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ATTORNEYS AT LAW

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January 9, 2024

**To be delivered by hand**

Planning and Zoning Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

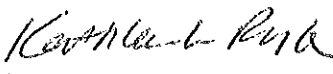
Attn: Mr. Michael E. Wrinn – Director of Planning and Land Use Management

Re: Totsy Turvy Café and Play – Application for Special Permit  
Premises: 101 Old Ridgefield Road, Wilton, Connecticut

Dear Members of the Commission:

As attorney for Totsy Turvy Café and Play, LLC (“Totsy Turvy”), I submit a revised Application for Special Permit dated January 9, 2024. The Application has been revised to identify Wilton Center Real Estate LLC as the long-term lessee of the property located at 101 Old Ridgefield Road, not as the owner of the property.

Respectfully submitted,  
Gregory and Adams, P.C.

By:   
Kathleen L. Royle

KLR/ko  
Enclosures

cc: Genevieve Giamarino – Totsy Turvy Café and Play LLC

**SPECIAL PERMIT DESCRIPTION:** Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29- 6.C (Wilton Center District). Per Section 29-6.4.f applicant proposes to convert @ 2,550 sq. ft. of existing office space into restaurants, fast-food without drive-in facilities space.

Totsy Turve Cafe and Play, LLC

c/o Gregory and Adams, 190 Old Ridgefield Road, Wilton, CT

**APPLICANT'S NAME**

**ADDRESS**

Wilton Center Real Estate LLC

c/o Gregory and Adams, 190 Old Ridgefield Road, Wilton, CT

**OWNER'S NAME (long term lessee) ADDRESS**

101 Old Ridgefield Road

WC

**PROPERTY LOCATION**

**ZONING DISTRICT**

4039

439

201

73

37

3.2 acres

**WLR**

**VOLUME**

**PAGE**

**TAX MAP #**

**LOT #**

**ACREAGE**

**THE FOLLOWING MATERIALS ARE REQUIRED:**

\* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:

**Application Forms / Materials | Wilton CT**

\* All submitted plans and documents shall bear an original signature, seal, and license number of the professional responsible for preparing each item. Maps should be folded, not rolled.

- ☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
- ☒ **CLASS A-2 SURVEY MAP** of the subject property
- ☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations
- ☒ **FORM B – ZONING DATA**
- ☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone
- ☒ **LETTER OF TITLE** certifying owner of record as of date of the application
- ☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property
- ☒ **LIST OF OWNERS WITHIN 500'** or any portion of subject property, sorted by Tax Map and Lot #  
[See online GIS instructions at: [owner list 500 ft gis directions.pdf \(wiltonct.org\)](http://ownerlist500ftgisdirections.pdf(wiltonct.org))]
- ☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations
- ☒ **ONE COPY OF THE DEED**
- ☒ **ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum**, emailed to [michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org) and [daphne.white@wiltonct.org](mailto:daphne.white@wiltonct.org)
- ☒ **\$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton
- ☒ **ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.  
[See "Envelopes Instructions" at: [envelopes instructions 0.pdf \(wiltonct.org\)](http://envelopesinstructions0.pdf(wiltonct.org))]

☒ IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY? ☐ No

☒ IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE? ☐ No

**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Totsy Turvy Cafe and Play LLC by its Agent, Gregory and Adams, P.C.

Kathleen L. Kroyle 1/9/24 kroyle@gregoryandadams.com 203-762-9000  
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Wilton Center Real Estate LLC by its Agent, Gregory and Adams, P.C.

Kathleen L. Kroyle 1/9/24 kroyle@gregoryandadams.com 203-762-9000  
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

**For Planning and Zoning Department Use Only:**

Mandatory Referrals - Jurisdiction/Agency		
	Yes	No
Village District Design Advisory Committee (VDDAC):	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Review Board (ARB):	<input type="checkbox"/>	<input type="checkbox"/>
Western Connecticut Council of Governments (WestCOG):	<input type="checkbox"/>	<input type="checkbox"/>
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
First Taxing District Water Department Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
State-Designated Aquifer Protection Area:	<input type="checkbox"/>	<input type="checkbox"/>
Adjoining Community Notification:	<input type="checkbox"/>	<input type="checkbox"/>