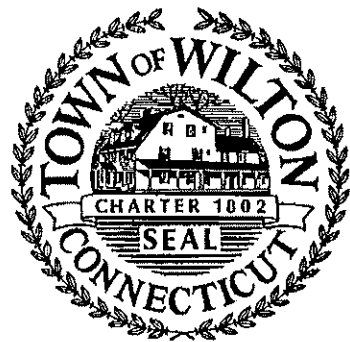


INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR A MINOR REGULATED ACTIVITY

For Office Use Only:

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

APPLICANT INFORMATION:

Applicant: <u>Wilton Child Development Park, LLC</u>	Agent (if applicable) <u>Gregory and Adams, P.C.</u>
Address <u>c/o Gregory and Adams, P.C.</u>	Address <u>190 Old Ridgefield Road</u>
<u>190 Old Ridgefield Road, Wilton, CT</u>	<u>Wilton, CT 06897</u>
Telephone <u>203-762-9000</u>	Telephone <u>203-762-9000</u>
Email <u>jhealy@gregoryandadams.com</u>	Email <u>jhealy@gregoryandadams.com</u>

PROPERTY INFORMATION:

Property Address <u>11 Grumman Hill Road</u>	Site Acreage <u>0.854 acres</u>
Acres of altered Wetlands On-Site <u>0</u>	Cu. Yds. of Material Excavated <u>64 CY</u>
Linear Feet of Watercourse <u>138 ft</u>	Cu. Yds. of Material to be Deposited <u>19 CY</u>
Linear Feet of Open Water <u>0 ft</u>	Acres of altered upland buffer <u>0.021 acres</u>
Sq. Ft. of proposed and/or altered impervious coverage <u>1,424 sf (+800 sf vs existing)</u>	Sq. Ft. of disturbed land in regulated area <u>900 sf</u>

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply Watershed Boundary? NO <u>X</u> YES* _____	Is The Site Within 500 Feet of a Town Boundary? NO <u>X</u> 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.

Project Description and Purpose: The applicant is opening a child day care center at the
Premises and needs to install a playground and a set of egress stairs from the
lower level of Building B in order to be compliant with State of Connecticut
statutes and laws concerning such use.

In addition, the applicant shall provide three (3) collated paper copies of the following information as well as an electronic submission via email to mike.conklin@wiltonct.org & elizabeth.larkin@wiltonct.org **

- ☒ A.
- Written consent from the owner authorizing the agent to act on his/her behalf
- ☒ B.
- A Location Map at a scale of 1" = 800'
- ☒ C.
- A Site Plan showing existing and proposed features
- ☒ D.
- Names and addresses of adjoining property owners

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

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

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

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

Wilton Child Development Park, LLC by its Agent Gregory and Adams, P.C.

Applicant's Signature: J. Casey Healy /s/ Date: June 3, 2022

By: J. Casey Healy
Gregory and Adams, P.C.

Agent's Signature (if applicable): J. Casey Healy /s/ Date: June 3, 2022
By: J. Casey Healy

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

190 OLD RIDGEFIELD ROAD

WILTON, CT 06897

(203) 762-9000

FAX: (203) 834-1628

ESTABLISHED 1964

NEW YORK OFFICE:

399 KNOLLWOOD ROAD - SUITE 201

WHITE PLAINS, NY 10603

(914) 848-5000

WWW.GREGORYANDADAMS.COM

PAUL H. BURNHAM

DANIEL L. CONANT

TREVOR CONLOW§

SUSAN L. GOLDMAN

J. VANCE HANCOCK

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MICHAEL LAMAGNA*

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JAMES D'ALTON MURPHY*⊗

KATHLEEN L. ROYLE *

RALPH E. SLATER

ROGER R. VALKENBURGH *

* ALSO ADMITTED IN NEW YORK

⊗ ALSO ADMITTED IN VERMONT

§ ADMITTED IN NY AND NJ ONLY

JULIAN A. GREGORY

(1912 - 2002)

THOMAS T. ADAMS

(1929 - 2015)

PLEASE REPLY TO SENDER:

J. CASEY HEALY

DIRECT DIAL: 203-571-6304

jhealy@gregoryandadams.com

June 3, 2022

By E-mail and Hand Delivery

Inland Wetlands Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Mike Conklin – Director of Environmental Affairs

Re: Wilton Child Development Park, LLC – Application for Minor Regulated Activity

Premises: 11 Grumman Hill Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

This firm represents the Wilton Child Development Park, LLC (“**WCDP**”), owner of the Premises.

WCDP leases the Premises to The Center for Growth and Development, Inc. (“**CGD**”).

Founded in 2002, CDG's mission is to help children with an Autism diagnosis reach their fullest potential by implementing ABA therapy. Since it's inception, CGD has helped hundreds of children and their families through customized programs designed to address the unique learning and behavior challenges of each individual child. In addition to the Autism services noted above, CGD also provides Child Day Care Center services, as such use is defined in the Wilton Zoning Regulations at Section 29-2.B.23, for the children of its staff as well as third parties.

This application to the Inland Wetlands Commission is to allow WCDP to: (1) install a covered egress stairway on the east side of Building B on the Premises (see Site Development Plan), a post and beam building built in 1987 and currently used as an office building; and (2) fence the yard to use as a playground area with installation of playground equipment and wood chip bases in various locations within the fenced area. Both the renovation to Building B and a portion of the proposed playground are in the Regulated Area, as such is defined in Section 2.1.aa of Wilton’s Inland Wetlands Regulations, and both are required modifications to the Premises to comply with the State of Connecticut laws governing Child Day Care Centers.

Based on the topography of the Premises, while there will be disturbance in the Regulated Area, the project engineer has indicated that water does not drain in the direction of the wetlands or watercourse located on the eastern border of the Premises.

With this background, and in support of this application, we submit three (3) copies of each of the following:

1. Application for Minor Regulated Activity.
2. Location Map.
3. Zoning Location Survey, Proposed, prepared by Ryan and Faulds, LLC dated March 14, 2022 and revised March 29, 2022
4. Site Development Plan (SE-1) prepared by Redniss & Mead (“**R&M**”) dated June 2, 2022.
5. Notes, Details, Erosion Controls (SE-1) prepared by R&M dated June 2, 2022.
6. Authorization letter signed by Wilton Child Development Park, LLC authorizing Gregory and Adams to act as its Agent in connection with this matter.
7. List of Owners of Property adjoining the Premises.

I also enclose:

8. A check drawn to the order to the Town of Wilton in the amount of \$210.00 in payment of the application fee; and
9. Two envelopes addressed to WCDP c/o Gregory and Adams, P.C.

If you have any questions, please contact me.

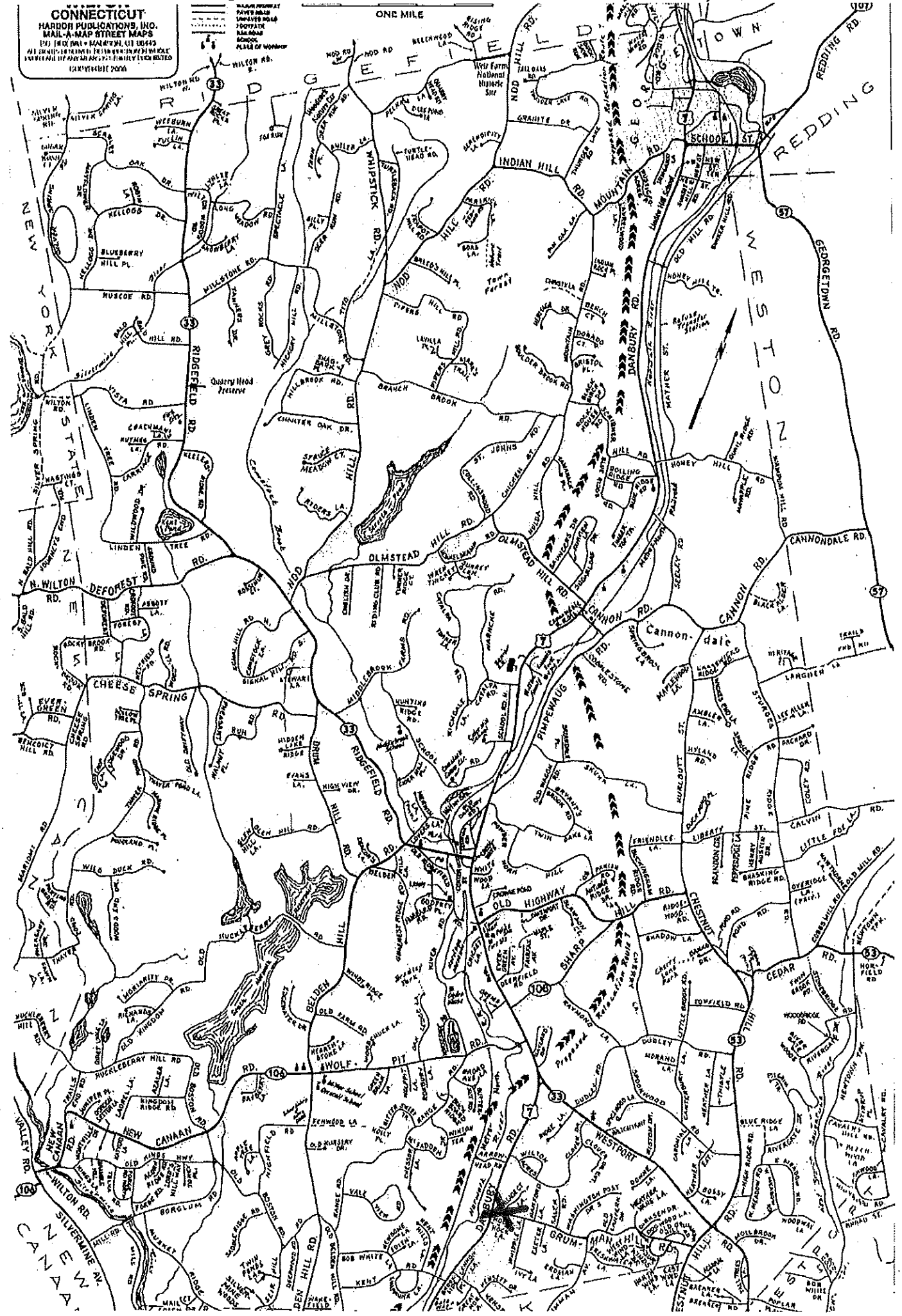
Respectfully submitted,
Gregory and Adams, P.C.

J. Casey Healy
By: _____
J. Casey Healy

JCH/ko

Enclosures

cc: Ms. Lynn C. Hartigan – Wilton Child Development Park, LLC
Mr. Chris Voight – Ryan and Faulds Land Surveyors
Mr. Andrew Kuzmich – Redniss & Mead
Ms. Kate Throckmorton – Environmental Land Solutions, LLC
Mr. John Doyle – Doyle Coffin Architecture
Susan Goldman, Esq. & Kathleen Royle, Esq.



BENCHMARK
TOP OF MAG NAIL
ELEVATION 141.15'
DATUM - NAVD 88

GRUMMAN HILL ROAD

0.854 ACRES

BUILDING A

BUILDING B

POND

HOLT McCHORD
(MAP No. 6000 W.L.R.)

VIKRAM MITAL
(MAP No. 604 W.L.R.)

7 R2 PROPERTIES, LLC
(MAP No. 606 W.L.R.)

FUJII PROPERTIES, LLC
(MAP No. 608 W.L.R.)

OLSI H. JONAN AND
SONILA KALLCIU
(MAP No. 2003 W.L.R.)

LEGEND	
	UTILITY POLE
	CATCH BASIN
	WATER VALVE
	GAS VALVE
	HANDICAPPED PARKING SPACE
	SIGN
	LIGHT POST
	HYDRANT
	DRAINAGE MANHOLE
	SANITARY SEWER MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	OVERHEAD WIRES
	ELECTRIC (SUBSURFACE)
	CABLE (SUBSURFACE)
	WATER LINE (SUBSURFACE)
	GAS LINE (SUBSURFACE)
	SANITARY SEWER
	STORM SEWER

- NOTES:**
- This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2, Vertical Accuracy V-2 and Topographic Accuracy Class T-2 and it is intended to be used for regulatory zoning review.
 - Area of parcel = 37,208 s.f. = 0.854 acres
 - Reference is made to Map No. 4413 of the Wilton Land Records.
 - Reference is made to Warranty Deed recorded in V. 2543, Pg. 74 of the Wilton Land Records.
 - Reference is made to Sanitary Sewer Easement recorded in V. 695, Pg. 134 of the Wilton Land Records.
 - Reference is made to Variance #87-09-57 dated September 15, 1987 recorded in V. 618, Pg. 288 of the Wilton Land Records.
 - Reference is made to Tax Assessor's Parcel 21, Map 68.
 - Property Located in Design Enterprise (DE-5) Zone.
 - Property located in Flood Zones A & X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 391 F, dated June 18, 2010. Flood Lines depicted hereon have been transcribed from this mapping.
 - Inland wetlands delineated by Pfizer-Jahngig Environmental Consulting, Ridgefield, Connecticut. Mary Jahngig, Soil Scientist.
 - Subsurface utility locations delineated by AcadMark Utility Locating, LLC 80 Main St., Ellington, CT 06029 (860) 872-4638, and limited field measurements. Locations are to be considered approximate only. Additional utilities may exist on and around this site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field verified prior to excavation and/or construction. Call Before You Dig 1-800-922-4455.
 - Elevation Datum - NAVD 1988.
 - All monumentation, found or set, depicted hereon.
 - Proposed additions and improvements based upon architectural plans prepared by Doyle Coffin Architecture, Ridgefield, Connecticut.

ZONING TABLE - DE-5 ZONE

STANDARD	MIN.REQ./MAX.ALL	EXISTING	PROPOSED
BUILDING REQUIREMENTS			
MINIMUM LOT AREA	217,800 Sq. Ft.	37,208 Sq. Ft.	37,208 Sq. Ft.
MINIMUM WIDTH			
MINIMUM LOT FRONTAGE	150'	259.05'	259.05'
FRONT YARD - MINIMUM	30'	11.1'	13.5'
FRONT YARD - MAXIMUM	N/A	N/A	N/A
SIDE YARD - MINIMUM	30'	83.9'	59.0'
SIDE YARD (excluding rear. etc.)	100'	N/A	N/A
REAR YARD - MINIMUM	30'	54.4'	54.4'
REAR YARD (excluding rear. etc.)	100'	N/A	N/A
BUILDING HEIGHT - MAXIMUM	3 STORIES/29 FEET	3 STORIES/29.5 FEET	3 STORIES/29.5 FEET
BUILDING COVERAGE - MAXIMUM	25%	11.8%	13.7%
SITE COVERAGE - MAXIMUM	30%	50.2%	53.9%
FLOOR AREA RATIO - MAXIMUM	N/A	N/A	N/A
PARKING REQUIREMENTS			
FRONT YARD - MINIMUM	50'	50.4'	50.4'
SIDE YARD - MINIMUM	25'	8.7' (SEE VARIANCE)	8.7' (SEE VARIANCE)
SIDE YARD (excluding rear. etc.)	75'	N/A	N/A
REAR YARD - MINIMUM	25'	7.4' (SEE VARIANCE)	7.4' (SEE VARIANCE)
REAR YARD (excluding rear. etc.)	75'	N/A	N/A
DAY CARE CENTER - 1/STAFF PLUS 1/10 ENROLLMENT	8 STAFF + 22 ENROLLEES = 8 SPACES		
GENERAL BUSINESS, OFFICE NON-MEDICAL - 1/300 Sq. Ft.	8142 Sq. Ft./300 = 28 SPACES		
TOTAL SPACES	36 SPACES	29 SPACES (Inc. 1 HDOP.)	29 SPACES (Inc. 1 HDOP.)

REVISIONS	
DATE	DESCRIPTION
5-28-2022	PROPOSED RAMP REVISED

ZONING LOCATION SURVEY, PROPOSED
11 GRUMMAN HILL ROAD
PREPARED FOR
WILTON CHILD DEVELOPMENT PARK, LLC
WILTON, CONNECTICUT

MARCH 14, 2022

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

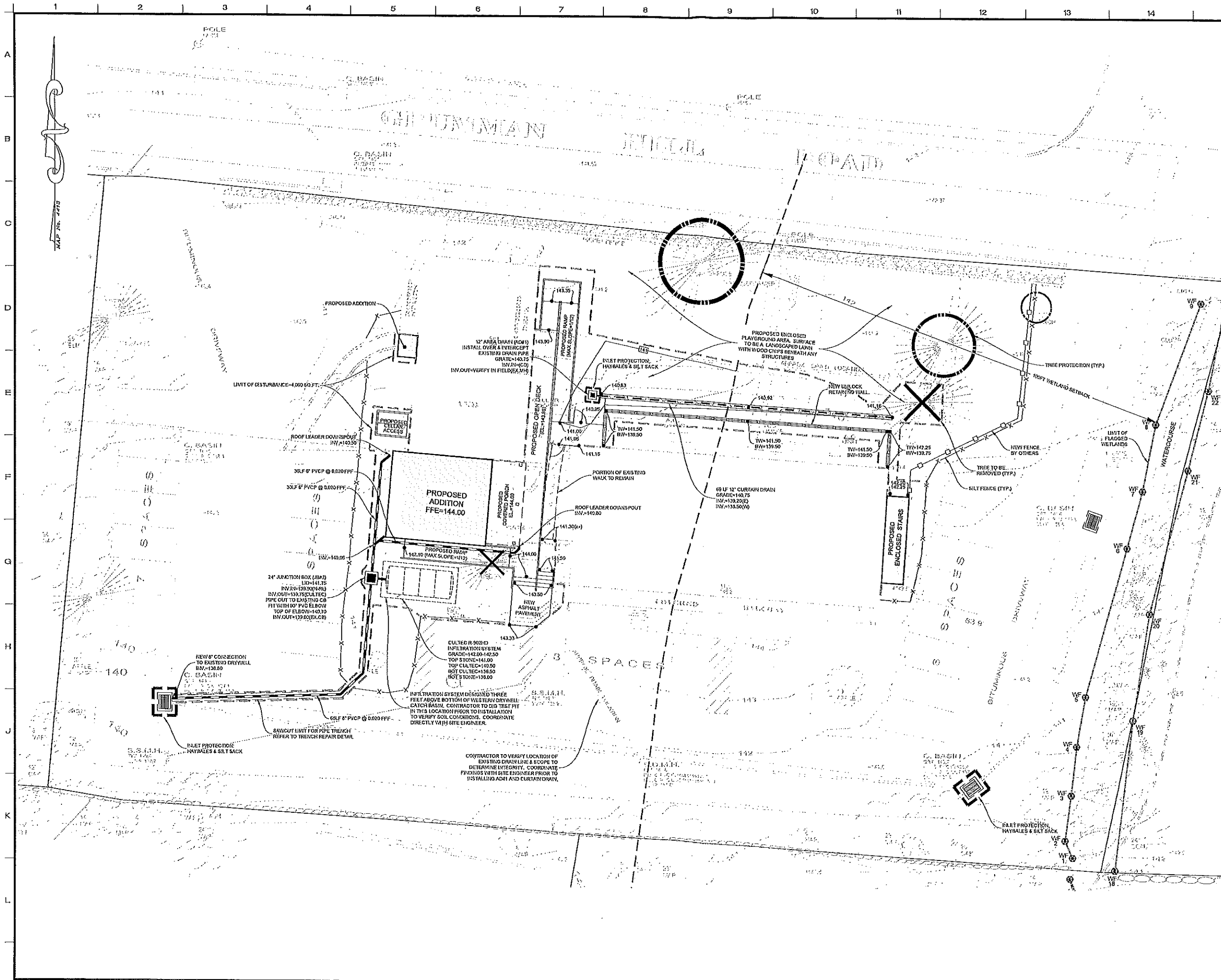
11 GRUMMAN HILL ROAD
WILTON, CT 06097
Ph: (203) 782-9492 ryanandfaulds.com

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

Drill

DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13282

SCALE 1" = 20'



TAX PARCEL: 21 ZONE: DE-5
MAP: 68

ORIENTATION

STORMWATER MITIGATION CALCULATIONS:

PROPOSED INCREASE IN IMPERVIOUS COVERAGE =	600 SF
25-YEAR STORM EVENT RAINFALL DEPTH =	8.55 in (NOAA ATLAS-14)
REQ. STORAGE TO MITIGATE 25-YEAR FLOW & VOLUME INCREASE =	6005F x (6.55in/12in) = 437 CF
PROPOSED CULTURED STORAGE =	442 CF x 437 CF

1	02/2012	ORIGINAL ISSUE DATE
No.	Date	Revision

SITE DEVELOPMENT PLAN
DEPICTING
11 GRUMMAN HILL ROAD
WILTON, CT
PREPARED FOR
WILTON CHILD
DEVELOPMENT PARK, LLC

SCALE: 0 10 20
1"=10'

DRAWN BY: AMX CHECKED BY: AMX

Chad Vail
ADRIAN M. KURZECH, CT, P.E. 31383
June 2, 2022
DATE

THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF REDNISS & MEAD, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REDNISS & MEAD, INC.

SHEET No. **SE-1**

22 Elm Street | Fairfield, CT 06424
TEL: 203.337.0800 | FAX: 203.337.1118
www.rednissandmead.com

N.T.S.

PVC/RCP PIPE TRENCH BED
(48" DIA. & UNDER)
N.T.S.

	TWO	DATE	REVISION
--	-----	------	----------

NOTE EROSION

D
II GRUMM

PREPARED BY
WILTON CHILDS

PALM BEACH



SOIL TO FORM IT. ABOVE IT WILL BE SAND OR SANDY SOIL. ALL EROSION MUST MORE THAN 10 INCHES DEEPER THAN THE FOUNDATION. IF THE EROSION IS NOT MORE THAN 10 INCHES DEEPER THAN THE FOUNDATION, IT IS ACCEPTABLE. MATERIAL SHALL BE REMOVED BY THE CONTRACTOR. THE MATERIAL COULD BE WITHIN THE MATERIAL. THIS MATERIAL SHALL BE RECONSTRUCTED AS

REDNESS & MEASUREMENT

FULL IN ROCK EXCAVATION.

DETAIL

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
DESIGN SERVICES

☐ Standard ☐ Non-Standard	Comm. No: 9405
---	--------------------------------

GREGORY AND ADAMS, P.C.

PAUL H. BURNHAM
DANIEL L. CONANT
SUSAN L. GOLDMAN
J. VANCE HANCOCK
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PLEASE REPLY TO SENDER:
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DIRECT DIAL: 203-571-6304
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* ALSO ADMITTED IN NEW YORK
* ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

February 17, 2022

By E-Mail Only

Wilton Child Development Park, LLC
11 Grumman Hill Road
Wilton, CT 06897
Attn: Ms. Lynn C. Hartigan

Re: Wilton Child Development Park, LLC – Land Use Applications to the Town of Wilton
Premises: 11 Grumman Hill Road, Wilton, Connecticut

Dear Ms. Hartigan:

We are providing legal representation to you in connection with the referenced-property and applications to the Land Use Commissions of the Town of Wilton. The Commissions require written authorization from the applicant and the property owner authorizing Gregory and Adams, P.C to act as their agent. Please sign a copy of this letter as applicant and owner and return it to me by email.

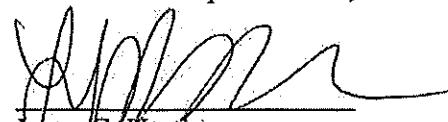
Very truly yours,

J. Casey Healy
J. Casey Healy

JCH/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with matters involving the Land Use Commissions of the Town of Wilton.

Wilton Child Development Park, LLC

By: 
Lynn C. Hartigan
Its:
Duly Authorized

Wilton Child Development Park, LLC

Application to Inland Wetlands Commission

**Premises: 11 Grumman Hill Road, Wilton, Connecticut
(Assessor's Map #68 - Lot #21)**

Owners of Property Adjoining the Premises

Map / Lot Number	Owner Name Property Address	Mailing Address (if different)
68-20	Olsi H. Jonan Sonila Kallciu 21 Grumman Hill Road Wilton, CT 06897	
68-22	Holt McChord 1 Grumman Hill Road Wilton, CT 06897	
68-24	Trofa Property Development LLC 3 Hollyhock Road Wilton, CT 06897	236 Colonial Drive Fairfield, CT 06824
68-25	Vikram Mital 5 Hollyhock Lane Wilton, CT 06897	
68-26	7 R2 Properties LLC 7 Hollyhock Road Wilton, CT 06897	
68-27	Fujii Properties LLC 9 Hollyhock Road Wilton, CT 06897	9 Clubhouse Circle Darien, CT 06820
69-60	Grumman Seven Associates LLC 82 Danbury Road Wilton, CT 06897	
69-61-2	Piyush Pandey Anju Pandey 2 Village Court Wilton, CT 06897	
69-61-4	Robert P. Chiavon Peggy A. Chiavon, Trustees 4 Village Court Wilton, CT 06897	
69-61-6	Glenn A. Hutchinson 6 Village Court Wilton, CT 06897	

69-61-8	Christopher V. Salvato Linda A. Salvato 8 Village Court Wilton, CT 06897	
69-61-10	Danjie Liu Yan Jiang 10 Village Court Wilton, CT 06897	
69-61-12	Raymond R. Koziak 12 Village Court Wilton, CT 06897	130 Lenox Ave., #9 Stamford, CT 06906
69-61-14	Joseph P. Careccia Olga Sidiropoulis 14 Village Court Wilton, CT 06897	
69-61-16	Kimberly Duffy 16 Village Court Wilton, CT 06897	
69-61-18	Michael J. Gagliano Malgorzata Gagliano 18 Village Court Wilton, CT 06897	
69-61-20	Yubo Lu 20 Village Court Wilton, CT 06897	
69-61-22	Anusha Thota Sandeep Malluri 22 Village Court Wilton, CT 06897	
69-61-24	Audrey Kurtz 24 Village Court Wilton, CT 06897	
69-61-26	James E. Arenholz, Jr. 26 Village Court Wilton, CT 06897	
69-61-28	Rosemary R. Vervoort Gary R. Vervoort 28 Village Court Wilton, CT 06897	
69-61-30	Assaf Eidorfer Danit Eisdorfer 30 Village Court Wilton, CT 06897	
69-61-32	Elizabeth B. Callahan 32 Village Court Wilton, CT 06897	

69-61-34	Ross S. Kazer Vicki W. Kazer 34 Village Court Wilton, CT 06897	
69-61-36	Paula D. Fleming 36 Village Court Wilton, CT 06897	
69-61-38	Mark Emerick Jacquelyn Emerick 38 Village Court Wilton, CT 06897	
69-61-40	Kara Crowther 40 Village Court Wilton, CT 06897	
69-61-42	Current Resident 42 Village Court Wilton, CT 06897	
69-61-44	An Nan Yuan Hui 44 Village Court Wilton, CT 06897	
69-61-46	Bomi P. Dinshaw Nina B. Dinshaw 46 Village Court Wilton, CT 06897	
69-61-48	Marie Dunn 48 Village Court Wilton, CT 06897	
69-61-50	Princelal Chiriyankandath Hency P. Chirivankandath 50 Village Court Wilton, CT 06897	
69-61-52	Di Zhang Feng Zhang 52 Village Court Wilton, CT 06897	
69-61-54	Paul H. Luchansky Toni-Anne Luchansky 54 Village Court Wilton, CT 06897	
69-61-56	Monica R. Sprei 56 Village Court Wilton, CT 06897	

69-61-58	Arun Swaminathan Sumithra Bakthavatchalam 58 Village Court Wilton, CT 06897	
69-61-60	Laura Cody 60 Village Court Wilton, CT 06897	
69-61-62	Samira Vedantam Amith Mamidala 62 Village Court Wilton, CT 06897	
69-61-64	Kenneth Daniel Libby 64 Village Court Wilton, CT 06897	
69-61-66	Ulysses Whitby Gussie Whitby 66 Village Court Wilton, CT 06897	
69-61-68	Serge A. Karpow 68 Village Court Wilton, CT 06897	
69-61-70	Joann Logiurato 70 Village Court Wilton, CT 06897	
69-61-72	Joseph Zarb Rose Zarb 72 Village Court Wilton, CT 06897	
69-61-74	John B. Canning Janet S. Canning 74 Village Court Wilton, CT 06897.	
69-61-76	Gian Andreassi 76 Village Court Wilton, CT 06897	
69-61-78	Mahadevan Arun Venkataraman Radhika Nagaratnam 78 Village Court Wilton, CT 06897	
69-61-80	Tianshi Bu Kun Dong 80 Village Court Wilton, CT 06897	
69-61-82	Lee Armstrong 82 Village Court Wilton, CT 06897	

69-61-84	Syma B. Gruss Revocable Trust 84 Village Court Wilton, CT 06897	
69-61-86	Manuel T. Bastos Florinda F. Bastos 86 Village Court Wilton, CT 06897	
69-61-88	Stacey E. Reynolds 88 Village Court Wilton, CT 06897	
69-61-90	Mark A. Messina Michele D. Messina 90 Village Court Wilton, CT 06897	
69-61-92	Kunwar Kalra Ruchika Khurana 92 Village Court Wilton, CT 06897	
69-61-94	Richard K Dineen Claire Dineen 94 Village Court Wilton, CT 06897	
69-61-96	Lamba Tarun Talreja Jharna 96 Village Court Wilton, CT 06897	