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 anwsers 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 Wliton 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: 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 Garae T 64 60 50 Danbury Rd

Correction - I believe the Tax Department has

Building 5 at WCP, as the demolished in 2007 buliding 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 snippit 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: 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 snippit 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 Garae 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,

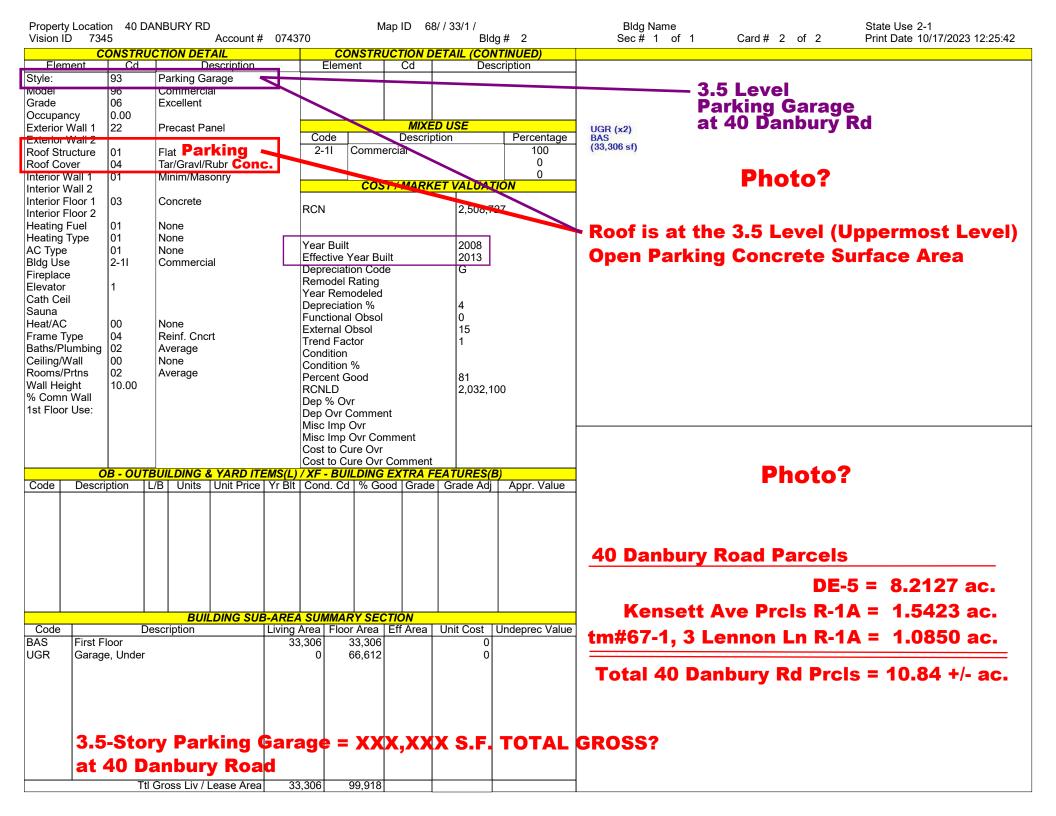
they added 6"-12"+ of new asphalt making it like the i95 thruway as opposed to a little private driving way -40 Danbury Road helped lead to increase of deception of the private 4-Parcel Subdivided lot, and i still am not okay with 40D going back on their words,

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

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me Type 06		Fireprf Stee			External C			15			
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hs/Plumbing 02	2	Average			Condition						
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Il Height 12	2.00	, troisige			Percent G	D000		81			
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OB -		BUILDING &	YARD IT	FMS(L)				FATURES(B)		
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R2 Sprinklrs Co		B 144,41	1.50			81		0.00	175,500		Photo?
/1 Paving Asph	naul	L 100,00	2.00	2008		95		0.00	190,000		
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		BUI	DING SU	B-ARE4	A SUMMAI	RY SEC	TION				DE -5 = 8.2127 ac.
ode	De	escription			Area Floo			Unit Cost	Undeprec Value		- Duelo D 4A - 4 5400
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6 First Floor						47,617		0			
6 Upper Sto	ory, Fini	shed		96	6,801	96,801		0		tm#67.4 21 ~~	$n_{0} = 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1$
	-									un#07-1, 3 Len	non Ln R-1A = 1.0850 ac.
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											ury Rd Prcls = 10.84 +/- ac
		Gross Liv / L			4,418 1	44,418					

Property Vision II					nt # 074	370	Map I	D 00/	/ 33/1 /	Bldg # 2			Bldg Nan Sec # 1		Card #	2 of	2		te Use : t Date		3 12:25:42
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	050						0.00							Total		6,408,20		18,48			
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B Use	Code	Descripti	on Zon	ne LA	Land Typ					or Site Index		. הממיו	Nhbd Adj		otes	'	ocatio	on Adjustr	ne Adj	Unit Pric	Land Value
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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

Property Location 64 DANBURY RD Vision ID 100003 Ad	ccount # 0743		Map ID 6	68/ / 33/ 64/ E	3ldg # 1			Bldg Name sec # 1 o		Card #	1 of		t Date	2-7 10/17/2023	12:24:26
CURRENT OWNER	TOPO	UTILITIE	ES ST	RT / ROAL	D LOC	ATION			CURREN	T ASSE	SSMENT	Г			
WILTON 64 DANBURY ROAD OWNER	1 Level	2 Public Wa		aved				scription	Code		raised	Assesse		61	61
		3 Public Se	wer				СОМ С	CONDO	2-4	(6,286,70	0 4,40	0,690	0	
C/O TACONIC CAPITAL ADVISORS L															o
280 PARK AVE 5TH FL					e V1355P3		-							VVILIO	ON, CT
	Taxable/Ex 1:	973, 5971,5648,5	0040,0040	Legal Note		UZ EASE	64	Dan	bury R	heo					
	Fire Distric 1:			Legal Note				Dam		Uau					
NEW YORK NY 10017	Cencus Tr 45			Legal Note											
	Legal Note W	/LR 5593,5592,		Call Back										VIS	ION
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					SALE PRI		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WILTON 64 DANBURY ROAD OWNER I			00 2020			0 Q	2022	2-4	4,400,690	2021	2-4	4,400,690	-	2-4	4,400,69
WILTON DANBURY ROAD HOLDINGS I WILTON 64 LLC	LC 2505					0 1L 0 00	2022	2-4	4,400,690	2021	2-4	4,400,690	2020	2-4	4,400,090
DIV FIFTY LLC C/O THE DAVIS COMP	1224			QII	26,500										
PERKIN ELMER CORP, TAX DEPT	0086			ãlil	20,000	0 00									
								Total	4,400,690	.	Total	4.400.690	, 	Total	4.400.69
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0001									Annrais	ha l and	Value (E	Sida)			
		NOTES									`	Sidg)			
8 HOLLYHOCK RD - DEMOLISHED 9/07		EL	EV=3-STP,	,2000#,125	FPM		~~~			Land Va					
		3 Lennor	1 Lan	e Den	nolisn	ied 2	007		Total A	opraised	Parcel \	/alue			6,286,70
ELECT #3 LENNON LA=BLDG#5		No Bidgs	A+ 3		nco 2	007			Valuatio	on Metho	bd				
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OB#5=30X60 PAD <mark>D</mark>	- : : :	70	OFFICE UN	ITS PER 2	016 I & E										
LE-CT	1								Total A	ppraised	d Parcel '	Value			6,286,700
	BI	JILDING PERMI	T RECORI	D								IT / CHANGE	HISTO	RY	-,,
Permit Id Issue Date Type E	Description				Date Comp		Comm	ents	Da	ate		Type Is C		Purpose/	Result
	nmercial	120,000	1	100		CHARLE		^{or} ??	03-19	-2021	TH	03 54		Correction	
	ARLES TAY	60,000			12-18-2018						ТН			Correction	
	ARLES TAY	25,000			01-05-2018					-2019	BL			ing No Cha	ange
	ML 2ND & 3	65,000			11-15-2017	CO#17-5	13			-2017	SB			Review	
	'S FOR 1 O	6,500			10-01-2017	CO#16 0	0		10-26		BL			Review	
	IORTE BUR	30,000 15.000		100 0 100 0)4-08-2016)9-30-2013	CO#10-3				-2007 -2003	JD BK			sur+Listed	2
		13.0001		LAND LI	NE VALUA	TION SE	CTION		1 03-03	-2003					
B Use Code Description Zone I	A Land Type	e Land Units	Unit Price	e I. Factor	Site Index	Cond. N	lbhd. N	lhbd Adj	No	tes	L	ocation Adjustr	ne Adj	Unit Pric	Land Value
1 2-7C Off. Condo DE-5		0 SF	0.0	0 1.00000	5	1.00		1.000					0		
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Total Card	and Units	0.00 AC	Parcel	Total Land	Area· 0 00								Total La	and Value	
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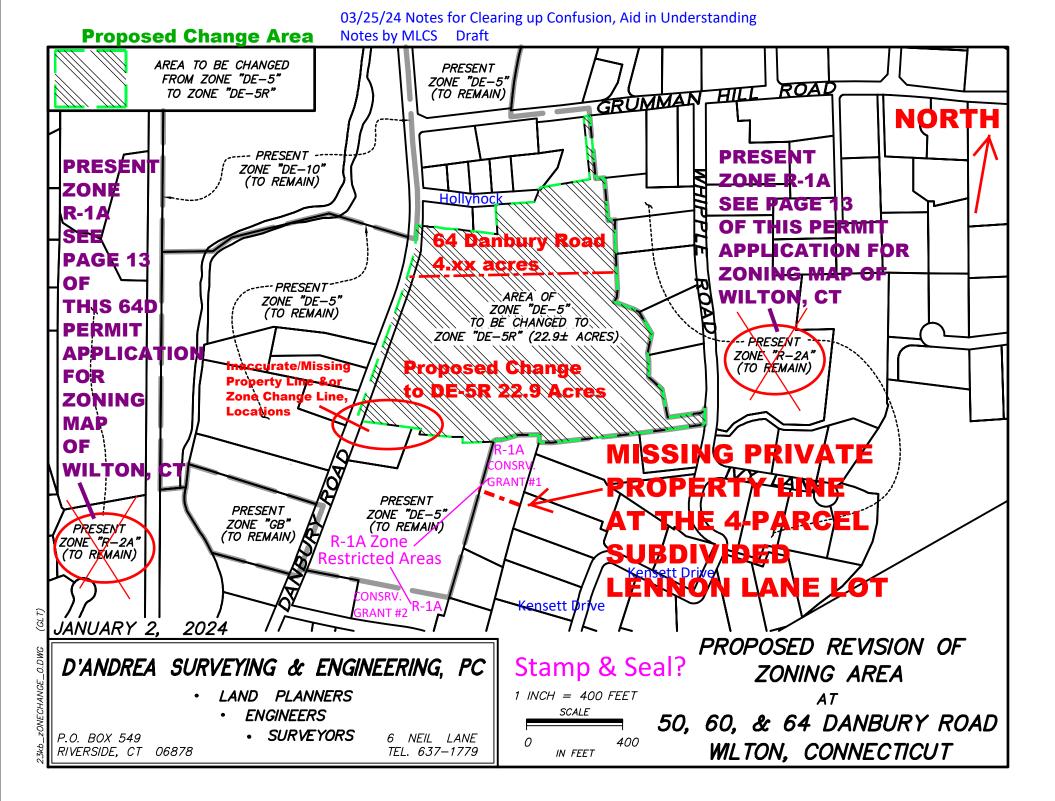
	ONSTRU	ICTION DETAIL	CONSTRUCTION	Bldg # 1 DETAIL (CONTINUED)	Sec # 1 of 1 Card # 1 of 1 Print Date 10/17/2023 12:24:2
Element	Cd	Description	Element Cd	Description	8 24
tyle:	47	Class A Bldg Condo		·	8 - 13 3 - <u>11</u>
odel	94	Commercial			1510
ade	04	Average +10			35 33
ccupancy	7.00	0			
terior Wall 1	15	Concr/Cinder	MIXE	ED USE	
terior Wall 2			Code Descri	ption Percentage	
of Structure	01	Flat	2-7C Off. Condo	100	82 82
of Cover	04	Tar/Gravl/Rubr		0	
erior Wall 1	05	Drywall		0	
erior Wall 2		Diyitan	COST / MARK	ET VALUATION	
erior Floor 1	14	Carpet			
erior Floor 2	14	ouiper	RCN	8,980,981	611 3 BAS FUS (x1) 16 CAN
ating Fuel	04	Electric			611 PUS (x4) BAS CAN 8 13 3 26/26 26/26
ating Type	04	Forced Air			133 26/26 26/26 111 BAN
ашіў туре СТуре	03	Central	Year Built	1979	25 25 21 21
lg Use	2-7C	Off. Condo	Effective Year Built	1995	50 (C)
	2-10		Depreciation Code	G	
eplace evator	1		Remodel Rating		
			Year Remodeled		
th Ceil			Depreciation %	22	82 82
una	01		Functional Obsol	0	
at/AC	01	Heat A/C Pkg	External Obsol	8	
ame Type	05	Steel	Trend Factor	1	
ths/Plumbing	02	Average	Condition		
iling/Wall	05	Sus Ceil and W	Condition %		3L 14 3J CAN
oms/Prtns	02	Average	Percent Good	70	U.M.
all Height	10.00		RCNLD	6,286,700	
Comn Wall			Dep % Ovr	-,,	64 Danbury Road
t Floor Use:	2-7C		Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
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			Cost to Cure Ovr Comment		
) <mark>B - OUT</mark>	BUILDING & YARD ITEMS	(L) / XF - BUILDING EXTRA P	EATURES(B)	
ode Descri	iption I	L/B Units Unit Price Yr	Blt Cond. Cd % Good Grade	e Grade Adj Appr. Value	
ACRE	AGE	FOR 64 DANE	BURY RD = 4.X	X ACRES	
) ode			REA SUMMARY SECTION		
Code			ng Area Floor Area Eff Area	Unit Cost Undeprec Value	
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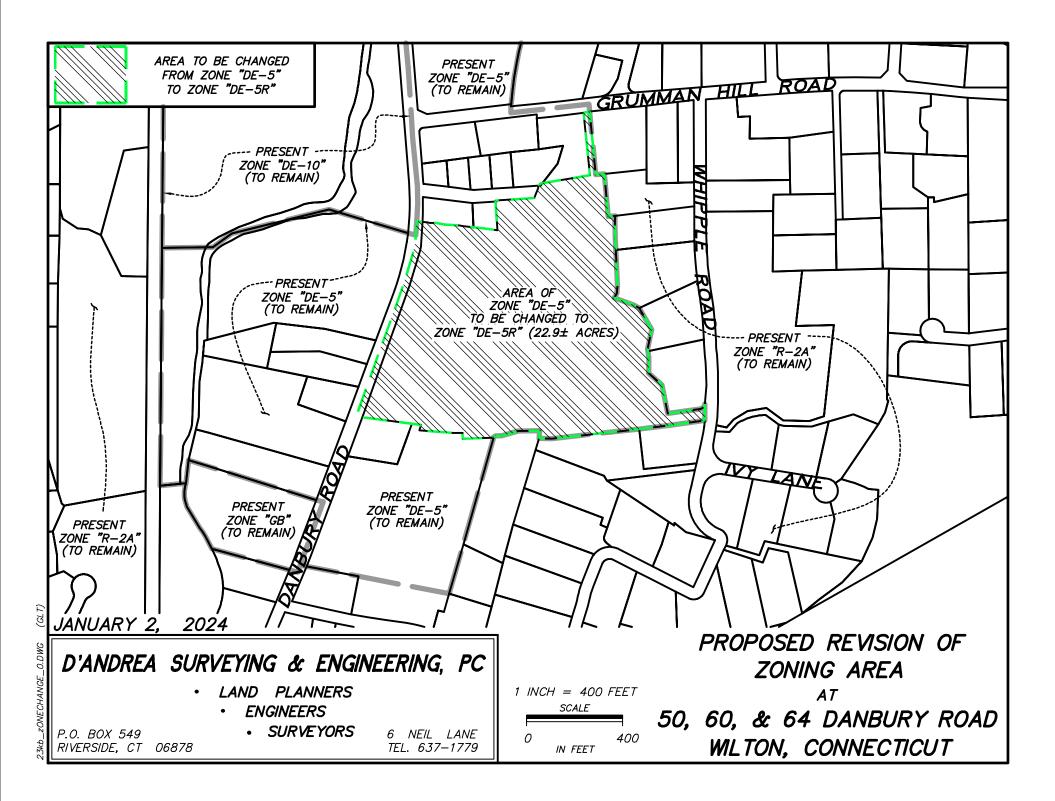
VISIONID	cation 60 DANE 100004		ccount #	074372	2	Мар	ID 6	8/ / 33/ 6		g# 1			Bldg Name ec # 1 c		Card #	1 of		te Use 2 t Date 1	2-7C 10/17/2023	8 12:24:53
CL	URRENT OWNE	R	TO	PO		LITIES	ST	RT / RC	AD	LOCA	TION			CURREN	T ASSE	SSMENT				
	DICAL REALTY		1 Level			ic Water	1 Pa	aved					scription	Code	Арр	oraised	Assesse	d	6	161
					3 Publ	ic Sewer						СОМ	CONDO	2-4	1	3,058,50	9,140	0,950	0	101
CONSTITUT	TION SURGERY	ALLIANC																		o o
100 AVON M	/IEADOW LN								-	/1355P302									VVIL I (ON, CT
			Taxable/E		73,5971,56	48,5343,5	o342,	Legal N		/1355P302	2 EASE							-		
			Fire Distri							3AA-02-D#	£451	6		bury l	Doo	d				
AVON	СТ	06001	Cencus T		Ļ			Legal N		5/ 0 (OZ D//			Juan	i yury i	NUal	u				
					R 5593,55	i92,		Call Ba	ck										VIS	ION
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tyle:	47	Class A Bldg Condo	Element Cd	Description	FUS (112 sf)
lodel	94	Commercial			-3RD FLR
					Sauren
rade	07	Excellent +10			
ccupancy	3.00				
terior Wall 1	28	Glass/Thermo.	MIXED		
terior Wall 2			Code Descript		
oof Structure	01	Flat	2-7C Off. Condo	100	
of Cover	04	Tar/Gravl/Rubr		0	204
erior Wall 1	05	Drywall		0	
erior Wall 2	05	Drywan	COST / MARKE		
	1				
erior Floor 1	14	Carpet	RCN	23,152,790	
erior Floor 2			RON	23,152,790	
ating Fuel	02	Oil			
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	2-7C	Off. Condo	Effective Year Built	2013	
lg Üse	2-70		Depreciation Code	G	110 110
eplace			Remodel Rating		BAS FUS (x2)
evator			Year Remodeled		FUS (x2)
th Ceil			Depreciation %	4	
una				4	
at/AC	01	Heat A/C Pkg	Functional Obsol	0	
ame Type	05	Steel	External Obsol	40	
ths/Plumbing			Trend Factor	1	
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iling/Wall	05	Sus Ceil and W	Condition %		5
oms/Prtns	02	Average	Percent Good	56	5
all Height	12.00		RCNLD	12,965,600	15 15
Comn Wall			Dep % Ovr	12,303,000	
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			Dep Ovr Comment		
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			Cost to Cure Ovr		32. 2014
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			L) / XF - BUILDING EXTRA FE		71-4-54 P
de Descr			It Cond. Cd % Good Grade		
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dei	94									39 43
	07	Excellent +10								128 43 7 11 53 11 225 CLP
cupancy	8.00									220
	19	Brick Veneer				MIXE	DUSE			
erior Wall 2				Code		Descrip	ion	Percentage	212	
	01	Flat			Off. Cor			100	100	
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	04	Tar/Gravl/Rubr								
erior Wall 1	05	Drywall						0		
rior Wall 2		-			COS	<mark>T / MARKI</mark>	ET VALUA	TION		241
rior Floor 1	14	Carpet								
rior Floor 2		Calpor		RCN			59,500	,305		BAS FUS
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ating Fuel	02	Oil							84	
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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 Propery 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

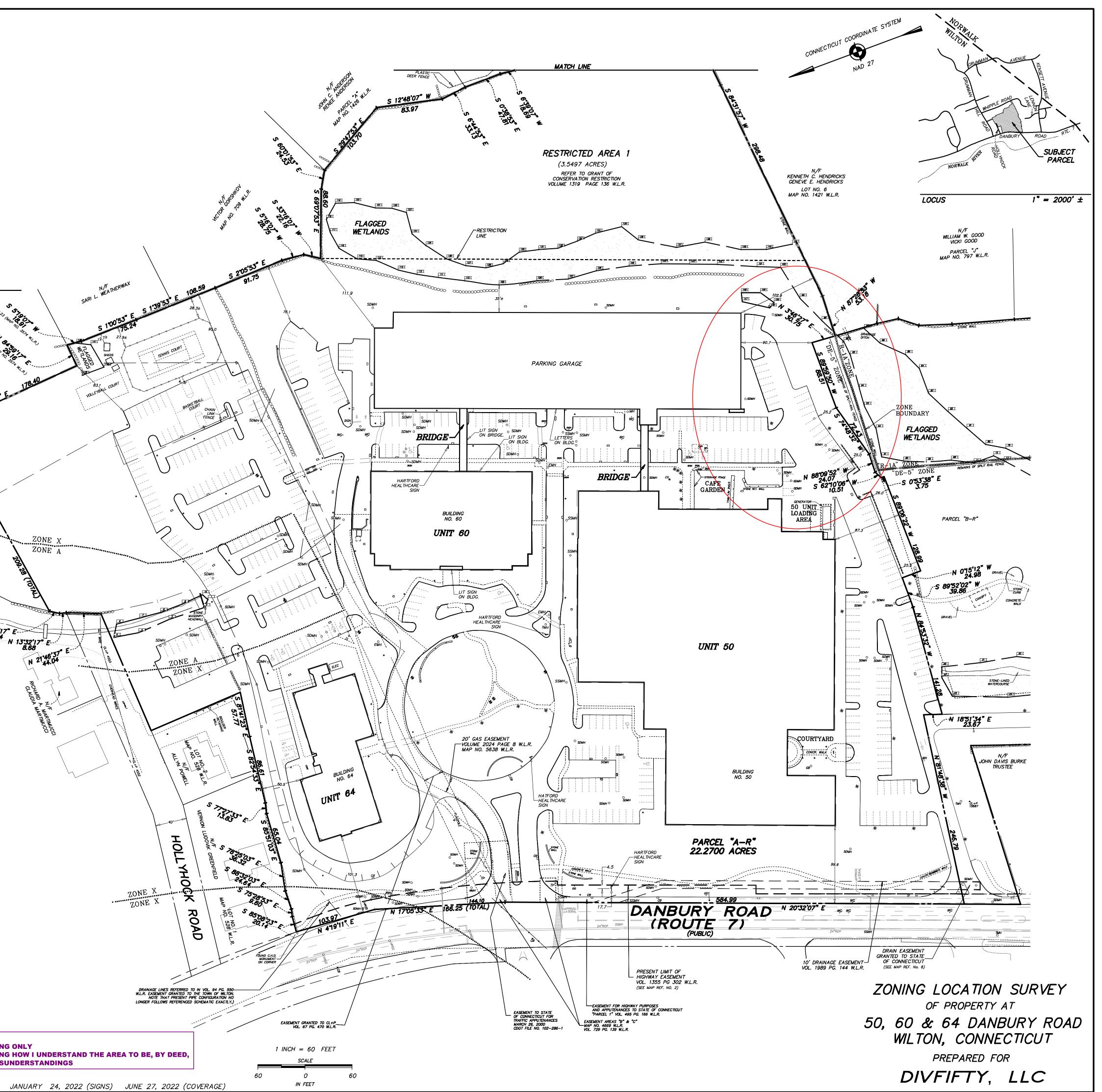
Will Revise & Follow-up after receiving replies/answers from Wilton Staff &/or Others clearing up some confusions, will follow-up with an Updated Set in connection with the 64 Danbury Road Application. Thank you.

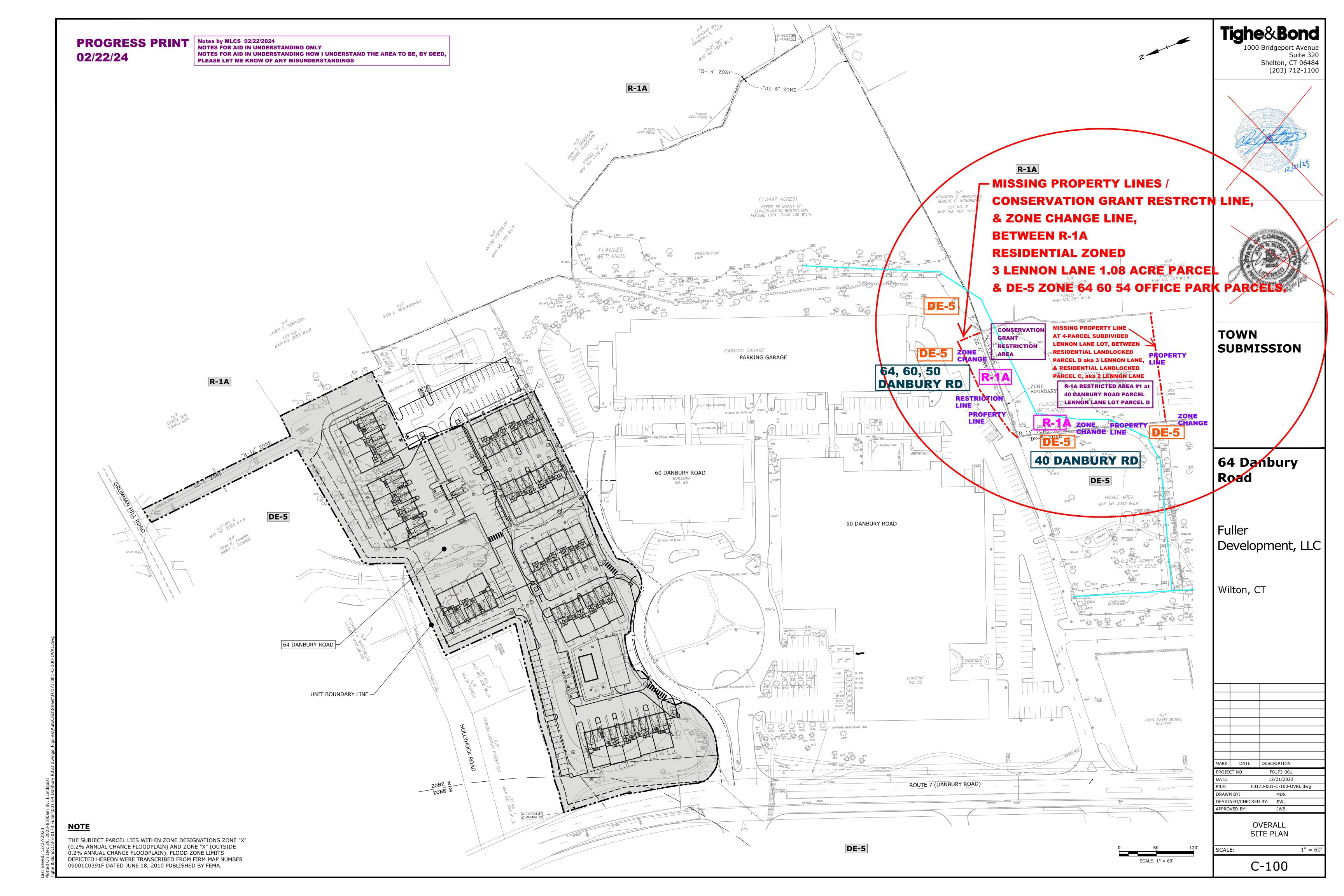


This PDF Set is in connection with the Application Documents for 64 Danbury Road. Original Application Set can be found at the Town of Wilton, CT Website. **For Questions Only, Not For Public Viewing - For Aid in Understanding Only. mlcs 02/22/24

https://www.wiltonct.org/sites/g/files/vyhlif10026/f/uploads/application_docs_126.pdf

COORDINATE SYSTEM OF 1927 (NAD 27)	0.102 1087 70 70 70	
 WETLANDS WERE DELINEATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST ON FEBRUARY 23 AND 24, MARCH 9, AND APRIL 10, 2017. THE SUBJECT PARCEL LIES PREDOMINANTLY IN FLOOD ZONE "X" WITH 	SAD 50	
PORTIONS FALLING IN FLOOD ZONE "A". FLOOD ZONE LIMITS DEPICTED HEREON WAS TRANSCRIBED FROM FIRM MAP NUMBER 09001C0391F DATED JUNE 18, 2010 AND PUBLISHED BY FEMA.	WHIPPLE ROAD PUBLIC) S 0'37'17' W PUBLIC) S 0'37'17' W PLASTIC DEER FENCE	
MAP REFERENCES 1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION	WHIP (PUBLIC) S 0'37'1 BB. AQUND. PLASTIC W PLASTIC DRILL HOLE	
OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC.", DATED DECEMBER 6, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 527B IN THE WILTON LAND RECORDS	DEER FENCE	X
STATE OF CONNECTICUT [*] , DATED DECEMBER 5, 2001 AND NUMBERED 5326 IN THE WILTON LAND RECORDS.	25.00 25.00 25.00 25.00	
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 5343 IN THE WILTON LAND RECORDS.		DEREK
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.		ii P
5. "ZONING LOCATION SURVEY DEPICTING REVISION OF PROPERTY LINES ON PROPERTY AT 40 — 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DMP 40/60 DEVELOPER LLC", DATED APRIL 16, 2007, PREPARED BY ROCCO V. D'ANDREA, INC., REVISED MAY 10, 2007 AND NUMBERED 5591	N/F VALK LANSING VALK J. LANSING P. R. J. N. 122212.49	M A
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	N/SING VAL LANSING VAL BARBARA "B1" W.L.R. BARBARA "B1" W.L.R. E 417491.55	CHAIN LINK FENCE
ROCCO V. D'ANDREA, INC. 7. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60, LLC	NAP NO. 1811	
50–64 DANBURY ROAD MILTON, CONNECTICUT", DATED JUNE 2, 2008 AND PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5638 IN THE WILTON LAND RECORDS.	"R-1A" ZONE	Ba Ba
8. "PROPERTY SURVEY SHOWING CONDUMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR WILTON 40/60, LLC", DATED JANUARY 28, 2009, PREPARED BY ROCCO V. D'ANDREA, INC.,		
NUMBERED 5648 IN THE WILTON LAND RECORDS. 9. ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD	"DE-5" ZONE	Vinner
WILTON, CONNECTICUT PREPARED FOR DIVEFTY, LLC", DATED JULY 11, 2017, AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C. 10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION MILTON	PLASTIC	197.2
CORPORATE PARK 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.	DEER FENGE MATCH LINE	ő
SYMBOL LEGEND		JAMES E. JOT NO. 1 W.
Some Storm Drain Manhole Some Sanitary Sewer Manhole		JAMES E. ROBINJ JAMES E. NO. 1 W.I LOT NO. 2083 W.I MAP NO.
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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 <u>Wilton 64 - Danbury Road Owner, LLC</u>	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
Applicant Email sbfuller@fullerdevelopmentlic.com	Email Ifeinberg@carmodylaw.com
PROJECT IN Property Address64 Danbury Road	Wilton Corporate Park = 33.0 ac+ 64+60+50 = "Office Park" = 22.27 ac 4.8± ac (22.27± Corporate Park) Site Acreage
Acres of altered Wetlands On-Site_ 0 ac	Cu. Yds. of Material Excavated 14,500± CY
Linear Feet of Watercourse $130 \pm ft$.	Cu. Yds. of Material to be Deposited 4,400± CY
Linear Feet of Open Water <u>n/a</u>	Acres of altered upland buffer <u>1.3± ac</u>
Sq. Ft. of proposed and/or altered impervious coverage <u>126,393±</u> sf	Sq. Ft. of disturbed land in regulated area $54,647 \pm sf$

APPLICATION REQUIREMENTS:

Is The Site Within a Pu Watershed Boundary?	blic Wate	r Suppl
Watershed Boundary?	NO 🗸	YES*

Is The Site Within 500 Feet of a Town Boundary?

* 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.

Page 3 Application Docs



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 ActivityAddress:64 Danbury Road, Wilton, ConnecticutApplicants: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 $22.27\pm$ 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.

carmodylaw.com



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:
 - o "Cover (A.01)";
 - o "Illustrative Site Plan (A.02)";
 - o "Floor Plans (A.03)";
 - o "Floor Plans (A.04)";
 - o "Floor Plans (A.05)";
 - "Amenity Floor Plan (A.06)";
 - o "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.



- o "Gazebo & Trash Elevations (A.19)";
- o "Enlarged Elevations Front & Rear (A.20)";
- o "Enlarged Elevations Side (A.21)";
- o "Enlarged Elevations Front & Rear (A.22)";
- o "Diagram Roof And Eaves (A.23)";
- o "Enlarged Amenity Elevations (A.24)";
- o "Enlarged Gazebo Elevations (A.25)";
- o "Enlarged Trash Elevations (A.26)";
- o "Alternate Signage Diagram (A.27)";
- o "Perspective Rendering (A.28)";
- Full-size copy of Engineering Plans, prepared by Tighe & Bond, dated December 21, 2023, titled:
 - o "General Notes, Legend and Abbreviations (C-001)";
 - o "Existing Conditions Plan (C-002)";
 - o "Overall Site Plan (C-100)";
 - o "Site Plan (C-101)";
 - o "Fire Truck Turning Movements Plan (C-102)";
 - o "Grading Plan (C-201)";
 - o "Drainage Plan (C-301)";
 - o "Drainage Plan Enlargement (C-302)";
 - o "Utility Plan (C-401)";
 - o "Soil Erosion and Sediment Control Plan Initial Phase (C-501)";
 - o "Soil Erosion and Sediment Control Plan Final Phase (C-502)";
 - o "Soil Erosion and Sediment Control Notes Narrative and Details (C-503)";
 - o "Soil Erosion and Sediment Control Details (C-504)";
 - o "Details 1 (C-601)";
 - o "Details 2 (C-602)";
 - o "Details 3 (C-603)";
 - o "Details 4 (C-604)";
 - o "Details 5 (C-605)";
 - o "Details 6 (C-606)";
 - o "Details 7 (C-607)";
 - o "Details 8 (C-608)"; and
 - o "Details 9 (C-609)";
- Full-size copy of Landscape Plans, prepared by ELS, dated January 2, 2024, titled:
 - o "Landscape and Lights Plan (LP-1)";
 - o "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

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..

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 <u>64 Danbury Road in Wilton (the</u> "**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 $22.27\pm$ acres, while the Subject Property consists of approximately $4.8\pm$ 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 Copts' 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.

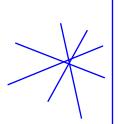
⁵ POCD, pg. 8.

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. 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.

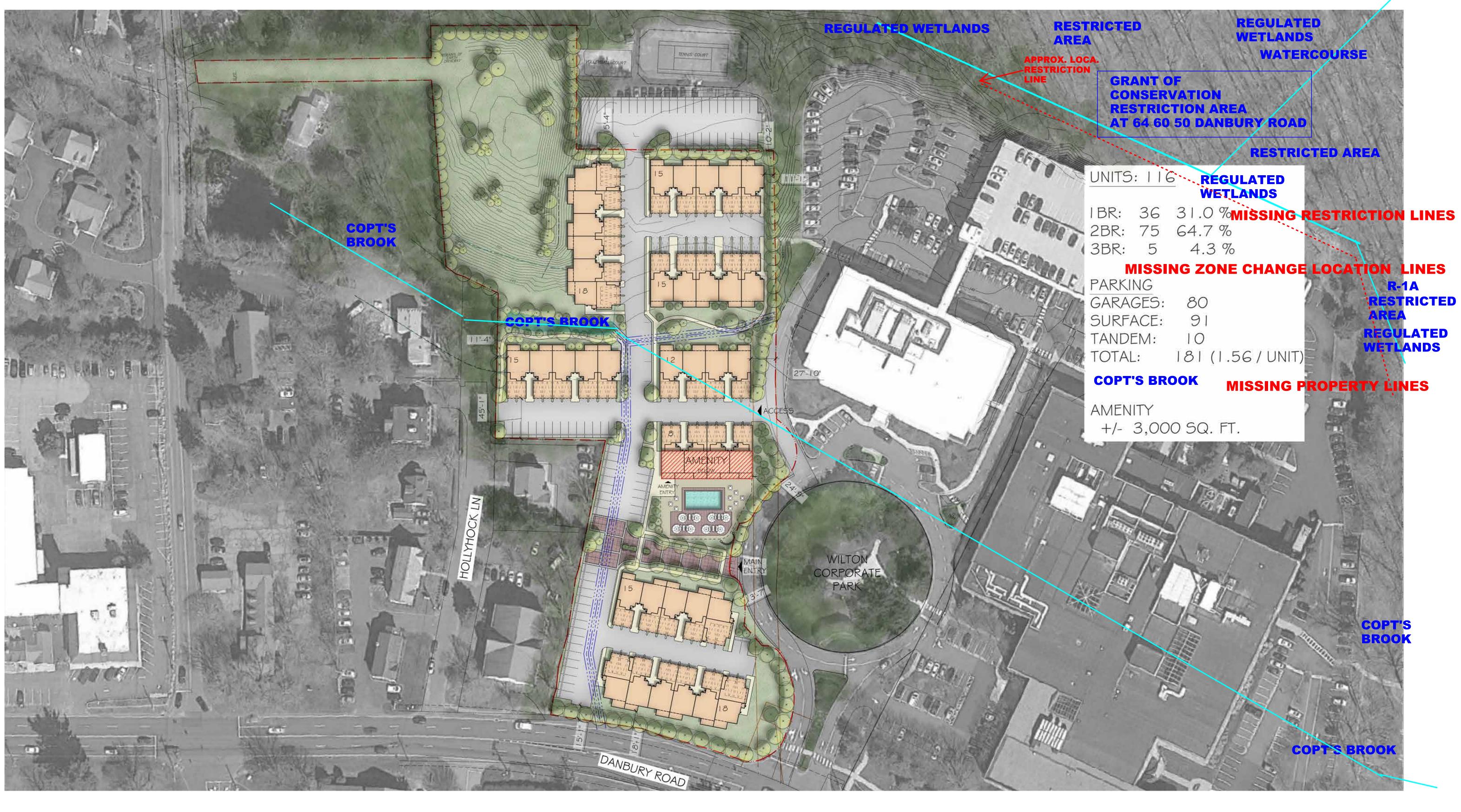
f) The environmental impact of the proposed regulated activity on the inland wetland or watercourse including the effects on the inland wetland's and watercourse's capacity to support desirable biological life, to prevent flooding, to supply and protect surface and ground waters, to control sediment, 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.



*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

ILLUSTRATIVE SITE PLAN - 64 DANBURY ROAD

SITE ANALYSIS

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JAN 21, 2021 FUL.003

A.01

FULLER DEVELOPMENT SCALE: 1"=50' (@ 22"x34")



*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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UNITS: 115

IBR:	35	31.0 %
2BR:	73	64.7 %
3BR:	7	4.3 %

PARKING

GARAGES:	80
SURFACE:	75
TOTAL:	155 (1.35/ UNIT)

ADJACENT PARKING LOT: 35 Which Parking Lot?

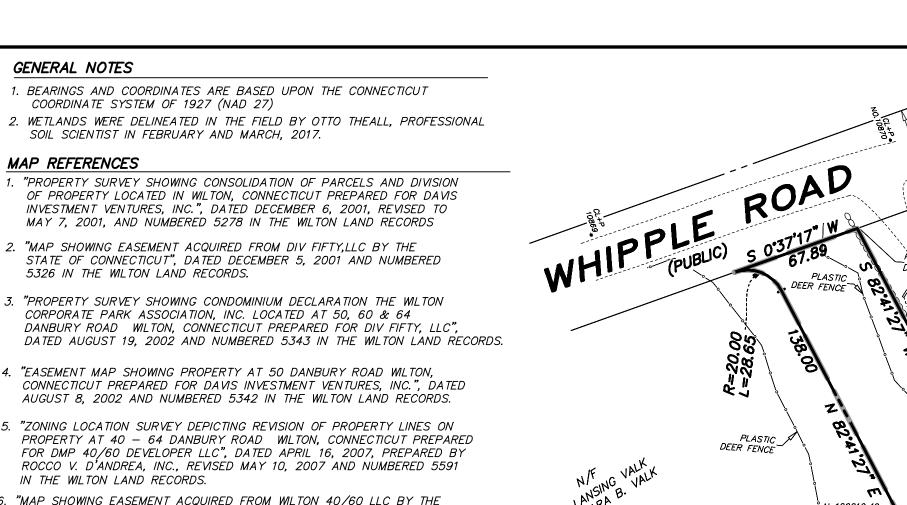
 64 DANBURY ROAD
 FEB 8, 2021

 FUL.003
 FUL.003



WILTON, CT FULLER DEVELOPMENT

0' 25' 50' 100' SCALE: 1"=50' (@ 22"x34")



- "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT" DATED JANUARY 16, 2008, PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5615 IN THE WILTON LAND RECORDS.
 "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60, LLC
- GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60, LLC 50–64 DANBURY ROAD WILTON, CONNECTICUT", DATED JUNE 2, 2008 AND PREPARED BY ROCCO V. D'ANDREA, INC., 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 WILTON 40/60, LLC", DATED JANUARY 28, 2009, PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5648 IN THE WILTON LAND RECORDS.
- "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC", DATED JULY 11, 2017, REVISED THROUGH FEBRUARY 16, 2023 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.
 "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION WILTON
- CORPORATE PARK 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.

N/F NG VALK UNSING B. NAFRARA B. BARBARA B. NAP NO. 1877 W.L.R. NA

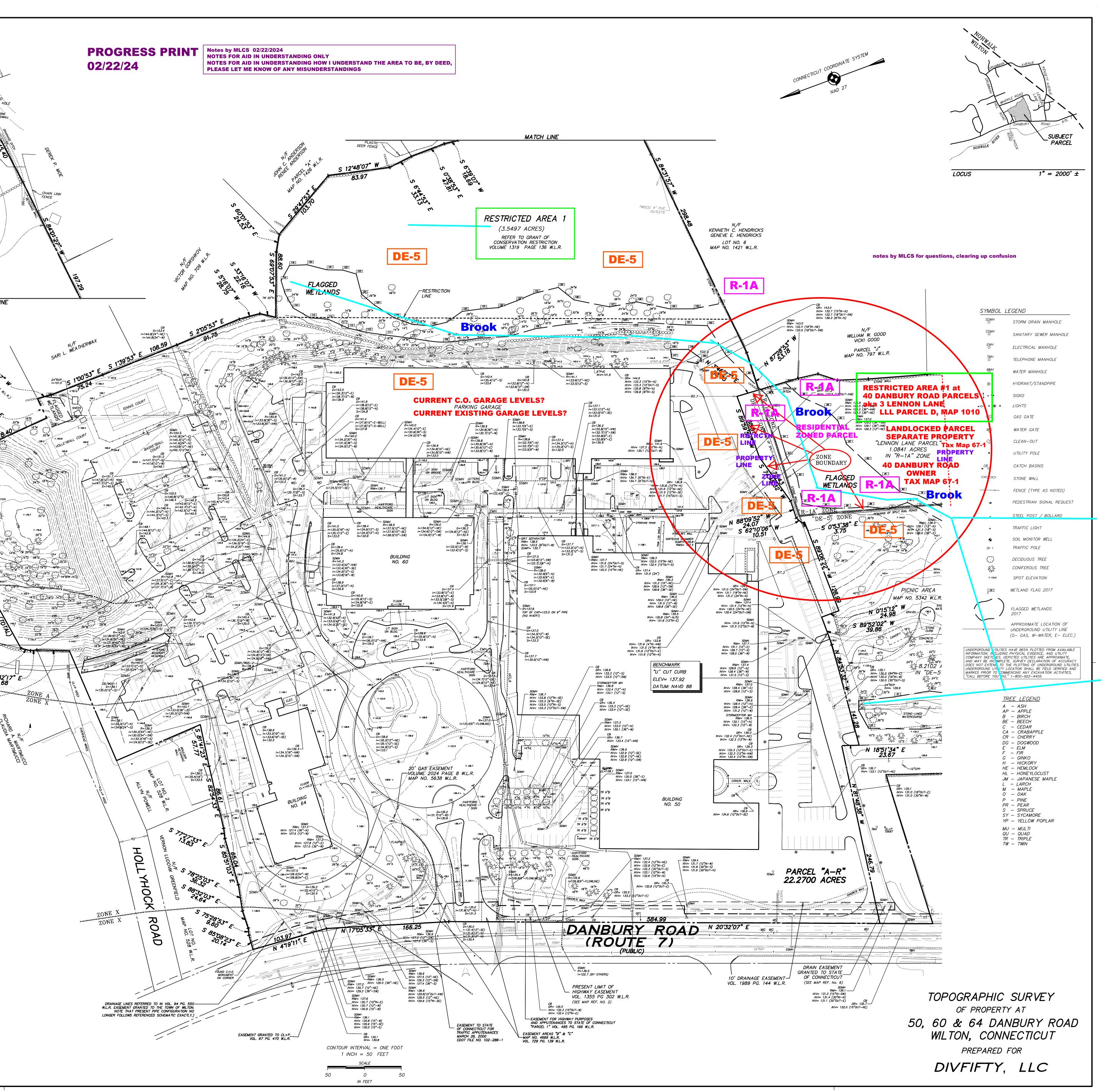
FOUND STEEL PIN SOUTH 0.4 EAST 2.6 N/F VN SOOZONE ZONE A - CL+P EASEMENT WITHIN 25' WDE ACCESSWAY VOL. 91 PG. 511-512 W.L.R. <u>BENCHMARK</u> CL+P 20006 "U" CUT CURB ELEV= 147.62 DATUM: NAVD 88 _____ N 33'39'17" E----N 13'32'17" 8.68 N 21 46 04 ち Ó PO REFER TO MAP REFERENCE No. 10 FOR UNIT BOUNDARIES, CONDOMINIUM AND DEVELOPMENT DESCRIPTIONS. THE SUBJECT PARCEL LIES WITHIN ZONE DESIGNATIONS ZONE "A' 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 AND PUBLISHED BY FEMA. CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED ON HE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS "T-2" TOPOGRAPHIC ACCURACY. 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 EC. 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.

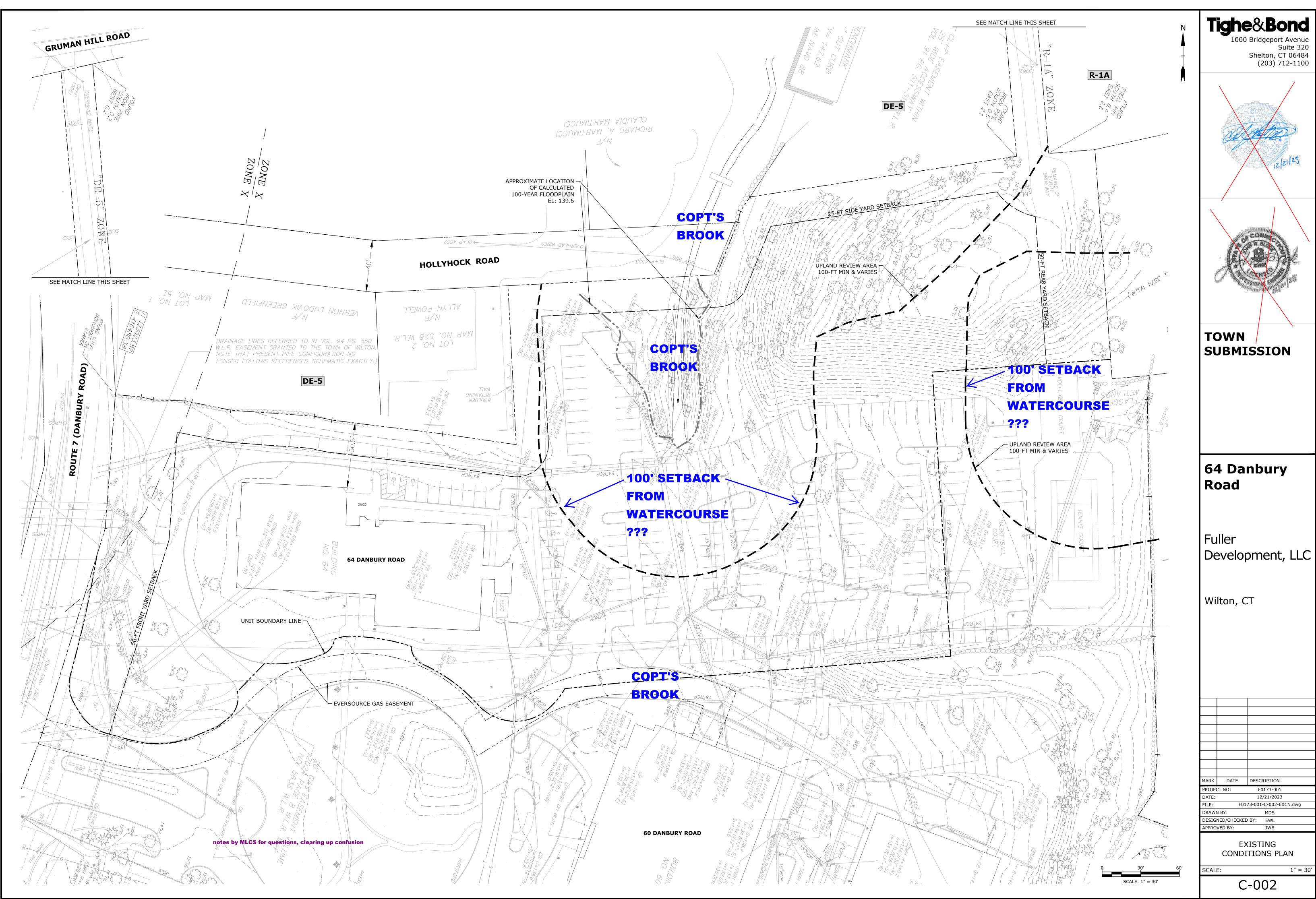
LAND LIES IN "DE-5" ZONE

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

D'ANDREA SURVEYING & ENGINEERING, P.C

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





: Saved: 12/27/2023 ted On:Dec 29, 2023-7:58am By: ELindquist ne & Bond:J:\F\F0173 Fuller\001 64 Danbury Rd\Drawings_Figures\AutoCAD\Sheet\F0173-001-C-002-EXCN.c 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

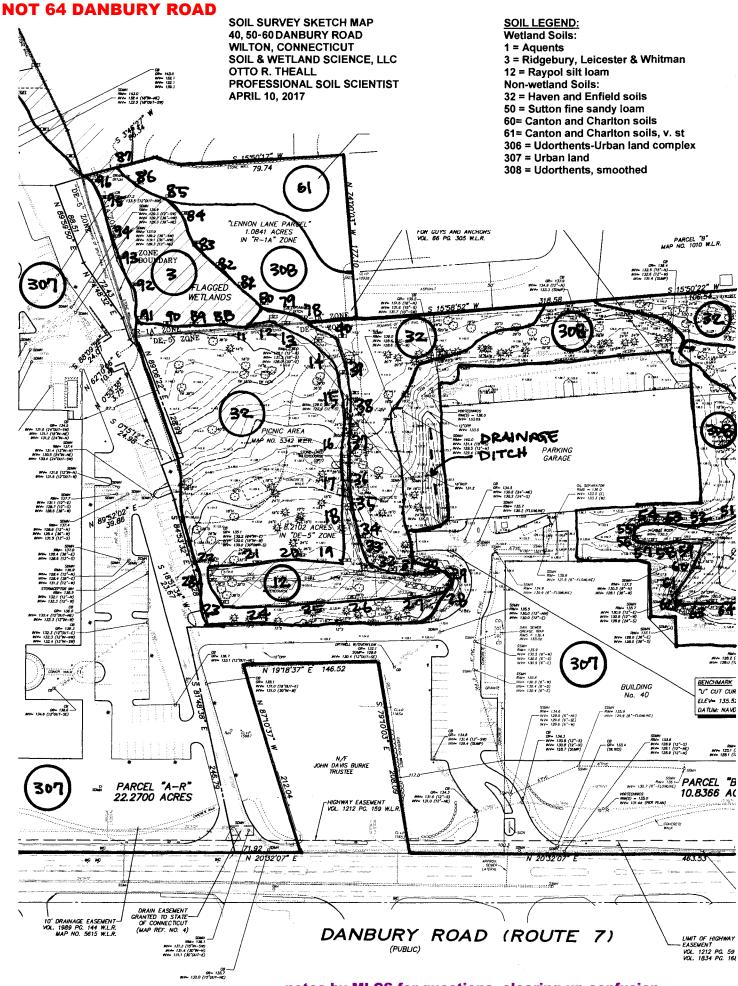
I conducted an on-site investigation of the soils on the Perkin-Elmer Corporation properties located 40, 50-60 Danbury Road in Wilton, Connecticut on February 23 and 24, March 9 and April 10, 2017. The examination for wetland soils was conducted in the field by inspection of approximately 300 soil samples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

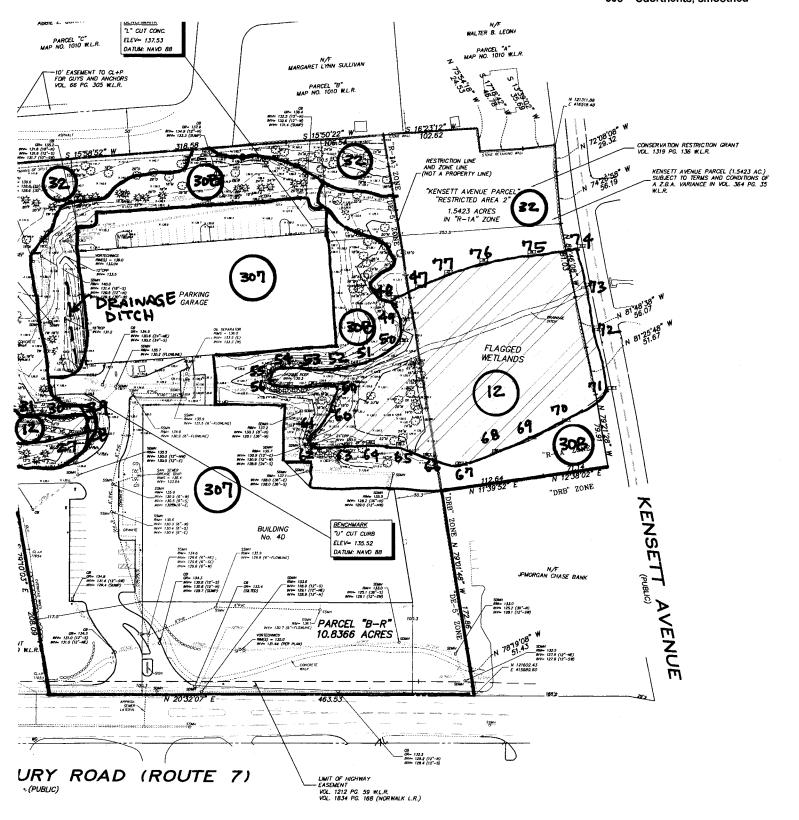
Respectfully submitted:

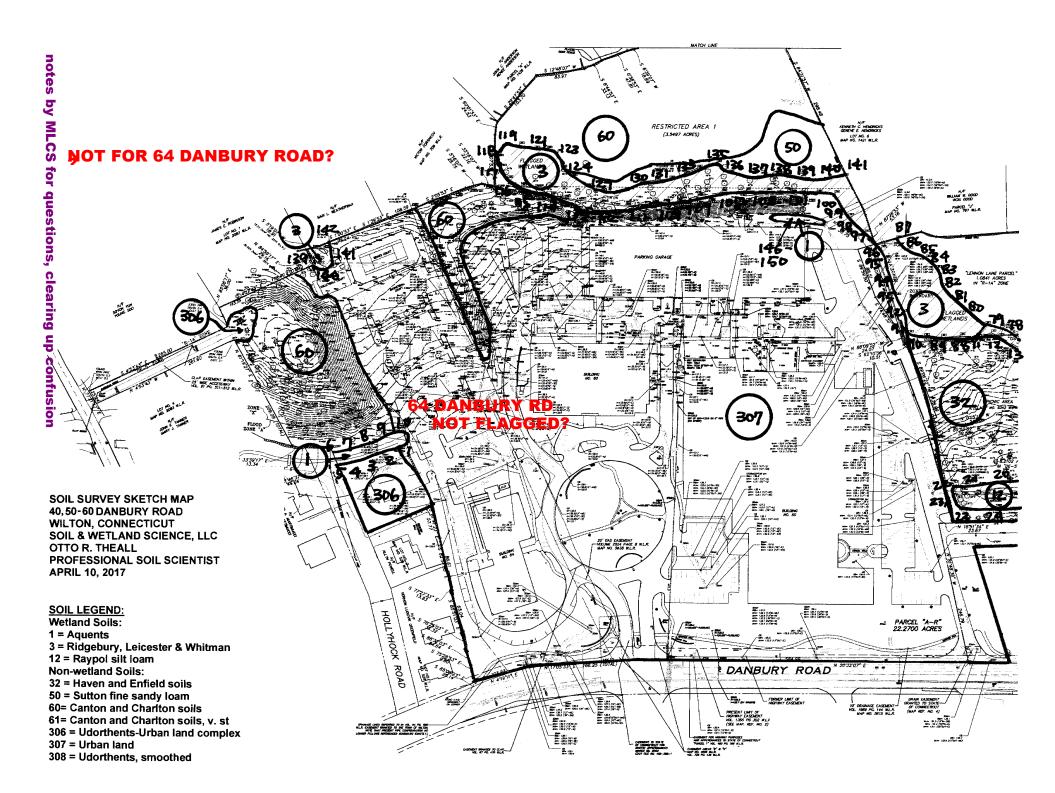
Otto R. Theall Professional Soil Scientist



NOT 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 & sealedby 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

