by wilton staff.

The file is misfiled by wilton staff and the 3 Lennon
Lane legal demolition paperwork, can be found in
historical documets wilton ct server, under 64
Danbury Road.

----- Original Message -----

From: meggem@optonline.net
To: taxcollector@wiltonct.org; assessor@wiltonct.org;
hollie.rapp@WILTONCT.ORG; stephen.santacroce@wiltonct.org
Cc: launa.riley@wiltonct.org; tammy.cole@wiltonct.org;
toni.boucher@wiltonct.org; Mike.Conklin@WILTONCT.ORG;
Timothy.Bunting@WILTONCT.ORG;
stephen.santacroce@wiltonct.org; Lori.Kaback@WILTONCT.ORG;
lori.bufano@wiltonct.org; elizabeth.larkin@wiltonct.org;
Shaquaisha.Andrews@wiltonct.org;
planningzoningcomm@wiltonct.org
Sent: Wednesday, March 27th 2024, 07:04 AM

Subject: Re: Re: Re: FOIL: Field Card / Property Card for Parking
Garage T 64 60 50 Danbury Rd

**Correction - I believe the Tax Department
has**

**Building 5 at WCP, as the
demolished in 2007 building
at 3 Lennon Lane.**

**See Property Card for 64
Danbury Road, Attached.**

**Why is 3 Lennon Lane on the
64 Danbury Road Property
Card?**

----- Original Message -----

From: meggem@optonline.net

To: taxcollector@wiltonct.org; assessor@wiltonct.org;
hollie.rapp@WILTONCT.ORG;

stephen.santacroce@wiltonct.org Cc:

launa.riley@wiltonct.org; tammy.cole@wiltonct.org;

toni.boucher@wiltonct.org;
Mike.Conklin@WILTONCT.ORG;
Timothy.Bunting@WILTONCT.ORG;
stephen.santacroce@wiltonct.org;
Lori.Kaback@WILTONCT.ORG;
lori.bufano@wiltonct.org; elizabeth.larkin@wiltonct.org;
Shaquaisha.Andrews@wiltonct.org;
planningzoningcomm@wiltonct.org
Sent: Wednesday, March 27th 2024, 07:00 AM
Subject: Re: Re: FOIL: Field Card / Property Card for
Parking Garae T 64 60 50 Danbury Rd

Following up..

Please acknowledge this email..

**FOIL: Tax Payment
Receipts for the Parking
Garage at 64 60 50
Danbury Road.**

**FOIL: Breakdown of Tax
Payments for the
Parking Garage at 64 60
50 Danbury Road - if
divided amongst the 64
Parcel, 60 Parcel, & 50
parcel, provide**

breakdowns.

I believe the Tax Department has Building 6 at WCP, as the demolished in 2007 bulidings at 3 Lennon Lane.

I believe it is part of the 15-year south wilton scandal - simply my opinion.

Why is 3 Lennon Lane, Tax Map 67-1, R-1A, Conservation Grant Area #1 of 2 at 40 Danbury Road, on the 64 Danbury Road Property Card?

Why does 64 60 50 Danbury Road repeatedly show 3 Lennon Lane on their surveys?

According to facts & written by M Wrinn, 3 Lennon Lane is not part of 64 60 50 Danbury Road - see attached email snippit from M Wrinn in attached file '031024_LLL Bldg Lot C_GIS _Wets_Water Ice ROW Seeps_WCP 40D_MLCS'.

FOIL: What is the

**building number for the
Parking Garage at 64 60
50 Danbury Road?**

**Please respond per FOIA laws to
FOIL request.. please see snippet of
CT FOIA response time attached..**

**FOIL: all historic field
cards, all historic
property cards, current
field card / property
card for the Parking
Garage at 64 60 50
Danbury Road**

**FOIL: all historic field
cards, all historic
property cards, current
field card / property
card for 3 Lennon Lane**

**/ 4-Parcel subdivided
Lennon Lane Lot Parcel
D, the Conservation
Grant Restricted Area
#1 for 40 Danbury Road
Tax Map 67-1**

Thank you,

54-year wilton ct home haver

20+++ year wilton ct home owner

MLCS Tax Map 67-3

----- Original Message -----

From: meggem@optonline.net

To: taxcollector@wiltonct.org;

assessor@wiltonct.org;

hollie.rapp@WILTONCT.ORG Cc:

launa.riley@wiltonct.org;

tammy.cole@wiltonct.org;

toni.boucher@wiltonct.org

Sent: Wednesday, March 20th 2024, 01:18
PM

Subject: Re: FOIL: Field Card / Property
Card for Parking Garae T 64 60 50 Danbury
Rd

Following up..

Please acknowledge this

email..

**Please respond per FOIA
laws to FOIL request.. please
see snippet of CT FOIA
response time attached..**

**FOIL: all historic
field cards, all
historic property
cards, current
field card /
property card for
the Parking
Garage at 64 60 50
Danbury Road**

**FOIL: all historic
field cards, all
historic property
cards, current
field card /**

**property card for 3
Lennon Lane / 4-
Parcel
subdivideed
Lennon Lane Lot
Parcel D, the
Conservation
Grant Restricted
Area #1 for 40
Danbury Road Tax
Map 67-1**

Thank you,

54-year wilton ct home haver

20+++ year wilton ct home
owner

MLCS Tax Map 67-3

----- Original Message -----

From: meggem@optonline.net

To: taxcollector@wiltonct.org;

assessor@wiltonct.org;

hollie.rapp@WILTONCT.ORG

Cc: launa.riley@wiltonct.org;

tammy.cole@wiltonct.org;
toni.boucher@wiltonct.org
Sent: Friday, March 15th 2024,
07:31 AM
Subject: FOIL: Field Card /
Property Card for Parking
Garage T 64 60 50 Danbury Rd

Good
morning,

**FOIL: all
historic field
cards, all
historic
property
cards,
current field
card /
property card
for the
Parking
Garage at 64
60 50
Danbury
Road**

**FOIL: all
historic field
cards, all
historic
property
cards,
current field
card /
property
card for 3
Lennon Lane
/ 4-Parcel
subdivideed
Lennon Lane
Lot Parcel D,
the
Conservation
Grant
Restricted
Area #1 for
40 Danbury
Road Tax**

Map 67-1

for an
example of
the parking
garage
property card,
please see
parking
garage at 40
Danbury Road
property card
attached, file
68-33-1 Field
Card..

for one
historic
property card
for 3 Lennon

Lane, please
see property
card attached
for 3 Lennon
Lane, in
attached file
'030924_LLL
Bldg Lot
C_GIS
_Wets_Water
Ice ROW
Seeps_WCP
40D_MLCS'

Attached
please see a
snippit of
FOIL
regulations

Attached
please see

photos of our
beautiful
happy healthy
Home in
2008, when
40 Danbury
Road was
repairing our
traveled way
due to the
damage their
construction
vehicles
caused after
demolition of
3 Lennon
Lane.
40D & i
agreed for
40D to repair
the traveled
way - instead,

they added
6"-12"+ of
new asphalt
making it like
the i95
thruway as
opposed to a
little private
driving way -
40 Danbury
Road helped
lead to
increase of
deception of
the private 4-
Parcel
Subdivided
lot, and i still
am not okay
with 40D
going back on
their words,

and adding a
highway type
of roadway to
our little
private area,
home.

40 DANBURY RD

VISION

Property Location 40 DANBURY RD
 Vision ID 7345 Account # 074370

Map ID 68 / 33/1 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 2

State Use 2-1
 Print Date 10/17/2023 12:25:41

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:		33	Class A Office							
Model		94	Commercial							
Grade		09	Superior							
Occupancy		10.00								
Exterior Wall 1		28	Glass/Thermo.							
Exterior Wall 2										
Roof Structure		01	Flat							
Roof Cover		04	Tar/Gravl/Rubr							
Interior Wall 1		05	Drywall							
Interior Wall 2										
Interior Floor 1		14	Carpet							
Interior Floor 2						RCN			24,557,372	
Heating Fuel		02	Oil							
Heating Type		09	Hydro Air							
AC Type		03	Central			Year Built			2008	
Bldg Use		2-1	Commercial			Effective Year Built			2013	
Fireplace						Depreciation Code			G	
Elevator		2				Remodel Rating				
Cath Ceil		407				Year Remodeled				
Sauna						Depreciation %			4	
Heat/AC		01	Heat A/C Pkg			Functional Obsol			0	
Frame Type		06	Fireprf Steel			External Obsol			15	
Baths/Plumbing		02	Average			Trend Factor			1	
Ceiling/Wall		05	Sus Ceil and W			Condition				
Rooms/Prtns		02	Average			Condition %				
Wall Height		12.00				Percent Good			81	
% Comn Wall						RCNLD			19,891,500	
1st Floor Use:						Dep % Ovr				
						Dep Ovr Comment				
						Misc Imp Ovr				
						Misc Imp Ovr Comment				
						Cost to Cure Ovr				
						Cost to Cure Ovr Comment				
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR2	Sprinklrs Conc	B	144,41	1.50	2013		81		0.00	175,500
PAV1	Paving Asphaul	L	100,00	2.00	2008		95		0.00	190,000
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor				47,617	47,617		0		
FUS	Upper Story, Finished				96,801	96,801		0		
Ttl Gross Liv / Lease Area					144,418	144,418				

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6161 WILTON, CT VISION						
CIG DRWLT DE LLC CIG WILTON DE LLC ET AL 7 GLENWOOD AVE STE 311-6 EAST ORANGE NJ 07017-1064		1	Level	2	Public Water	1	Paved			Description	Code	Appraised	Assessed							
				3	Public Sewer					RES EXCES	1-2	108,400	75,880							
								COM LAND	2-1	4,010,700	2,807,490									
SUPPLEMENTAL DATA										COM BLDG	2-2	22,099,100	15,469,370							
Alt Prcl ID 5592,5591,5590,5342, 5278 Taxable/Ex 1: Fire Distric 1: Cencus Tr 454 Legal Note Legal Note GIS ID 7345										Legal Note BAA-02-D#453 Legal Note Call Back Assoc Pid#		COM OUTBL	2-5	190,000	133,000					
										Total		26,408,200		18,485,740						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CIG DRWLT DE LLC WILTON 40 LLC DIV FIFTY LLC, C/O THE DA		2556	904	11-01-2022		Q		I		12,250,000		W		Year	Code	Assessed	Year	Code	Assessed	
		1426	0236	09-19-2002		U		I		0		W		2022	1-2	75,880	2021	1-2	75,880	
		1224	0080	05-26-2000		U		V		26,500,000		00			2-1	2,807,490		2-1	2,807,490	
												2-2	15,469,370		2-2	15,469,370				
												2-5	133,000		2-5	133,000				
		Total										Total		18,485,740		Total		18,485,740		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description													Number
		Total		0.00																
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 21,923,600 Appraised Xf (B) Value (Bldg) 175,500 Appraised Ob (B) Value (Bldg) 190,000 Appraised Land Value (Bldg) 4,119,100 Special Land Value 0 Total Appraised Parcel Value 26,408,200 Valuation Method C Total Appraised Parcel Value 26,408,200										
Nbhd		Nbhd Name		B		Tracing		Batch												
0001																				
NOTES																				
3.5-Story Parking Garage at 40 Danbury Road																				
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result					
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value				
2	2-11	Commercial				0 SF	60.31	1.00000	0	1.00	00	1.000			0	0				
Total Card Land Units										0.00		AC		Parcel Total Land Area: 10.84				Total Land Value		4,119,100

<div> <div>UGR (x2)</div> <div>BAS</div> <div>(33,306 sf)</div> </div>	<div> <div>3.5 Level</div> <div>Parking Garage</div> <div>at 40 Danbury Rd</div> </div>
	<div>Photo?</div>
<div> <div>Roof is at the 3.5 Level (Uppermost Level)</div> <div>Open Parking Concrete Surface Area</div> </div>	
	<div>Photo?</div>
<div>40 Danbury Road Parcels</div>	
	<div>DE-5 = 8.2127 ac.</div>
	<div>Kensett Ave Prcls R-1A = 1.5423 ac.</div>
	<div>tm#67-1, 3 Lennon Ln R-1A = 1.0850 ac.</div>
	<div>Total 40 Danbury Rd Prcls = 10.84 +/- ac.</div>
<div>GROSS?</div>	

PARKING GARAGE 64 60 50 DANBURY RD

FOIL 03/04/2024

**FOIL: All Property Cards / Field Cards for
the Parking Garage at 64 60 50
Danbury Road, All Current & Historic
Property Cards, Field Cards, for the
Parking Garage at 64 60 50 Danbury Rd**

64 DANBURY RD

Property Location 64 DANBURY RD
Vision ID 100003

Account # 074373

Map ID 68/ / 33/ 64/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 2-7
Print Date 10/17/2023 12:24:26

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6161 WILTON, CT VISION								
WILTON 64 DANBURY ROAD OWNER C/O TACONIC CAPITAL ADVISORS L 280 PARK AVE 5TH FL NEW YORK NY 10017		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed									
			3 Public Sewer			COM CONDO	2-4	6,286,700	4,400,690									
SUPPLEMENTAL DATA						64 Danbury Road												
Alt Prcl ID 5973, 5971, 5648, 5346, 5343 Taxable/Ex 1: Fire Distric 1: Cencus Tr 454 Legal Note WLR 5593, 5592, Legal Note 5591, 5590 GIS ID 100003																		
Legal Note V1355P302 EASE Legal Note Legal Note Legal Note Call Back Assoc Pid#						Total				6,286,700	4,400,690							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
WILTON 64 DANBURY ROAD OWNER LLC		2505 0601	02-03-2020	U	I	0	Q	Year	Code	Assessed	Year	Code	Assessed					
WILTON DANBURY ROAD HOLDINGS LLC		2505 0103	01-16-2020	U	I	0	1L	2022	2-4	4,400,690	2021	2-4	4,400,690					
WILTON 64 LLC		1415 0327	08-23-2002	U	I	0	00				2020	2-4	4,400,690					
DIV FIFTY LLC C/O THE DAVIS COMP		1224 0080	05-26-2000	Q	I	26,500,000	00											
PERKIN ELMER CORP, TAX DEPT		0086 0478	08-01-1960	Q	I	0	00											
						Total				4,400,690	Total	4,400,690	Total	4,400,690				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
3 LENNON LANE IS SEPARATE PROPERTY, R-1A, OWNED BY DIFFERENT OWNERS, 3LL IS TAX MAP 67-1			Total	0.00														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch					Appraised Bldg. Value (Card)					6,286,700				
0001									Appraised Xf (B) Value (Bldg)					0				
									Appraised Ob (B) Value (Bldg)					0				
									Appraised Land Value (Bldg)					0				
									Special Land Value					0				
									Total Appraised Parcel Value					6,286,700				
									Valuation Method					C				
									Total Appraised Parcel Value					6,286,700				
NOTES								VISIT / CHANGE HISTORY										
8 HOLLY HOCK RD - DEMOLISHED 9/07 ELEV=3-STP, 2000#, 125FPM 3 Lennon Lane Demolished 2007 No Bldgs At 3LL Since 2007 ELECT #3 LENNON LA=BLDG#5 -IA, ECO=CI, SHRD DR OB#5=30X60 PADD LE-CT ??? EXT=MARKET/INCOME ADJ 7 OFFICE UNITS PER 2016 I & E								Date						Id	Type	Is	Cd	Purpose/Result
								03-19-2021						TH	03		54	Data Correction
								03-19-2021						TH	03		54	Data Correction
								01-25-2019						BL			44	Hearing No Change
								08-15-2017						SB			21	Field Review
								10-26-2012						BL			21	Field Review
								09-14-2007						JD			00	Measur+Listed
								03-03-2003						BK			43	Hearing Change
BUILDING PERMIT RECORD														LAND LINE VALUATION SECTION				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result				
19-18	02-04-2019	CM	Commercial	120,000		100		CHARLES TAYLOR	03-19-2021	TH	03		54	Data Correction				
18-493	10-25-2018		CHARLES TAY	60,000		100	12-18-2018	CO#18-493	03-19-2021	TH	03		54	Data Correction				
17-571	11-01-2017		CHARLES TAY	25,000		100	01-05-2018	CO ISSUED	01-25-2019	BL			44	Hearing No Change				
17-513	10-12-2017		ASML 2ND & 3	65,000		100	11-15-2017	CO#17-513	08-15-2017	SB			21	Field Review				
17-176	05-10-2017		ALT'S FOR 1 O	6,500		100	10-01-2017		10-26-2012	BL			21	Field Review				
16-30	02-09-2016		LAMORTE BUR	30,000		100	04-08-2016	CO#16-30	09-14-2007	JD			00	Measur+Listed				
021330	09-06-2013		SIGNAL ADMIN	15,000		100	09-30-2013	CO#11360	03-03-2003	BK			43	Hearing Change				
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	2-7C	Off. Condo	DE-5			0 SF	0.00	1.00000	5	1.00		1.000			0	0		
ACREAGE FOR 64 DANBURY RD = 4.XX ACRES																		
Total Card Land Units 0.00 AC Parcel Total Land Area: 0.00 Total Land Value 0																		

The floor plan shows two rectangular units. The top unit has a perimeter of 35 and 33, with interior dimensions 82 and 82. The bottom unit has a perimeter of 35 and 21, with interior dimensions 82 and 82. Various rooms are labeled with numbers and names like 'BAS FUS', 'BAS', 'CAN', and 'HALL'.

A photograph of a modern, multi-story office building with large windows, situated behind a green lawn and a paved road. The building is light-colored and has a flat roof. The windows are arranged in a grid pattern. In the foreground, there is a paved road with white dashed lines and a green lawn. A black lamppost is visible on the lawn. The sky is overcast.

60 DANBURY RD

Property Location 60 DANBURY RD
Vision ID 100004

Account # 074372

Map ID 68 / 33/ 60/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 2-7C
Print Date 10/17/2023 12:24:53

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6161 WILTON, CT VISION			
WILTON MEDICAL REALTY LLC CONSTITUTION SURGERY ALLIANC 100 AVON MEADOW LN AVON CT 06001		1 Level		2 Public Water		1 Paved				Description	Code	Appraised	Assessed				
				3 Public Sewer						COM CONDO	2-4	13,058,500	9,140,950				
SUPPLEMENTAL DATA										60 Danbury Road							
Alt Prcl ID 5973,5971,5648,5343,5342, Legal Note V1355P302 EASE Taxable/Ex 1: Legal Note Fire Distric 1: Legal Note BAA-02-D#451 Cencus Tr 454 Legal Note Legal Note WLR 5593,5592, Call Back Legal Note 5591,5590 GIS ID 100004 Assoc Pid#																	
Total																13,058,500	9,140,950
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WILTON MEDICAL REALTY LLC		2517	0836	10-07-2020		Q	I	17,100,000		00	Year	Code	Assessed	Year	Code	Assessed	
WILTON 40/60 LLC		2042	0210	03-20-2009		U	I	0		Q	2022	2-4	9,140,950	2021	2-4	9,140,950	
DIV FIFTY LLC		1415	0001	08-22-2002		U	V	0		00				2020	2-4	9,140,950	
DIV FIFTY LLC C/O THE DAVIS COMP		1224	0080	05-26-2000		Q	I	26,500,000		00							
PERKIN ELMER CORP,TAX DEPT		0086	0478	08-01-1960		Q	I	0		00							
											Total	9,140,950	Total	9,140,950	Total	9,140,950	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int							
		Total		0.00													
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001																	
NOTES																	
OFFICE CONDO																	
3 UNITS PER 2016 I & E-SUN PRODUCTS CORP																	
ACREAGE FOR 60 & 50 DANBURY RD = 17.XX ACRES										ACREAGE FOR 60 DANBURY RD = XX.XX ACRES							
										Total Appraised Parcel Value 13,058,500							
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
21-993	02-24-2022	BP	Building Permit	2,800,000		100	02-24-2022	TENANT FIT OUT RADIOLOG		03-19-2021	TH	03		54	Data Correction		
21-802	10-12-2021	MEPS	MEPS Permit	74,000		0	02-15-2022	3 GROUND MOUNTED SIGN		08-15-2017	SB			21	Field Review		
21-312	06-22-2021	BP	Building Permit	1,400,000		0		TENANT FITOUT		10-26-2012	BL			21	Field Review		
20-381	10-13-2020	BP	Building Permit	3,000,000		0	02-11-2022	PARKING GARAGE EXPANSI		09-14-2007	JD			99	Vacant		
20-150017	08-27-2020	DE	Demolish			0		INTERIOR DEMOLITION		03-03-2003	BK			43	Hearing Change		
MINOR	06-21-2011		WORK STATIO			100	08-17-2011	CO#10551		10-01-2002	DL			00	Measur+Listed		
020516	08-31-2010		SUN PRODUC	1,858,352		100	01-24-2011	CO#10225									
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	2-7C	Off. Condo	DE-5			0 SF	0.00	1.00000	5	1.00		1.000			0	0	
Total Card Land Units 0.00 AC Parcel Total Land Area: 0.00 Total Land Value 0																	



50 DANBURY RD

State Use 2-7
Print Date 10/17/2023 12:25:16

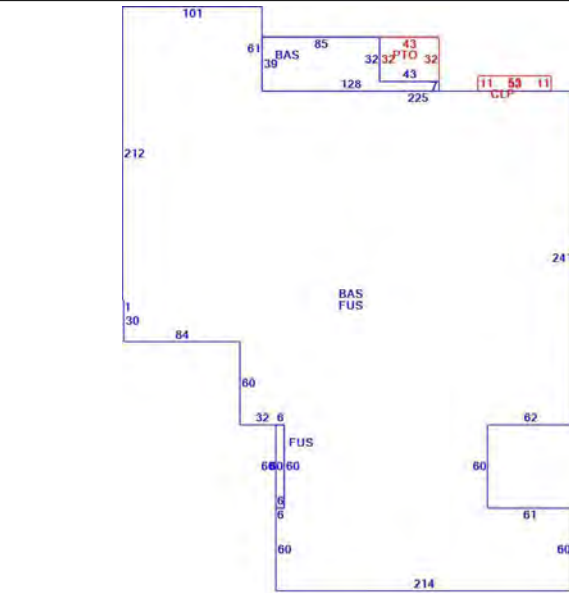
1	2-7C	Off. Condo	DE-5
---	------	------------	------

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	47	Class A Bldg Condo									
Model	94	Commercial									
Grade	07	Excellent +10									
Occupancy	8.00										
Exterior Wall 1	19	Brick Veneer									
Exterior Wall 2											
RooF Structure	01	Flat									
RooF Cover	04	Tar/Gravl/Rubr									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2											
Heating Fuel	02	Oil									
Heating Type	09	Hydro Air									
AC Type	03	Central									
Bldg Use	2-7C	Off. Condo									
Fireplace											
Elevator	3										
Cath Ceil											
Sauna											
Heat/AC	01	Heat A/C Pkg									
Frame Type	05	Steel									
Baths/Plumbing	02	Average									
Ceiling/Wall	05	Sus Ceil and W									
Rooms/Prtns	02	Average									
Wall Height	12.00										
% Comn Wall											
1st Floor Use:	2-7C										

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	Sprinklers Wet	B	207,85	1.50	1986		50		0.00	155,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	104,873	104,873		0		
CLP	Loading Platform	0	583		0		
FUS	Upper Story, Finished	101,617	101,617		0		
PTO	Patio	0	1,376		0		
Ttl Gross Liv / Lease Area		206,490	208,449				

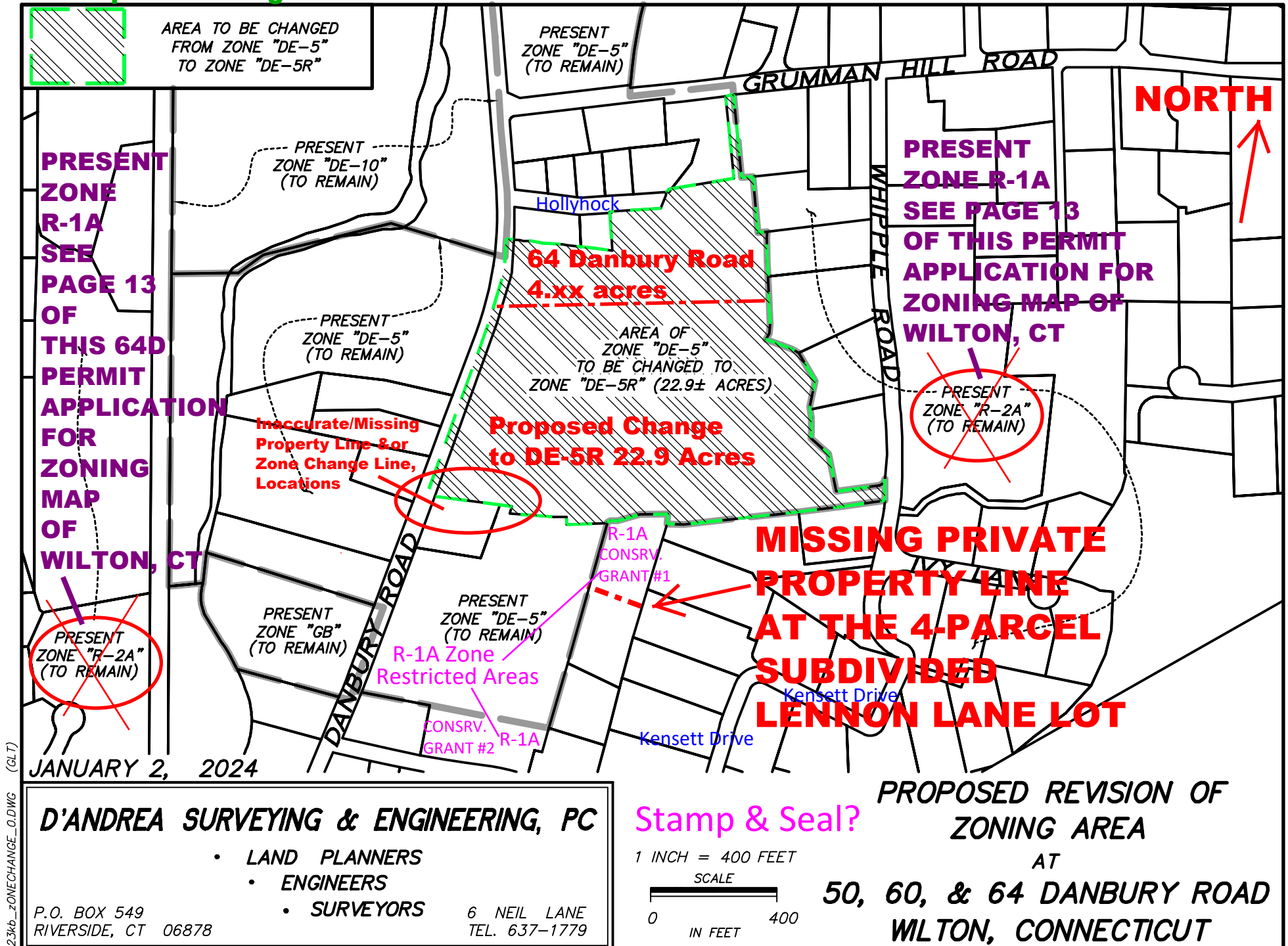
2-LEVEL BUILDING = CORRECT (?)

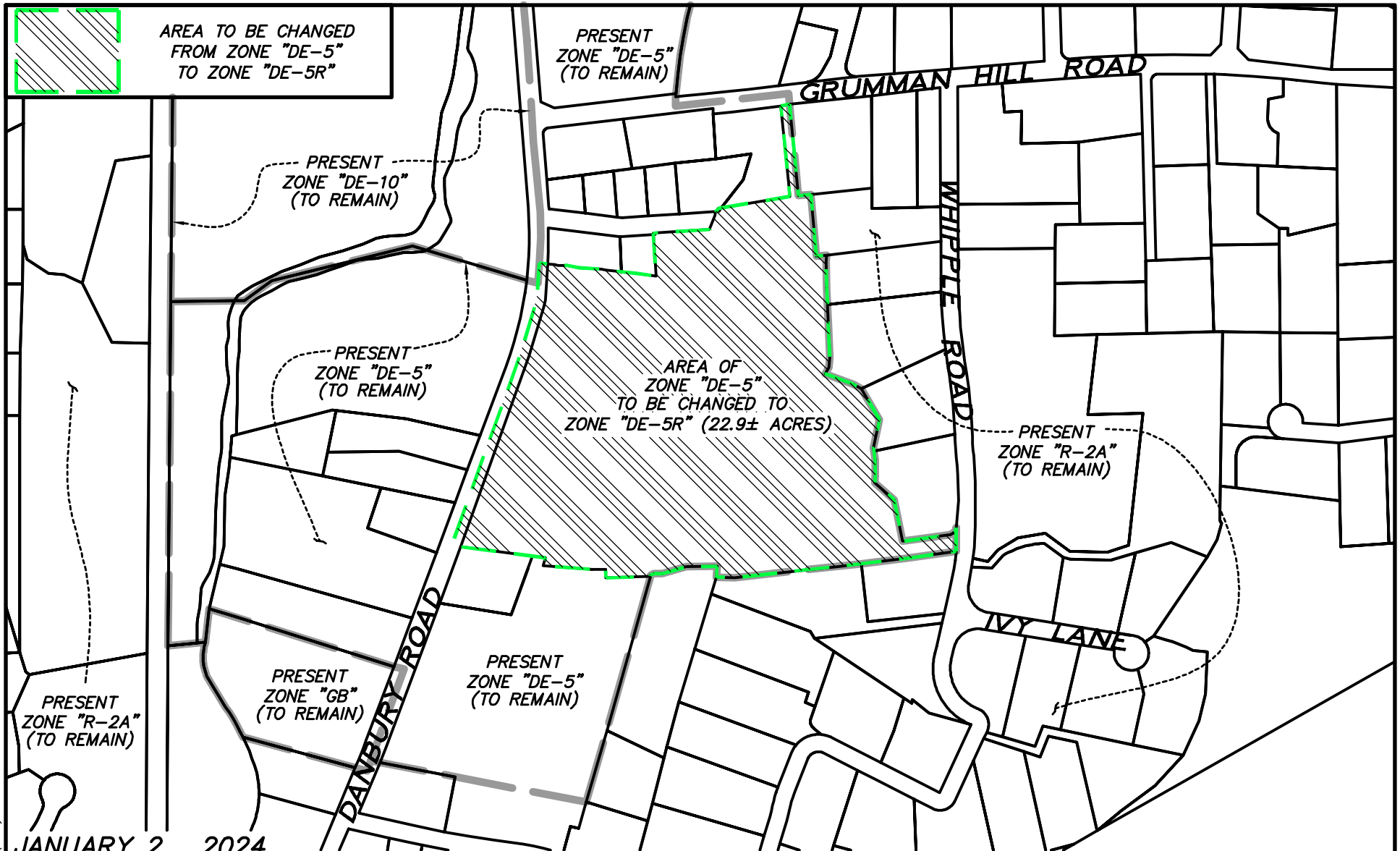


50 Danbury Road



Proposed Change Area





D'ANDREA SURVEYING & ENGINEERING, PC

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549
RIVERSIDE, CT 06878

6 NEIL LANE
TEL. 637-1779

1 INCH = 400 FEET

SCALE



PROPOSED REVISION OF ZONING AREA

AT

**50, 60, & 64 DANBURY ROAD
WILTON, CONNECTICUT**

02/22/2024

Re: 64 Danbury Road, Application Remarks

From: MLCS 02/22/24 Progress Print Set

Disclaimer:

This PDF Set is for Questions & Clearing up Confusions, Only.

This PDF Set is Not for the Public Hearing.

This PDF Set is for me to clear up misunderstandings, solve, and relay some information to the Wilton Staff Members that may not be aware of the South Wilton Property Layout in South Wilton:

- at and around the WCP, 64, 60, 50 "Office Park" 22.27 acres
- at & around the WCP, 40 Danbury Road "40D" ~10.5 acres
- at & around the 4-Parcel Subdivided Lennon Lane Lot
- Conservation Grant Restricted Areas
- I hold no licenses in the Architectural, Engineering, Surveying.. fields

Will Revise & Follow-up after receiving replies/answers from Wilton Staff &/or Others clearing up some confusions, will follow-up with an Updated Set in connection with the 64 Danbury Road Application. Thank you.



This PDF Set is in connection with the Application Documents for 64 Danbury Road.

Original Application Set can be found at the Town of Wilton, CT Website.

****For Questions Only, Not For Public Viewing - For Aid in Understanding Only. mlcs 02/22/24**

https://www.wiltonct.org/sites/g/files/vyhlf10026/f/uploads/application_docs_126.pdf

GENERAL NOTES

1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1822 (NAD 27)

2. WETLANDS WERE DEMONSTRATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST ON FEBRUARY 23 AND 24, MARCH 9, AND APRIL 10, 2017.

3. THE SUBJECT PARCEL LIES PROBABLY IN FLOOD ZONE "X" WITH PORTIONS FALLING IN FLOOD ZONE "A". FLOOD ZONE LIMITS IDENTIFIED HEREON WAS TRANSMISSION FROM FIRM MAP NUMBER 0900103391 DATED JUNE 16, 2016 AND PUBLISHED BY FEMA.

MAP REFERENCES

1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED DECEMBER 8, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5328 IN THE WILTON LAND RECORDS.

2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FIFTYFIVE BY THE STATE OF CONNECTICUT, DATED DECEMBER 9, 2001 AND NUMBERED 5328 IN THE WILTON LAND RECORDS.

3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED AUGUST 19, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.

4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 8, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.

5. "ZONING LOCATION SURVEY IDENTIFYING REVISION OF PROPERTY LINES ON PROPERTY AT 10, 40 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED APRIL 16, 2007, PREPARED BY RODOC V. D'ANDREA, INC. DATED MAY 10, 2007 AND NUMBERED 5581 IN THE WILTON LAND RECORDS.

6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT DATED JANUARY 16, 2008, PREPARED BY RODOC V. D'ANDREA, INC.

7. "EASEMENT MAP SHOWING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60 LLC, 50-64 DANBURY ROAD WILTON, CONNECTICUT, DATED JUNE 2, 2008 AND PREPARED BY RODOC V. D'ANDREA, INC. NUMBERED 5588 IN THE WILTON LAND RECORDS.

8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC, DATED JANUARY 28, 2008, PREPARED BY RODOC V. D'ANDREA, INC. NUMBERED 5548 IN THE WILTON LAND RECORDS.

9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC, DATED JULY 11, 2017, AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC. DATED JUNE 17, 2020 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

SYMBOL LEGEND

SMH STORM DRAIN MANHOLE

SMH SANITARY SEWER MANHOLE

EMH ELECTRICAL MANHOLE

TMH TELEPHONE MANHOLE

WMH WATER MANHOLE

HYDRANT/STANDPIPE

SIGNS

LIGHTS

GAS GATE

WATER GATE

CLEAN-OUT

UTILITY POLE

CATCH BASINS

STONE WALL

FENCE (TYPE AS NOTED)

PEDESTRIAN SIGNAL REQUEST

STEEL POST / BOLLARD

TRAFFIC LIGHT

SOIL MONITOR WELL

TRAFFIC POLE

WETLAND FLAG 2017

FLAGGED WETLANDS 2017

SPECIAL NOTES

A. PURSUANT TO SECTION 8-3(1) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS SPECIAL PERMIT SHALL BE COMPLETED WITHIN FIVE YEARS AFTER THE APPROVAL OF THE PLAN. SAID FIVE-YEAR PERIOD SHALL EXPIRE ON JUNE 12, 2025.

B. FOR CONDITIONS OF APPROVAL FOR SPECIAL PERMIT #467, SEE RESOLUTION #0620 - 467SP.

AS-BUILT BUILDING COVERAGE

#50 BUILDING	109,692 S. F.
#50 GENERATOR	290 S. F.
#50 BRIDGE	804 S. F.
#60 BUILDING	25,100 S. F.
#60 BRIDGE	761 S. F.
#64 BUILDING	15,311 S. F.
PARKING GARAGE	57,228 S. F.
TENNIS COURT	2,786/2=1,393 S. F.
SHEDS	185 S. F.

TOTAL 210,764 S. F.

PERCENT COVERAGE - 210,764/970,081=21.73%

AS-BUILT SITE COVERAGE

PARKING, WALKS, DRIVES	= 239,199 S. F.
BUILDINGS	= 210,764 S. F.

TOTAL = 449,963 S. F.

PERCENT COVERAGE - 449,963/970,081=46.38%

REFER TO MAP REFERENCE No. 10 FOR UNIT BOUNDARIES, CONDOMINIUM AND DEVELOPMENT DESCRIPTIONS.

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 22.2700 ACRES (970,081 S.F.)

LAND LIES IN "DE-5" ZONE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

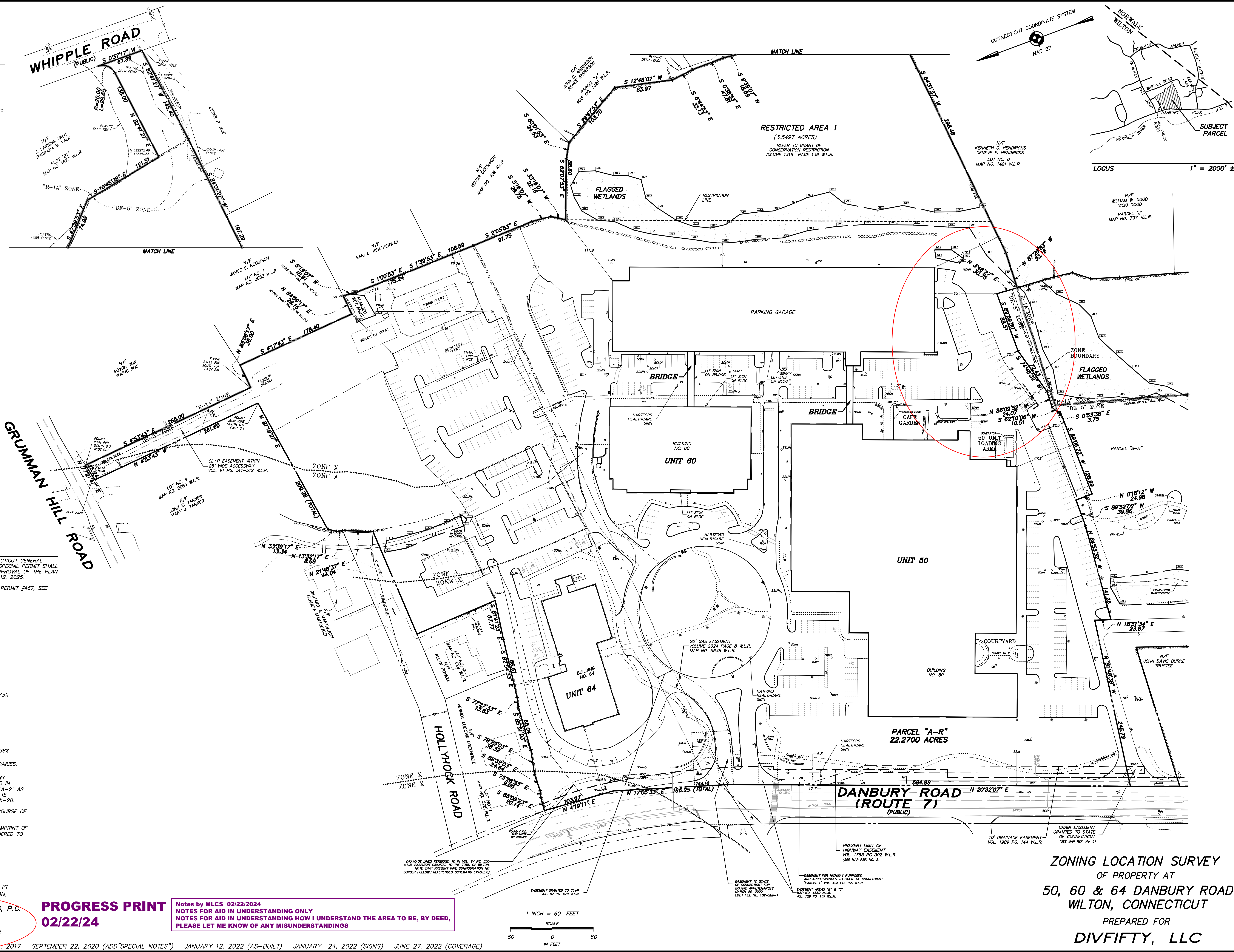
D'ANDREA SURVEYING & ENGINEERING, P.C.

ROBERT L. LIDDEL JR., CT LS No. 15775
RIVERSIDE, CONNECTICUT JULY 11, 2017

PROGRESS PRINT
02/22/24

Notes by MLCS 02/22/2024

NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED,
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS



PROGRESS PRINT
02/22/24

Notes by MLCS 02/22/2024
NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED,
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS

Tighe&Bond

1000 Bridgeport Avenue
Suite 320
Shelton, CT 06484
(203) 712-1100



TOWN
SUBMISSION

64 Danbury
Road

Fuller
Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-100-OVRL.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

OVERALL
SITE PLAN

SCALE: 1" = 60'

C-100

NOTE

THE SUBJECT PARCEL LIES WITHIN ZONE DESIGNATIONS ZONE "X"
(0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" (OUTSIDE
0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD ZONE LIMITS
DEPICTED HEREON WERE TRANSCRIBED FROM FIRM MAP NUMBER
09001C0391F DATED JUNE 18, 2010 PUBLISHED BY FEMA.

Last Saved: 12/27/2023
Printed On: Dec 29, 2023 8:00am By: E Lindquist
Tighe & Bond: F:\F0173 Fuller\001 64 Danbury Rd\Drawings_Figures\AutoCAD\Sheet\F0173-001-C-100-OVRL.dwg

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

notes by MLCS for questions, clearing up confusion

For Office Use Only:

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

Co-Applicant Fuller Development, LLC

APPLICANT INFORMATION:

Address 1 North Water St, Norwalk, CT 06854

Agent (if applicable) Carmody Torrance Sandak & Hennessey

Owner/Applicant Wilton 64 - Danbury Road Owner, LLC

Address c/o Lisa Feinberg, 1055 Washington Boulevard

Address 280 Park Ave, 5th Fl., NY, NY 10017

Stamford, CT 06901

Applicant Telephone 203-957-3800

Telephone 203-252-2677

Applicant Email sbfuller@fullerdevelopmentllc.com

Email lfeinberg@carmodylaw.com

PROJECT INFORMATION:

Wilton Corporate Park = 33.0 ac+-

64+60+50 = "Office Park" = 22.27 ac

Property Address 64 Danbury Road

Site Acreage 4.8± ac (22.27± Corporate Park)

Acres of altered Wetlands On-Site 0 ac

Cu. Yds. of Material Excavated 14,500± CY

Linear Feet of Watercourse 130± ft.

Cu. Yds. of Material to be Deposited 4,400± CY

Linear Feet of Open Water n/a

Acres of altered upland buffer 1.3± ac

Sq. Ft. of proposed and/or altered impervious coverage 126,393± sf

Sq. Ft. of disturbed land in regulated area 54,647± sf

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* ☐

* 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.



Lisa L. Feinberg
 Partner
 Phone: 203.252.2677
 Fax: 203.325.8608
 LFeinberg@carmodylaw.com

1055 Washington Blvd.
 4th Floor
 Stamford, CT 06901

January 2, 2024

VIA E-MAIL & HAND DELIVERY

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

notes by MLCS for questions, clearing up confusion

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:

Our firm represents the Owner and Contract Purchaser (collectively the “Applicants”) of the property located at 64 Danbury Road, Wilton Connecticut (the “Subject Property”). The Subject Property is located within the Wilton Corporate Park, which includes 50, 60, and 64 Danbury Road (the “Office Park”). The Park is approximately 22.27± acres and is located on the eastern side of Danbury Road, in southern Wilton. It is designated as Unit 64 of Tax Lot 33 on Map 68 in a DE-5 Design Enterprise District. The Subject Property is currently improved with an office building, surface parking areas, landscaping and other associated improvements.

The Applicants propose removing the improvements on the Subject Property and replacing them with eight (8) new multifamily residential buildings and associated parking, an amenity building, a pool, and landscaping, including enhancement of the vegetative buffers adjacent to the pocket wetlands and Copts Brook on the Subject Property (the “Natural Features”), among other site improvements. In connection with the proposal, no development will occur in or directly adjacent to the Natural Features. However, because the project will involve the disturbance of land and location of structures within the upland review area of said Natural Features, the Applicants are requesting approval from the Inland Wetlands Commission related to a Regulated Activity. Applications in support of the proposed redevelopment will also be filed with the Planning and Zoning Commission under separate cover.

The "Office Park" = 64 + 60 + 50 = 22.27 AC. +/-

Wilton Corporate Park "WCP" = 64 + 60 + 50 + 40 = 33.0 AC. +/-

64 Danbury Road "64D" = 4.8 ac.

In furtherance of the proposed application, please find enclosed the following revised materials:

- Letters of Authority from the Owner, Contract Purchaser, and Office Park;
- Check in the amount of \$1,260, representing the fees associated with the application for a Significant Regulated Activity and the State Permit;¹
- Check in the amount of \$36.12, representing the fees associated with mailing the required notices to adjacent property owners;
- Copy of an Application for a Significant Regulated Activity, including:
 - Schedule A – Project Narrative
 - 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 copy of a survey depicting the Office Park, prepared by D’Andrea Surveying & Engineering, P.C., dated September 12, 2023, entitled, “Topographic Survey of Property at 50, 60 & 64 Danbury Road, Wilton, Connecticut,” prepared for DIVFIFTY, LLC”;
- Full-size copy 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)”;

¹ Delivered separately.

- “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 copy 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 copy of Landscape Plans, prepared by ELS, dated January 2, 2024, titled:
 - “Landscape and Lights Plan (LP-1)”;
 - “Details and Notes (LP-2)”;
- Copy of an Engineering Report by Tighe & Bond, dated December 2023, titled,
“Engineering Report, prepared for: Town of Wilton, Planning and Zoning Commission”;

- Copy of the 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”;
- Copy of a 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”; **NOT FOR 64 DANBURY ROAD**
- List of Project Professionals, with CVs attached; and
- List of Adjacent Property Owners.

Please let me know if you have any questions or require additional materials. We look forward to presenting the proposal before the Inland Wetlands Commission. Thank you for your time and attention regarding this matter.

Sincerely,



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

Who is the Licensed Professional Soils Scientist for 64 Danbury Road, currently, for the Zone Change Proposed Request, and the Multi-family Unit Project?

Current Existin Survey with Topo/Zoning Map with Topo, stamped & sealed, showing, Soils Map, Soils Delineation, Wetlands Map, Wetlands Flagging, Wetland Setbacks, Wetland Locations, Copt's Brook Accurate Location, Conservation Grant Restricted Area Location, Brook #2 Location..

notes by MLCS for questions, clearing up confusion

Project Narrative

I. Existing Conditions

Wilton – 64 Danbury Road Owner LLC and Fuller Development, LLC (collectively, the “**Applicants**”)¹ seek review from the Wilton Inland Wetlands Commission (the “**Commission**”) in connection with the redevelopment of property located at 64 Danbury Road in Wilton (the “**Subject Property**”). The Subject Property is a unit within the Wilton Corporate Park Common Interest Community (the “**Office Park**”), which consists of 50, 60, and 64 Danbury Road. The Office Park has an area of approximately 22.27± acres, while the Subject Property consists of approximately 4.8± acres.

At present, the Subject Property is improved with a large office building, surface parking, and associated landscaping. The remainder of the Office Park is improved with office buildings, multiple surface parking areas, a parking garage, a volleyball court, a tennis court, and landscaping. The topography of the site slopes primarily from east to west towards Copts Brook and Danbury Road/Route 7. There are a series of catch basins and inlet structures on the Office Park site today, which capture runoff and discharge to a 54” Reinforced Concrete Pipe (RCP) along the northern end of the site. The front yard of the Subject Property partially lies within the 500-year flood plain for the Norwalk River, while a small part of the middle of the Subject Property lies within the 100-year floodplain for Copts Brook. The Office Park, including the Subject Property, is depicted in the aerial photograph² below:



¹ Wilton 64 – Danbury Road Owner, LLC is the owner of the Subject Property, and Fuller Development, LLC is under contract to purchase the Subject Property.

² Aerial Photograph obtained from Google.

II. Proposal

The enclosed application is submitted in furtherance of the proposed redevelopment of the Subject Property and, if approved, will allow the Applicants to replace the existing vacant office building and large surface parking lot with eight (8) multifamily residential structures, a clubhouse and related landscaping and site improvements as depicted below:



Existing Subject Property



Proposed Plan

notes by MLCS for questions, clearing up confusion

As seen in the plans above, the new residential buildings will be constructed primarily over the existing parking areas and office building footprint. While the two (2) buildings in the northeastern corner of the Subject Property (Buildings 7 & 8) partially extend within the undeveloped portion of the site, there will only be a modest increase in overall impervious surface (roughly 4.5% of the 22.27-acre property). Moreover, the existing stormwater treatment system will be expanded and upgraded to accommodate the proposed development which will improve water quality for this portion of the property overall. There will be some disturbance within the upland review areas, but there will be no work within the Copt's Brook watercourse or the wetlands on the property. Landscaping, including the existing wooded buffer in the northeastern portion of the site, will be enhanced and nonnative invasive species will be removed.

How much increase in pervious coverage, in %age,
at the "Subject Property" 4.8 acres?

Where is Copt's Brook on the Existing & Proposed Subject Property?
Why is it not depicted in a Blue color?

III. Compliance with Standards & Criteria For Decision

The proposal is compliant with the standards of Section 10.3 of the Inland Wetlands and Watercourses Regulations for the Town of Wilton (the “**Regulations**”) as follows:

In carrying out the purposes and policies of sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Commission shall consider all relevant facts and circumstances in making its decision on any application for a permit, including but not limited to the following:

- a) *Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.*

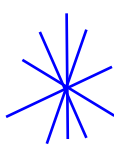
The site construction will occur mainly within developed portions of the Subject Property, and any proposed Regulated Activity is limited to the Upland Review Areas. The proposal does not include any disturbance of the watercourse, Copt’s Brook, or wetlands onsite. The existing woody buffer along Copt’s Brook will be enhanced by removing the nonnative invasive Norway Maples and Euonymus and substantially replanted with native species. Similarly, the buffer around the pocket wetland in the northeast corner of the Subject Property will also be improved by the removal of invasive Japanese Knotweed and densely replanted. Notably, today, the area directly west of Copt’s Brook is improved with a surface parking lot, and the pocket wetland is directly adjacent to the volleyball court and tennis court. All new improvements are setback from the watercourse and wetlands, and the proposed Best Management Practices (BMPs) will ensure these Regulated Areas are properly protected during and after construction. Therefore, no adverse impacts to the wetlands or watercourse on or off the site are anticipated. In fact, the Applicants submit that the removal of invasive species and improved stormwater treatment measures will have a net positive impact on the Subject Property.

- b) *The applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands and watercourses. This consideration should include, but is not limited to, the alternative of requiring actions of a different nature which would provide similar benefits with different environmental impacts, such as using a different location for the activity.*

Pursuant to the Connecticut General Statutes, a “feasible” and “prudent” alternative includes one able to be “constructed or implemented consistent with sound engineering principles” which is “economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided cost may be considered in deciding what is prudent and

further provided a mere showing of expense will not necessarily mean an alternative is imprudent.”³

Concepts for the redevelopment of the Subject Property were developed as early as 2021 with multiple different options considered over the course of the last two (2) years. The Applicants have also spent a considerable amount of time reviewing plans with the Architectural Review Board (ARB) and Planning & Zoning Commission (P&Z) during the pre-application process. After considering these different options and the feedback obtained, the Applicants are confident that the current proposal is the most feasible and prudent alternative for the Subject Property.



There were several competing priorities to consider when designing the redevelopment of the Subject Property including but not limited to maintaining open space along Danbury Road, maintaining setbacks from Copt’s Brook and producing an economically viable and contextually appropriate project. As shown in the submitted alternatives, other development scenarios would have produced a denser development with less green space and buildings in closer proximity to Copt’s Brook.⁴ The current proposal, which maintains a buffer from Danbury Road and is also setback from Copt’s Brook and the pocket wetland, was also considered superior by the design team, staff and the reviewing boards during the pre-application process.

Every development project is a balancing act and the Applicants have submitted a plan that they believe strikes the right balance between several competing and worthy priorities. In addition to increasing green space and setbacks from Copt’s Brook and the pocket wetland, the current proposal also incorporates:

- Catch Basins and yard drains fitted with 24” sumps to collect sediment and prevent discharge of oil and other pollutants into the storm drainage system;
- Hydrodynamic Separators to prevent the transport of oils and sediment further downstream, including Contech CDS units sized in accordance with the 2004 CTDEEP Stormwater Quality Manual;
- Underground infiltration as a primary treatment practice to reduce peak flow rates and promote groundwater recharge; and
- Level Spreaders as a secondary treatment practice to reduce stormwater discharge velocities to non-erosive levels.

Importantly, the proposal will also forward several important social benefits for the Town of Wilton (the “**Town**”) related to housing. As noted in the 2019 Plan of Conservation and Development (the “**POCD**”), the Town’s housing stock is mainly limited to detached single-family homes with few options for younger working-age people and empty-nesters or retirees.⁵

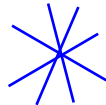
³ Conn. Gen. Stat. Sec. 22a-38(17) – Conn. Gen. Stat. Sec. 22a-38(18).

⁴ Arguably, another potential alternative would have been to convert the existing structure to residential units. However, because of the limitations created by the existing floor plans of the office building, this alternative was neither feasible nor prudent.

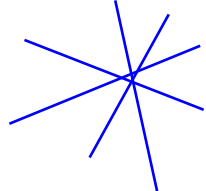
⁵ POCD, pg. 8.

The prior trends of high housing costs and low housing supply were only exacerbated by the COVID-19 Pandemic. Yet, “the community has increasingly expressed interest in increasing housing type variety and price points in design and location appropriate ways” to increase the Town’s overall housing stock and to attract and meet “the needs of occupants at different life and employment stages.”⁶

The Applicants submit that the proposal would respond to these challenges and help further the Town’s housing goals, including improved affordability with 10% of the units proposed available at prices affordable to families earning less than 80% of Area Median Income. With limited sites that are appropriate for multifamily residential development, the redevelopment of the Subject Property for this purpose is necessary to achieve the Town’s housing and economic development goals. In addition to increasing housing diversity, the proposal will also remove a vacant office building. This will not only provide an infusion of new tax dollars from the apartments, but it will also reduce the Town’s incredibly high office vacancy rate. For these reasons, the proposal is responsive to these trends and the vision identified in the POCD.

- 
- c) *The relationship between the short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses.*

No adverse impacts on the wetlands or watercourses are anticipated in the short-term or long-term. To mitigate any potential short-term impacts associated with site disturbance and construction, sediment and erosion controls will be implemented in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Water Conservation. Additional guidelines have also been followed that are available from the Connecticut Department of Environmental Protection. The proposed stormwater management measures previously discussed will address stormwater quality on a long-term basis.

- 
- d) *Irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including consideration of the extent to which the proposed regulated activity would foreclose a future ability to protect, enhance or restore such resources. This requires recognition that the inland wetlands and watercourses of the State of Connecticut are an indispensable, irreplaceable and fragile natural resource, and that these areas may be irreversibly destroyed by deposition, filling, and removal of material, by the diversion, obstruction or change of water flow including low flows, and by the erection of structures and other uses.*

⁶ Id.

The primary function of the wetlands on the Subject Property is groundwater recharge. Other wetland values are either diminished or not present on this developed commercial site. However, no deposition, filling, removal of material, diversion, obstruction or change of water flow is proposed with regard to the onsite wetlands or watercourse. The proposal will not result in the irreversible or irretrievable loss of wetland or watercourse resources. Rather, the proposal will enhance these areas by removing invasive species and improving water quality on the Subject Property.

- e) *The character and degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property, which would be caused or threatened by the proposed regulated activity, or the creation of conditions which may do so. This includes recognition of potential damage from erosion, turbidity, or siltation, loss of fish and wildlife and their habitat, loss of unique habitat having demonstrable natural, scientific or educational value, loss or diminution of beneficial aquatic organisms and wetland plants, the dangers of flooding and pollution, and the destruction of the economic, aesthetic, recreational and other public and private uses and values of wetlands and watercourses to the community.*

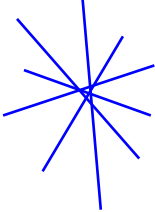
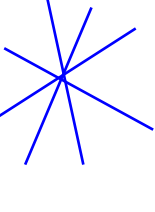


The proposal will not injure or interfere with the safety, health or reasonable use of the Subject Property or abutting/downstream properties. Replacing an underutilized office building with much-needed housing will have a positive economic impact for the Town as a whole. Moreover, building this housing within the Office Park allows the Town to better protect other areas where the preservation of open space is important. [40D Copt's Brook looks polluted](#)

The enhanced stormwater management system will protect the wetlands and watercourse on and adjacent to the Subject Property post-construction, and the proposed sediment and erosion controls will do so while construction is underway. Wildlife usage of the Subject Property is limited, and there is no reason to believe the change of use will impact the wildlife that does exist. Moreover, there have been no identified species of special concern, threatened species or engendered species observed on the site.

- f) *The environmental impact of the proposed regulated activity on the inland wetland or watercourse including the effects on the inland wetland's and watercourse's capacity to support desirable biological life, to prevent flooding, to supply and protect surface and ground waters, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety. Measures which would mitigate the impact of any aspect of the proposed regulated activity. Mitigation measures which may be considered as a condition of issuing a permit for such activity include but are not limited to, measures to (a) prevent or minimize pollution or other environmental damage, (b) maintain*

or enhance existing environmental quality, or (c) in the following order of priority: 1. restore, 2. enhance, and 3. create productive wetland or watercourse resources. Appropriate mitigation measures are those which could be feasibly carried out by the applicant and would protect the wetland's or watercourse's natural capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and ground waters, including public water supplies to control sedimentation, to prevent erosion, to assimilate wastes, to facilitate drainage, to control pollution, to support recreational activities and open space, and to promote public health and safety.

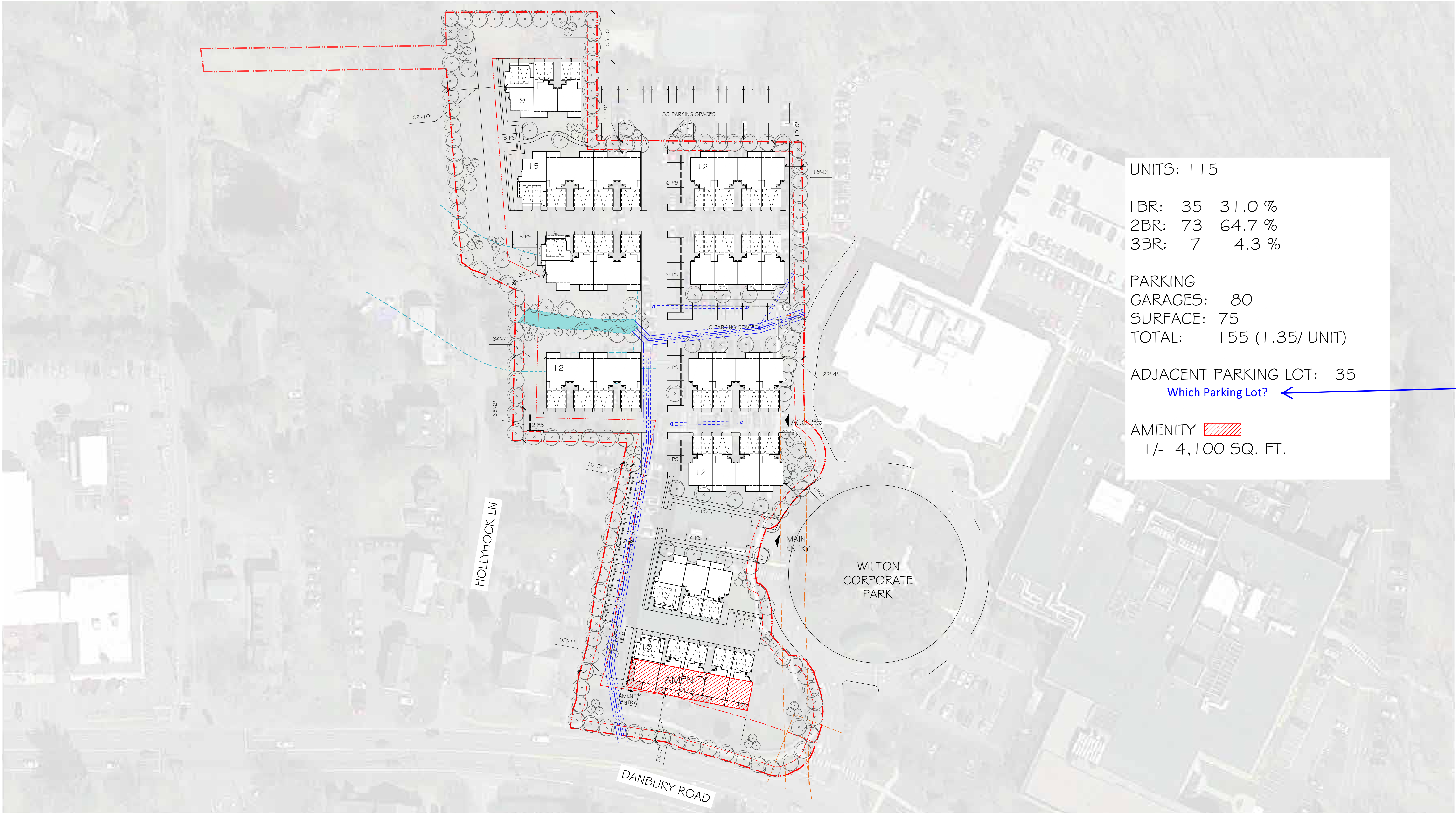
While no adverse impacts to the wetlands or watercourse onsite are anticipated, the project has still incorporated several layers of mitigation measures and BMPs to further guard against potential impacts. The proposed mitigation measures include the following:

- 
- 
- 
- 
1. Potential impacts from vegetation removal and earthwork adjacent to the wetland resources will be minimized by the following enhancements:
 - a. Maintaining a 50' wooded buffer to Copt's Brook along its eastern bank;
 - b. Maintaining and enhancing the existing 20' wide vegetative buffer along the western bank of Copt's Brook;
 - c. Replanting native trees, shrubs, and perennials to restore lost vegetation and reduce nonnative invasive plants and expand native plants in the buffers;
 - d. Planting a mix of trees throughout the site to reduce thermal pollution; and
 - e. Implementing and maintaining proper sedimentation and erosion controls and construction sequence throughout the construction period.
 2. Potential impacts from new impervious areas of building and pavements will be minimized by the enhanced and modernized stormwater management system with expanded water quality treatment.

IV. Feasible & Prudent Alternative Analysis

As stated in the Applicants' response to Section 10.3(b) above, the current proposal is the feasible and prudent alternative for the site. The current proposal has been thoughtfully designed to mitigate against any unintended consequences to the wetlands or watercourse while still responding to the Town's well-documented need to increase housing diversity for its current and future residents.

notes by MLCS for questions, clearing up confusion



*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

notes by MLCS for questions, clearing up confusion

SITE PLAN - 64 DANBURY ROAD

SITE ANALYSIS

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1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1927 (NAD 27)
2. WETLANDS WERE DELINEATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST IN FEBRUARY AND MARCH, 2017.

1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTIES IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC.," DATED DECEMBER 6, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5278 IN THE WILTON LAND RECORDS

2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FILLICBY BY THE STATE OF CONNECTICUT, DATED JANUARY 6, 2001 AND NUMBERED 5326 IN THE WILTON LAND RECORDS.

3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FILLICBY, LLC," DATED AUGUST 19, 2002 AND NUMBERED 5343 IN THE WILTON LAND RECORDS.

4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC.," DATED AUGUST 8, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.

5. "ZONING LOCATION SURVEY DEPICTING REVISION OF PROPERTY LINES ON PROPERTY LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DMP 40/60 DEVELOPER LLC," DATED APRIL 16, 2007, PREPARED BY ROCOCO V. D'ANDREA, INC. AND REVISED MAY 10, 2007 AND NUMBERED 5591 IN THE WILTON LAND RECORDS.

6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT," DATED JANUARY 18, 2008, PREPARED BY ROCOCO V. D'ANDREA, INC. AND NUMBERED 5638 IN THE WILTON LAND RECORDS.

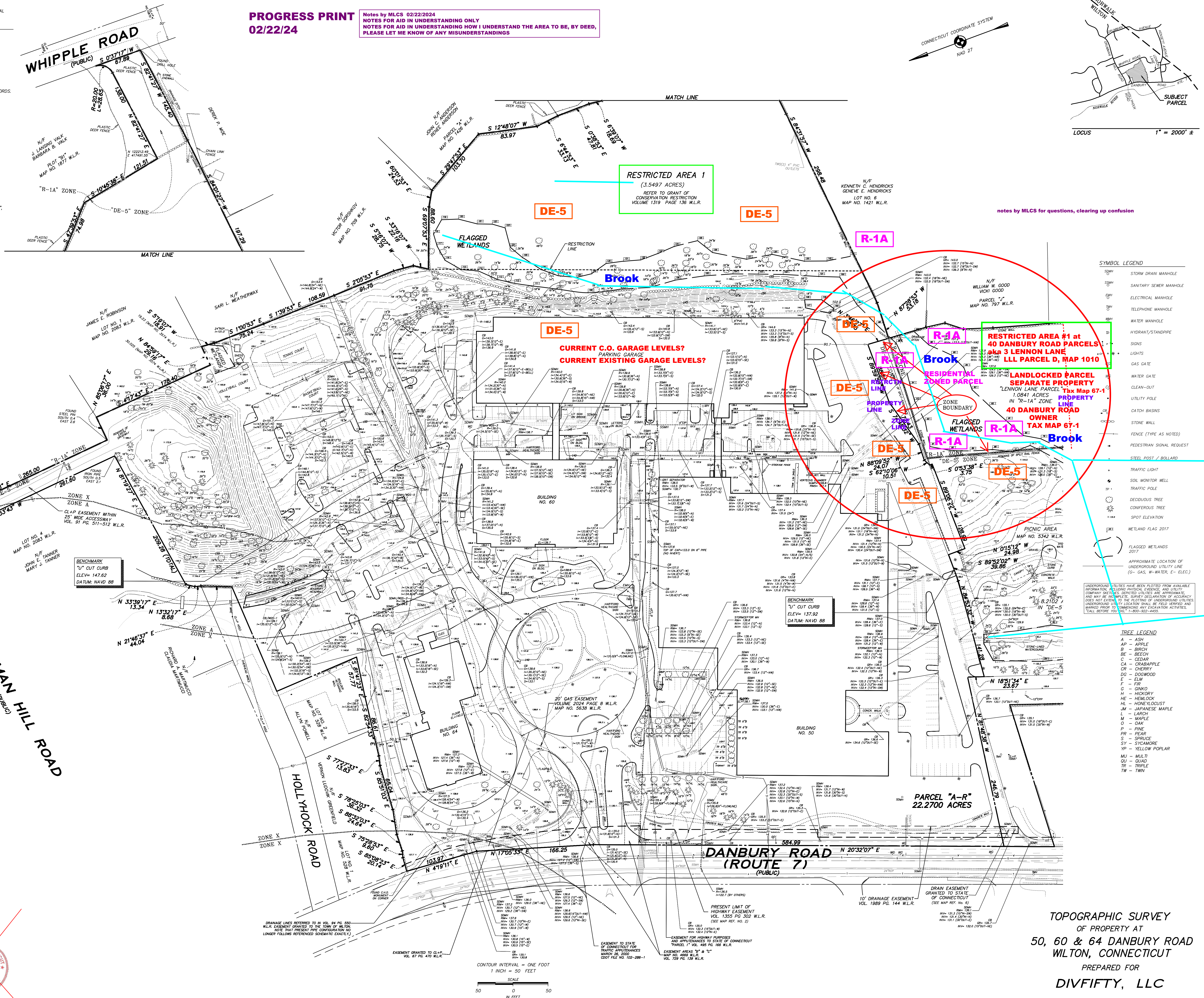
7. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60, LLC 50-60 DANBURY ROAD, WILTON, CONNECTICUT PREPARED BY ROCOCO V. D'ANDREA, INC. AND NUMBERED 5638 IN THE WILTON LAND RECORDS.

8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DMP 40/60, LLC," DATED JANUARY 28, 2008, PREPARED BY ROCOCO V. D'ANDREA, INC. AND NUMBERED 5648 IN THE WILTON LAND RECORDS.

9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DMP 40/60, LLC," DATED FEBRUARY 11, 2017, REVISED THROUGH FEBRUARY 16, 2023 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC. DATED JUNE 17, 2020 PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

Notes by MLCS 02/22/2024
NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED.
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS



REFER TO MAP REFERENCE No. 10 FOR UNIT BOUNDARIES,
CONDOMINIUM AND DEVELOPMENT DESCRIPTIONS.

THE SUBJECT PARCEL LIES IN ZONE DESIGNATIONS ZONE "A",
NORTH AMERICAN CHANCE FLOODPLAIN AND ZONE "B"
(OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD ZONE LIMITS
DEPICTED HEREON WERE TRANSFERRED FROM FIRM MAP NUMBER
17-600-A-1000-B BY THE U.S. ARMY CORPS OF ENGINEERS.
CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED ON
THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS
IN ACCORDANCE WITH CLASS "T-2" TOPOGRAPHIC ACCURACY.
BOUNDARY INFORMATION WAS OBTAINED FROM RECORDS
CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY
CLASS "A-2" AS DEFINED IN THE REGULATIONS OF
FEDERAL AGENCIES SECTIONS 20-300B-1 THROUGH
SEC. 20-300B-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF
MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF
THE SURVEYOR'S EXEMPTED SEAL SHALL BE CONSIDERED TO
BE VALID FOR ANY PURPOSE.

LAND LIES IN "DE-5" ZONE

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON

D'ANDREA SURVEYING & ENGINEERING, P.C.

Anthony L. D'Andrea SURVEYOR
ANTHONY L. D'ANDREA CT. PE & LS No. 9673
RIVERSIDE, CONNECTICUT SEPTEMBER 12, 2023

TOPOGRAPHIC SURVEY
OF PROPERTY AT
60 & 64 DANBURY ROAD
WILTON, CONNECTICUT
PREPARED FOR
DIVFIFTY, LLC



TOWN / SUBMISSION

**64 Danbury
Road**

Fuller
Development, LLC

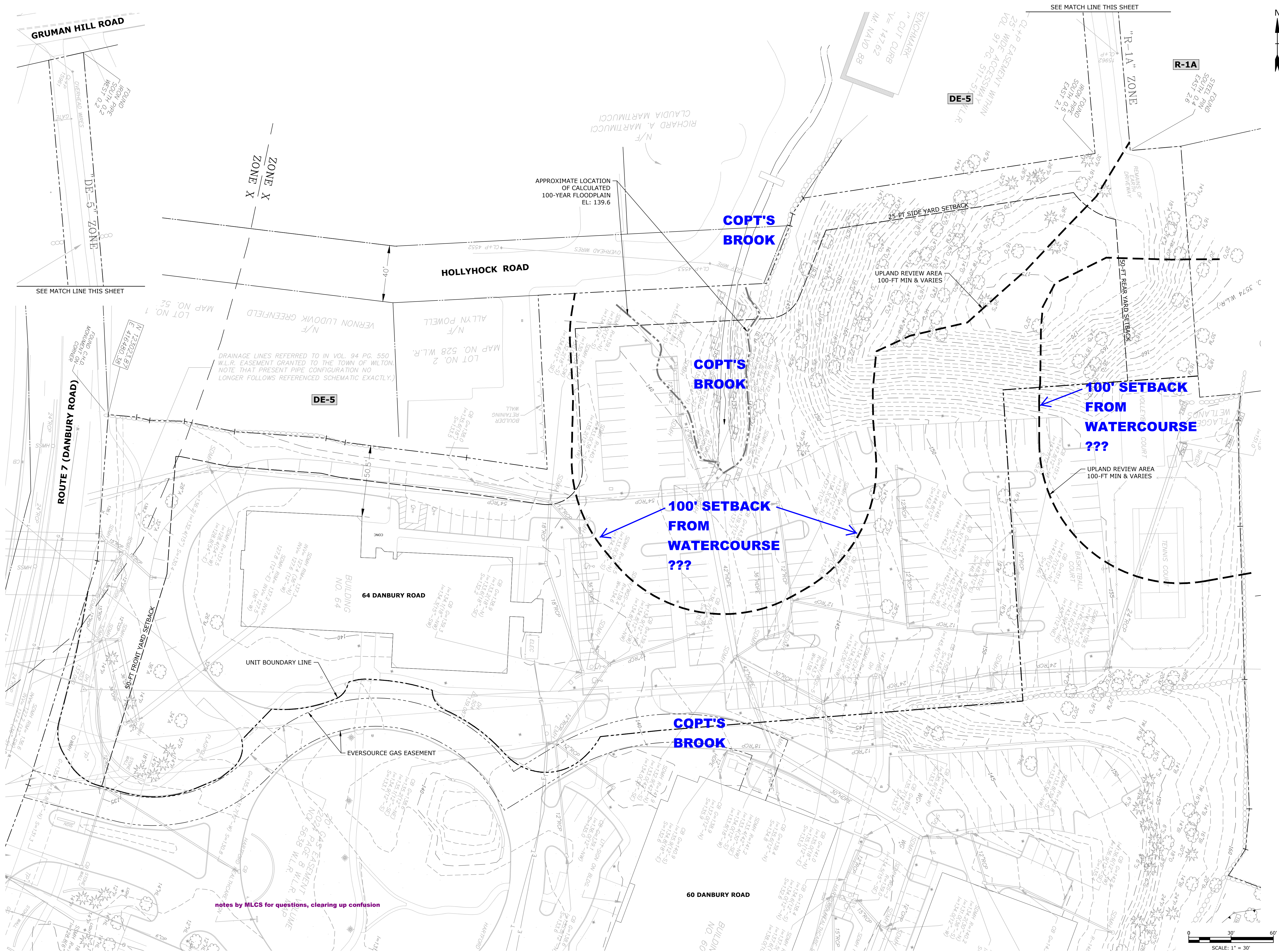
Wilton, CT

ARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-002-EXCN.dwg	
RAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

EXISTING CONDITIONS PLAN


SCALE: 1" = 30'

C-002



SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
PROFESSIONAL WETLAND SCIENTIST
2 LLOYD ROAD
NORWALK, CONNECTICUT 06850
OFFICE (203) 845-0278
CELL (203) 247-0650
FAX (203) 354-4881
EMAIL: soilwetlandsci@aol.com

NOT 64 DANBURY ROAD

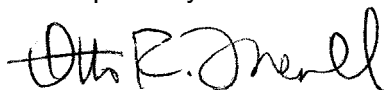

SOIL INVESTIGATION REPORT
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
APRIL 10, 2017

I conducted an on-site investigation of the soils on the Perkin-Elmer Corporation properties located 40, 50-60 Danbury Road in Wilton, Connecticut on February 23 and 24, March 9 and April 10, 2017. The examination for wetland soils was conducted in the field by inspection of approximately 300 soil samples taken with spade and auger.

Inland wetlands in Connecticut, according to the Connecticut General Statutes, are lands, including submerged lands, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey of the NRCS. Watercourses include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses are to be delineated by 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.

The wetland boundary was marked in the field with red flags numbered 1 through 10, 11 through 40, 47 through 77, 78 through 87, 88 through 141, 139 through 142 and 146 through 150. The wetland soils consist of Aquents (1), Ridgebury, Leicester and Whitman soils, extremely stony (3) and Raypol silt loam (12). The non-wetland soils consist of Haven and Enfield soils (32), Sutton fine sandy loam (50), Canton and Charlton soils (60), Canton and Charlton soils, very stony (61), Udorthents-Urban land complex (306), Urban land (307) and Udorthents, smoothed (308). The soil map units contain inclusions of other soil types. The results of this investigation are subject to change until accepted by the Inland Wetland Commission of the Town of Wilton.

Respectfully submitted:



Otto R. Theall
Professional Soil Scientist

notes by MLCS for questions, clearing up confusion

LIMIT OF HIGHWAY
- EASEMENT
VOL. 1212 PG. 59
VOL. 1834 PG. 168



NOT FOR 64 DANBURY ROAD?

SOIL SURVEY SKETCH MAP
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
APRIL 10, 2017

SOIL LEGEND:

Wetland Soils:

1 = Aquents

3 = Ridgebury, Leicester & Whitman

12 = Raypol silt loam

Non-wetland Soils:

32 = Haven and Enfield soils

50 = Sutton fine sandy loam

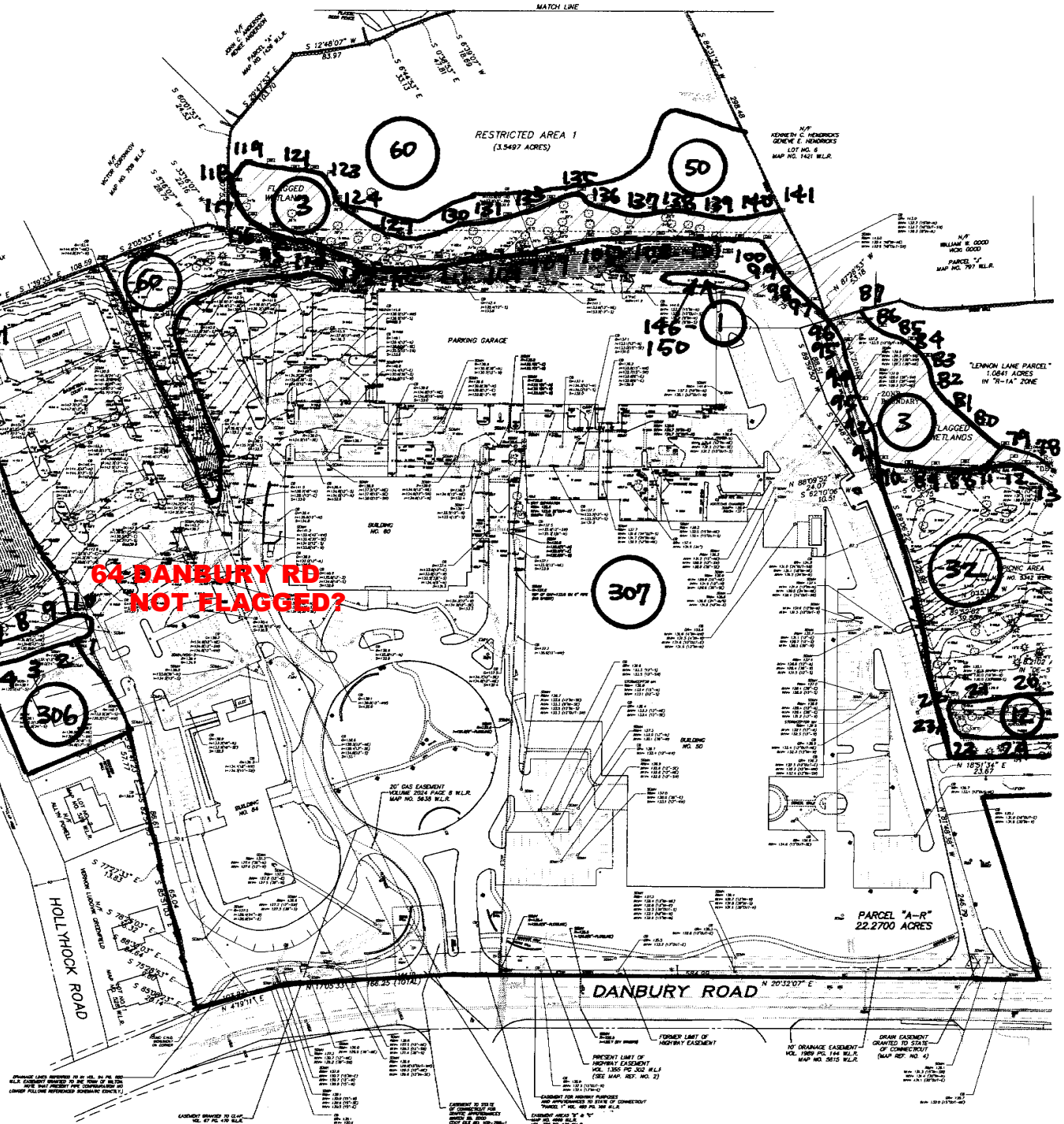
60 = Canton and Charlton soils

61 = Canton and Charlton soils, v. st

306 = Udorthents-Urban land complex

307 = Urban land

308 = Udorthents, smoothed



List of Project Professionals

1. Contract Purchaser: Samuel Fuller – Fuller Development
2. Project Architects: Ulises Montes De Oca, Juhi Bhardwaj – Lessard Design
3. Landscape Architect: Kate Throckmorton – Environmental Land Solutions
4. Site Engineer: Erik Lindquist, Senior Project Manager – Tighe & Bond
5. Traffic Consultant: Craig Yannes – Tighe & Bond
6. Surveyors: Leonard D’Andrea, Edwin Rhodes - RVDI
7. Planner: Raymond Mazzeo - Redniss & Mead
8. Land Use Attorneys: Lisa Feinberg & Daniel Conant - Carmody Torrance Sandak Hennessey

Who is the Licensed Professional Soils Scientist for 64 Danbury Road, currently, for the Zone Change Proposal Request, and the Multi-family Unit Project Proposal?

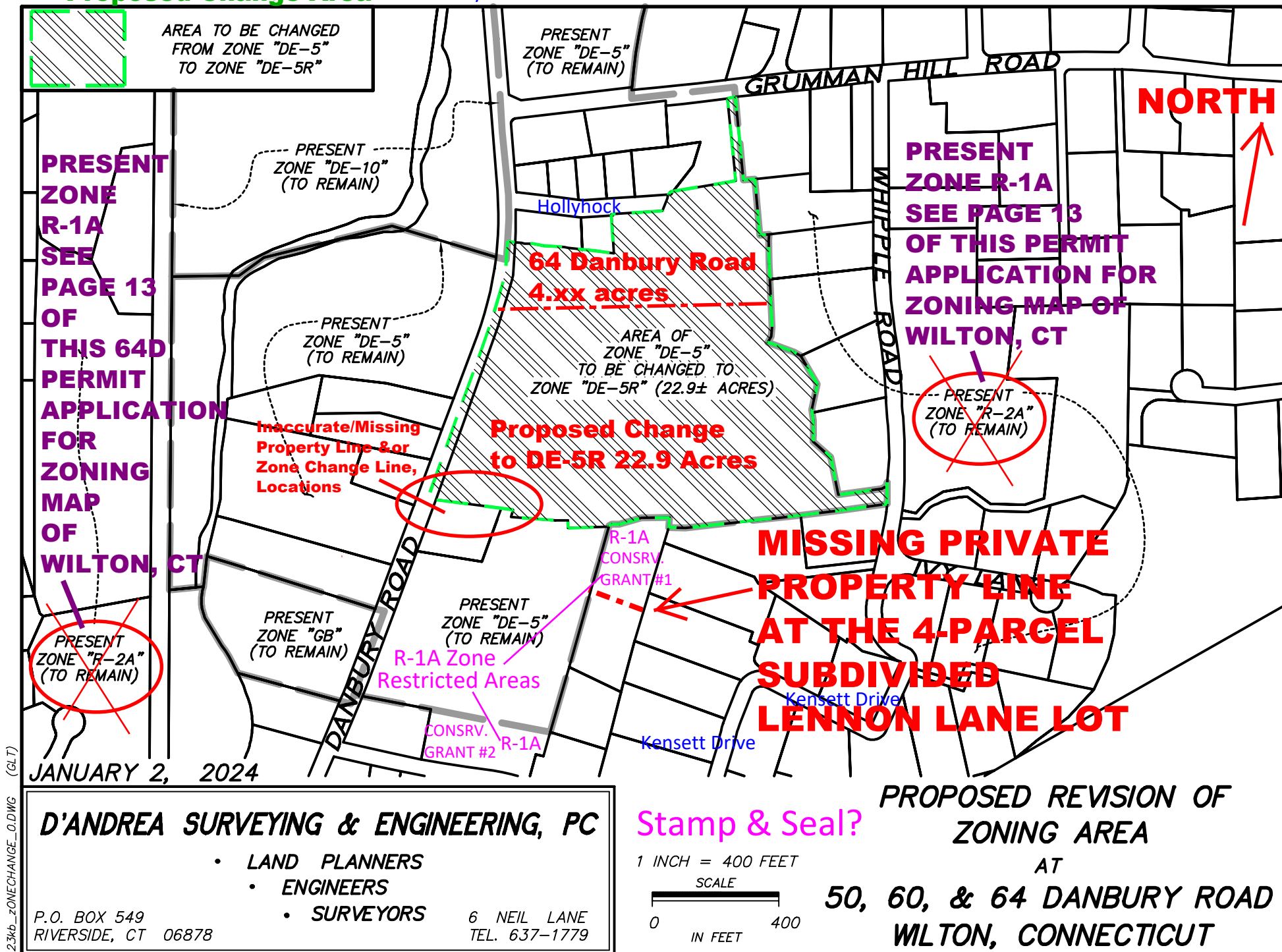
Current Soils Report for 64 Danbury Road?

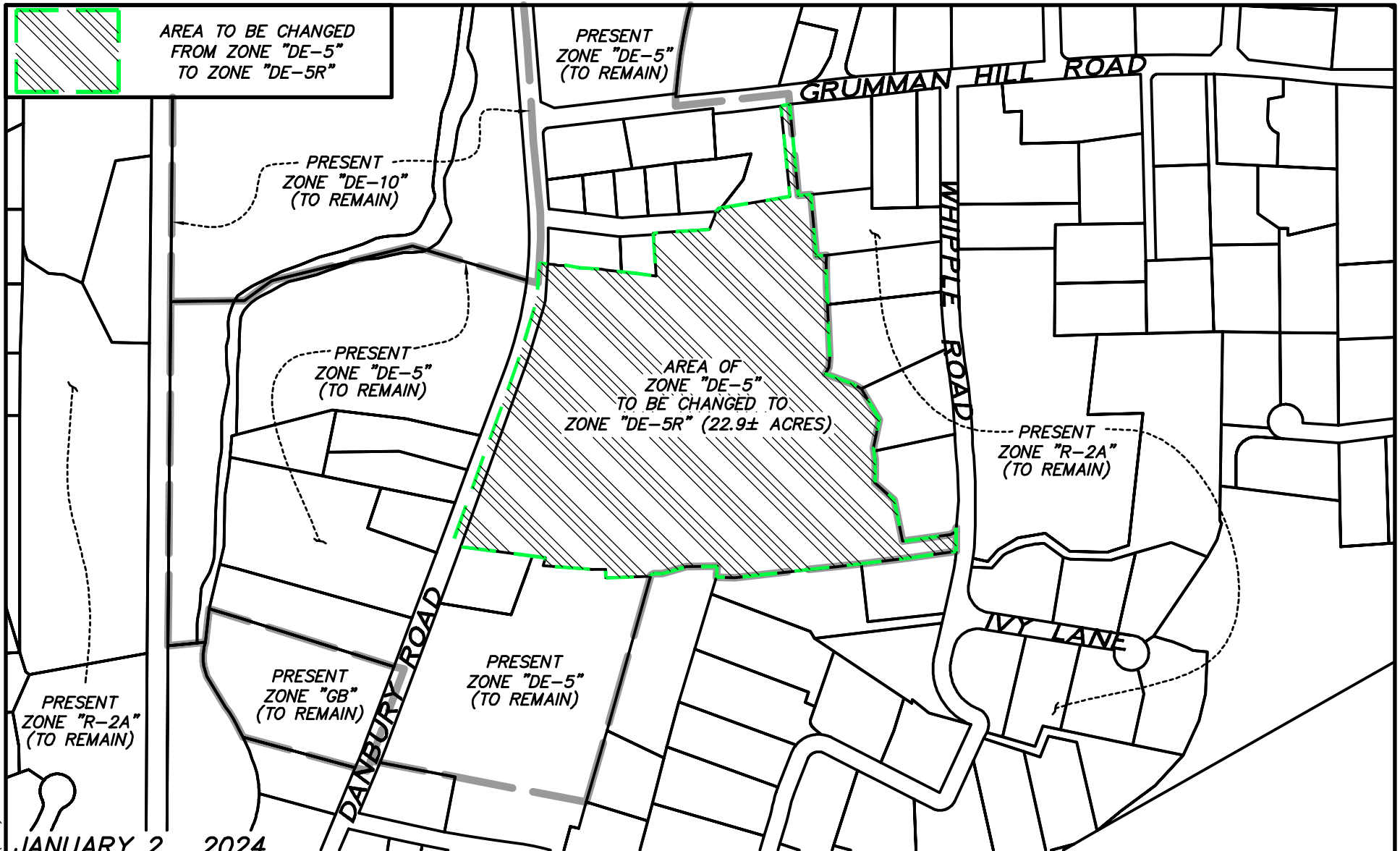
Survey/Zoning stamped & sealed by Pro Engineer, Map/Wets Map Sketch, Showing:

**Watercourses & Wetlands & Wetland Flags
& Wetland Setbacks & Wetland Restrictions
& Conservation Grant Areas...**

Title Blocks? Stamp & Seal for Wetlands Map

notes by MLCS for questions, clearing up confusion





D'ANDREA SURVEYING & ENGINEERING, PC

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549
RIVERSIDE, CT 06878

6 NEIL LANE
TEL. 637-1779

1 INCH = 400 FEET

SCALE



PROPOSED REVISION OF ZONING AREA

AT

**50, 60, & 64 DANBURY ROAD
WILTON, CONNECTICUT**