

**GREGORY AND ADAMS, P.C.**

ATTORNEYS AT LAW

PAUL H. BURNHAM  
SUSAN L. GOLDMAN  
J. VANCE HANCOCK  
DERREL M. MASON\*  
MATTHEW C. MASON\*  
JAMES D'ALTON MURPHY\*  
KATHLEEN L. ROYLE \*  
RALPH E. SLATER  
ROGER R. VALKENBURGH \*

190 OLD RIDGEFIELD ROAD  
WILTON, CT 06897

(203) 762-9000  
FAX: (203) 834-1628

ESTABLISHED 1964

\* ALSO ADMITTED IN NEW YORK  
\* ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

J. CASEY HEALY  
OF COUNSEL

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
KATHLEEN L. ROYLE  
DIRECT DIAL: 203-571-6319  
[kroyle@gregoryandadams.com](mailto:kroyle@gregoryandadams.com)

January 4, 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 hereby submit its application for a special permit to allow the conversion of use of approximately 2,550 sq. ft. of former real estate office space into restaurants, fast-food without drive-in facilities space pursuant to Section 29-6.C.4.f of the Zoning Regulations of the Town of Wilton. Totsy Turvy has signed a lease agreement for a portion of 101 Old Ridgefield Road.

In connection therewith, I enclose one copy each of the following:

1. Application for Special Permit with Form B – Zoning Data, Parking and Loading Calculation and Statement of Compliance with Town Plan attached.
2. Location Map.
3. Map of Property prepared by Roland H. Gardner, Land Surveyor, dated March 7, 1991.
4. Plan indicating location of leased space within the Premises.
5. Vicinity Map prepared by Gregory and Adams.
6. Environmental Impact Statement prepared by Gregory and Adams.

7. Test Fit Floor Plan prepared by Corporate Design dated December 21, 2023.
8. Equipment Layout Plan.
9. Measurements of Equipment for Totsy-Turvy - 101 Old Ridgefield Road.
10. List of Owners of Property located within 500' of the Premises.
11. Title Certification Letter prepared by Gregory and Adams, P.C. attached to which is the Memorandum of Assignment of Leases by which Wilton Center Real Estate, LLC acquired interest in the Premises as the prime lessee.
12. Letter signed by Totsy Turvy Café and Play as applicant authorizing Gregory and Adams to act as its agent in connection with this application.
13. Letter signed by Wilton Center Real Estate, LLC as landlord acknowledging and consenting to Gregory and Adams filing this application on behalf of Totsy Turvy.
14. List of Project Professionals.

I also enclose a check payable to the Town of Wilton in the amount of \$460.00 in payment of the application fee.

Pursuant to Section 29-11.A.4.b, Totsy Turvy, as a lessee of a portion of the Premises, requests that it not be required to provide an up to date Class A-2 survey of the property and instead requests that it be able to use the Map of Property prepared by Roland H. Gardner, Land Surveyor, dated March 7, 1991 for the purposes of this application. There will be no development on the Premises only an interior conversion of an existing building. With the exception of signage, which is subject to the review and approval of the Village District Design Advisory Committee, the proposed conversion in use will not affect existing parking, circulation, drainage, building relationships, landscaping, lighting or any other considerations of a site plan approval.

I respectfully request that the application be heard at the Commission's January 22, 2024 meeting.

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

Respectfully submitted,  
Gregory and Adams, P.C.

By: Kathleen L. Royle  
Kathleen L. Royle

KLR/ko

Enclosures

cc: Genevieve Giamarino – Totsy Turvy Café and Play LLC



WILTON PLANNING AND ZONING COMMISSION	SPECIAL PERMIT APPLICATION	SP#
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**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		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 \(wiltonct.org\)](#)]

☒ 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 \(wiltonct.org\)](#)]

☒

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.

		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.			
		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"/>



WILTON PLANNING AND ZONING COMMISSION	FORM B - ZONING DATA
Include the following data on the required Site Development Plan, as well.	

101 Old Ridgfield Road	3.2 acres
PROPERTY ADDRESS	LOT ACREAGE
WC	198.6' est.
ZONING DISTRICT	LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	_____	16,010	_____	16,010
BUILDING FOOTPRINT [SF]	_____	10,058	_____	10,058
BUILDING COVERAGE [SF/%] (round up)	30%	not known	_____	unchanged
BUILDING HEIGHT [FT - Story]	3/42'	2 stories	_____	2 stories
FLOOR AREA RATIO (F.A.R.)	0.50	not known	_____	unchanged
PARKING SPACES (round up)	101	122	_____	122
LOADING SPACES	not known	not known	_____	unchanged
SITE COVERAGE [SF/%]	80%	not known	_____	unchanged

OFF-STREET PARKING AND LOADING CALCULATIONS


Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

<b>PARKING CALCULATION</b> (Use separate page, if necessary)  See attached Parking and Loading Calculation
<b>LOADING CALCULATION</b> (Use separate page, if necessary)  See attached parking and loading calculation.

**PLAN OF CONSERVATION AND DEVELOPMENT**

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:  
Totsy Turvy Cafe and Play LLC by its Agent, Gregory and Adams, P.C.

Kathleen L. Royle, Esq.	APPLICANT'S SIGNATURE	DATE
		1/5/24

The Painted Cookie, LLC  
Application for Special Permit

Parking and Loading Calculation

**Parking Calculation**

Per Section 29-8.B.5.b(17)

Tenant space of 2,550± sq. ft. shall have 11 parking spaces. According to Map of Property Prepared For Wilton Center Development Associates, by Roland H. Gardner, dated March 7, 1991, the site has 122 parking spaces available. Our calculations, based on the gross square footage stated on the Assessor's Card (see below), result in a maximum number of parking spaces for the site at 101 spaces.

$$(16,010\text{sq ft} + 9,183\text{sq ft}) / 250 = 101 \text{ parking spaces}$$

**Loading Calculation**

Per Section 29-8.B.7.a

Tenant's leased space is under 3,000 sq. ft. Section 29-8.B.7.a does not indicate a loading space requirement for less than 3,000 sq ft. therefore, no loading space is required or, if required, applicant requests a waiver based on the nature of applicant's cafe business.



Totsy Turvy Café and Play  
Application for Special Permit  
Premises: 101 Old Ridgefield Road

Statement of Compliance with Town Plan

The above-referenced Premises are comprised of 3.2 acres of property that is zoned Wilton Center (the "WC Zone"). Applicant is leasing 2,550± sq. ft. and converting a former real estate office space to a café with play space pursuant to Section 29-6.C.4.f. The application complies with Section 6, Goal 1 of the Plan of Conservation and Development, adopted September 23, 2019 and effective October 1, 2019 (the "POCD") in that applicant will be filling vacant office space within Wilton Center (see POCD pages 61 and 62) and thereby strengthening Wilton Center's economic viability.

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J. VANCE HANCOCK  
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January 4, 2024

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

Re: Totsy Turvy Café and Play – Application for Special Permit  
Premises: 50, 60 and 64 Danbury Road, Wilton, CT

Dear Members of the Commission:

As attorneys for Totsy Turvy Café and Play LLC, we hereby certify that Wilton Center Real Estate LLC is the owner of that certain property known as 101 Old Ridgefield Road in Wilton by virtue of a Memorandum of Assignment of Leases recorded on April 24, 2015 in Volume 2421 of the Wilton Land Records at Page 214 (a copy of the Memorandum is attached).

Very truly yours,  
GREGORY AND ADAMS, P.C.

By:   
Kathleen L. Royle

KLR/ko



00136880  
VOL# 2421 PG# 214

After recording, please return to:

Andrew I. Bronfman, Esquire  
26 Borough Drive  
West Hartford, CT 06117

Cross-reference to:

MEMORANDUM OF ASSIGNMENT OF LEASES

This MEMORANDUM OF ASSIGNMENT OF LEASES (this "Memorandum") is made and entered into as of this 23<sup>rd</sup> day of April, 2015, by and between WILTON CENTER DEVELOPMENT LLC, a Massachusetts limited liability company, as assignor ("Assignor"), with a mailing address of % Boylston Properties, 800 Boylston Street, Suite No.: 1390, Boston, Massachusetts 02199, and WILTON CENTER REAL ESTATE LLC, a Delaware limited liability company, as assignee ("Assignee"), with a mailing address c/o Paragon Management Group LLC, 276 Post Road West, Suite No.: 201, Westport, Connecticut 06880.

WITNESSETH:

WHEREAS, Town of Wilton, a municipal corporation located in the County of Fairfield, State of Connecticut ("Lessor"), entered into the following Lease Agreements:

- (1) That certain Lease Agreement made by and between Lessor, as lessor, and The Faraca Company ("Original Lessee"), as lessee, dated September 26, 1983, a Notice of which was dated as of January 5, 1984 and recorded January 13, 1984 in Volume 439 at Page 201, as amended by Second Amendment of Lease Agreement dated July 30, 1984 and recorded in Volume 521 at Page 55, as amended by Notice of Amendment of Lease Agreement dated November 1, 1985 and recorded in Volume 521 at Page 57, as affected by Subordination and Estoppel Agreement dated April 26, 1991 and recorded in Volume 743 at Page

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342, as amended by Amendment of Subordination and Estoppel Agreement dated October 1, 1992 and recorded in Volume 830 at Page 224 and a Notice of which was dated November 1, 1985 and recorded December 6, 1985 in Volume 521 at Page 60, as affected by Notice (exercise of option to extend) dated November 28, 1989 and recorded in Volume 703 at Page 304, as further affected by Notice of Exercise of Extension Right dated June 5, 2000, and as further affected by Notice of Exercise of Extension Right dated April 4, 2013 (collectively, "Lease No. 1"); and

- (2) That certain Lease Agreement made by and between Lessor, as lessor, and Wilton Center Development Limited Partnership ("WCDLP"), predecessor in interest to Assignor, as lessee, dated "\_\_\_\_\_, 1985" and executed by the Lessor on October 7, 1985, a Notice of which was recorded in Volume 521 at Page 60, as further affected by Notice of Exercise of Extension Right dated June 5, 2000, and as further affected by Notice of Exercise of Extension Right dated April 4, 2013 ("Lease No. 2")

pertaining to those certain properties known as Town Green of Wilton Center and the Wilton Post Office, 101 Old Ridgefield Road (Wilton Assessor's Map 73 - Lots 37 and 37-1) and 15 Hubbard Road (Wilton Assessor's Map 73 - 37-3), Town of Wilton, County of Fairfield, Connecticut (collectively, the "Properties") (Lease No. 1 and Lease No. 2, as from time to time amended, collectively herein called the "Ground Leases").

WHEREAS, Original Lessee assigned all of its rights, title and interests in, to and under the Lease No. 1 to Assignor pursuant to Section 13(a) of the Lease; and

WHEREAS, Assignor has executed an Assignment and Assumption of Leases Agreement dated of even date herewith, assigning all its rights, title and interests in, to and under the Ground Leases to Assignee (the "Assignment"); and

WHEREAS, the parties hereto desire to record this Memorandum in order to evidence of record the facts as stated in the Assignment.

#### PROVISIONS

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignee and Assignor agree as follows:

1. The Recitals set forth above are true and correct and hereby incorporated into the body of this Assignment.
2. The provisions set forth in the Assignment between the parties are hereby incorporated by reference into this Memorandum.
3. The Assignment is incorporated herein as if fully set out herein verbatim, and this instrument is intended to be only a Memorandum thereof, to which Assignment reference



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is hereby made for the full agreement between the parties. This Memorandum is not intended to modify any term, provision or condition of the Assignment and, to the extent of any conflict between this Memorandum and the Assignment, the Assignment shall control.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

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IN WITNESS WHEREOF, Assignor and Assignee have caused this Memorandum to be executed under seal and as of the day and year first above written.

ASSIGNOR:

Signed, sealed and delivered this 23<sup>rd</sup> day of April, 2015, in the presence of:

WILTON CENTER DEVELOPMENT LLC,  
a Massachusetts limited liability company

Sign Name: [Signature]  
Print Name: Ronda Gleason

By: [Signature]  
William P. McQuillan, Manager

Sign Name: [Signature]  
Print Name: Alexander Miranda

COMMONWEALTH OF MASSACHUSETTS

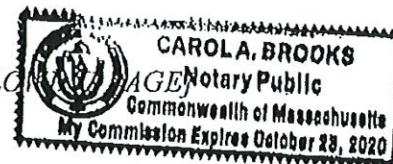
COUNTY OF Suffolk, ss

On this 21<sup>st</sup> day of April, 2015, before me, the undersigned notary public, personally appeared William P. McQuillan, Manager of Wilton Center Development LLC, who proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Carole A. Brooks  
Notary Public

My commission expires: 10-23-20

[SIGNATURES CONTINUED ON FOLLOWING PAGE]





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ASSIGNEE:

Signed, sealed and delivered this 23<sup>rd</sup> day of  
April, 2015, in the presence of:

WILTON CENTER REAL ESTATE LLC,  
a Delaware limited liability company

Sign Name: [Signature]  
Print Name: DAVID W. WEIGER

By: [Signature]  
John A. Nelson, Manager

Sign Name: [Signature]  
Print Name: Juan Dudziel

STATE OF CONNECTICUT)

COUNTY OF Fairfield)

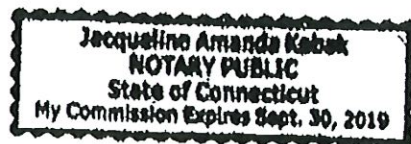
ss: \_\_\_\_\_

On this the 22 day of April, 2015, before me, Jacqueline Amanda Kabak, the undersigned officer, personally appeared John A. Nelson, who acknowledged himself/herself to be the Manager of Wilton Center Real Estate LLC, a Delaware limited liability company, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such Manager.

In witness whereof I hereunto set my hand.

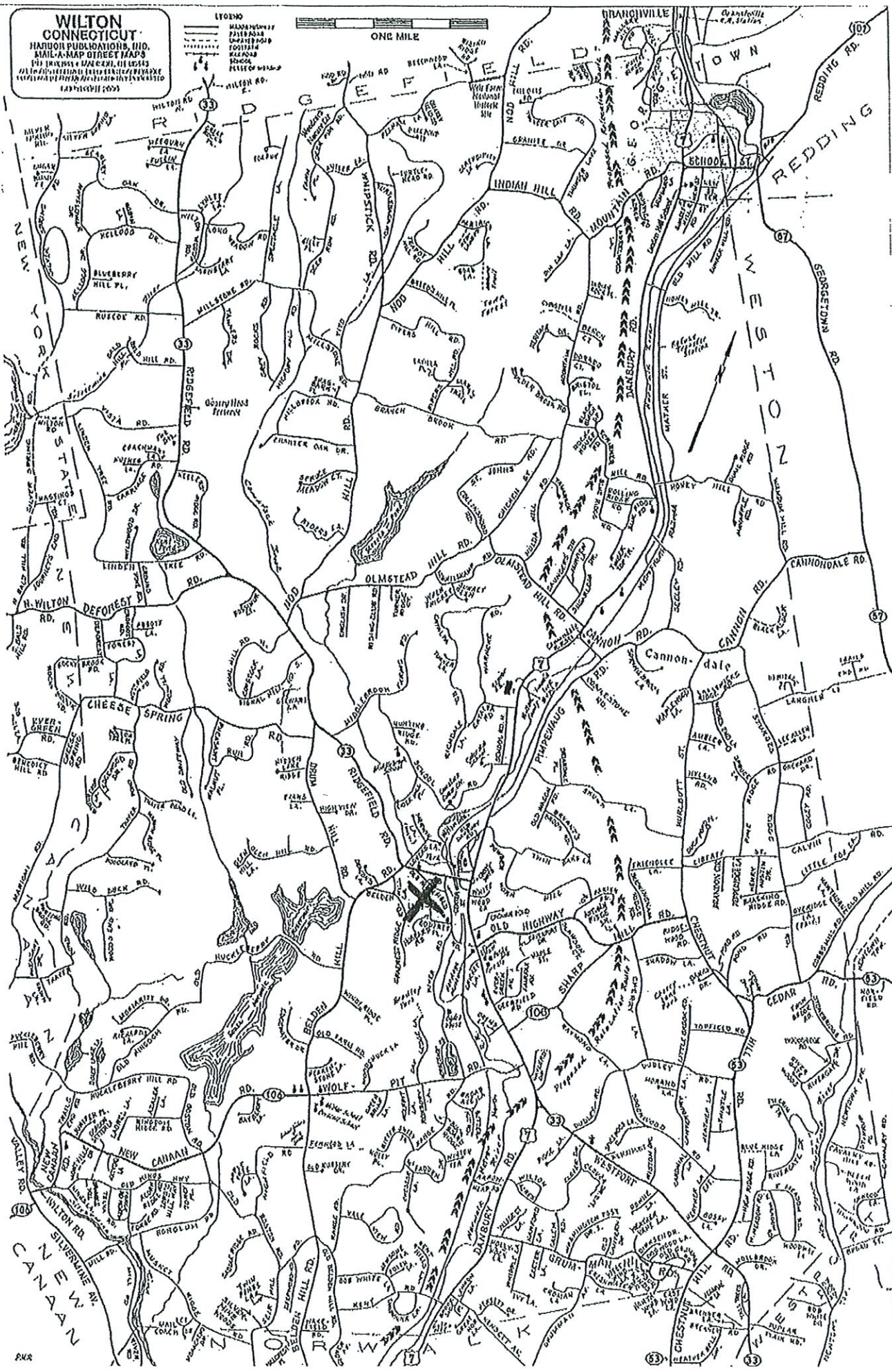
[Signature]

Commissioner of the Superior Court  
Notary Public  
My Commission Expires: 9/30/19



Received For Record  
Apr 24 2015 AT 12:05P  
Lori A. Kaback  
Wilton Town Clerk



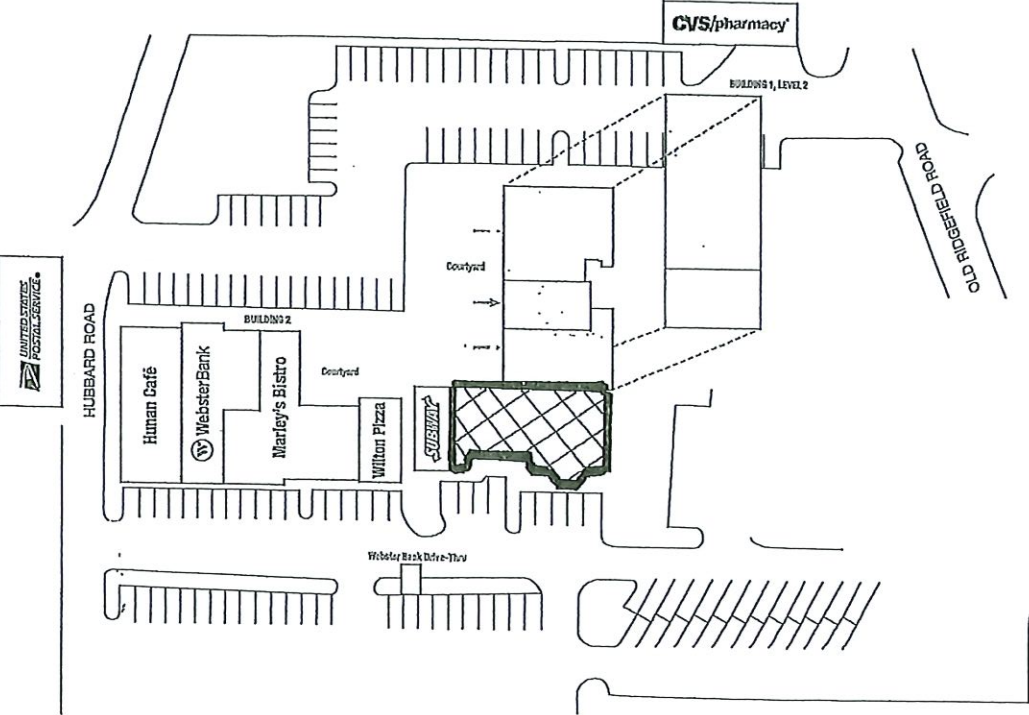








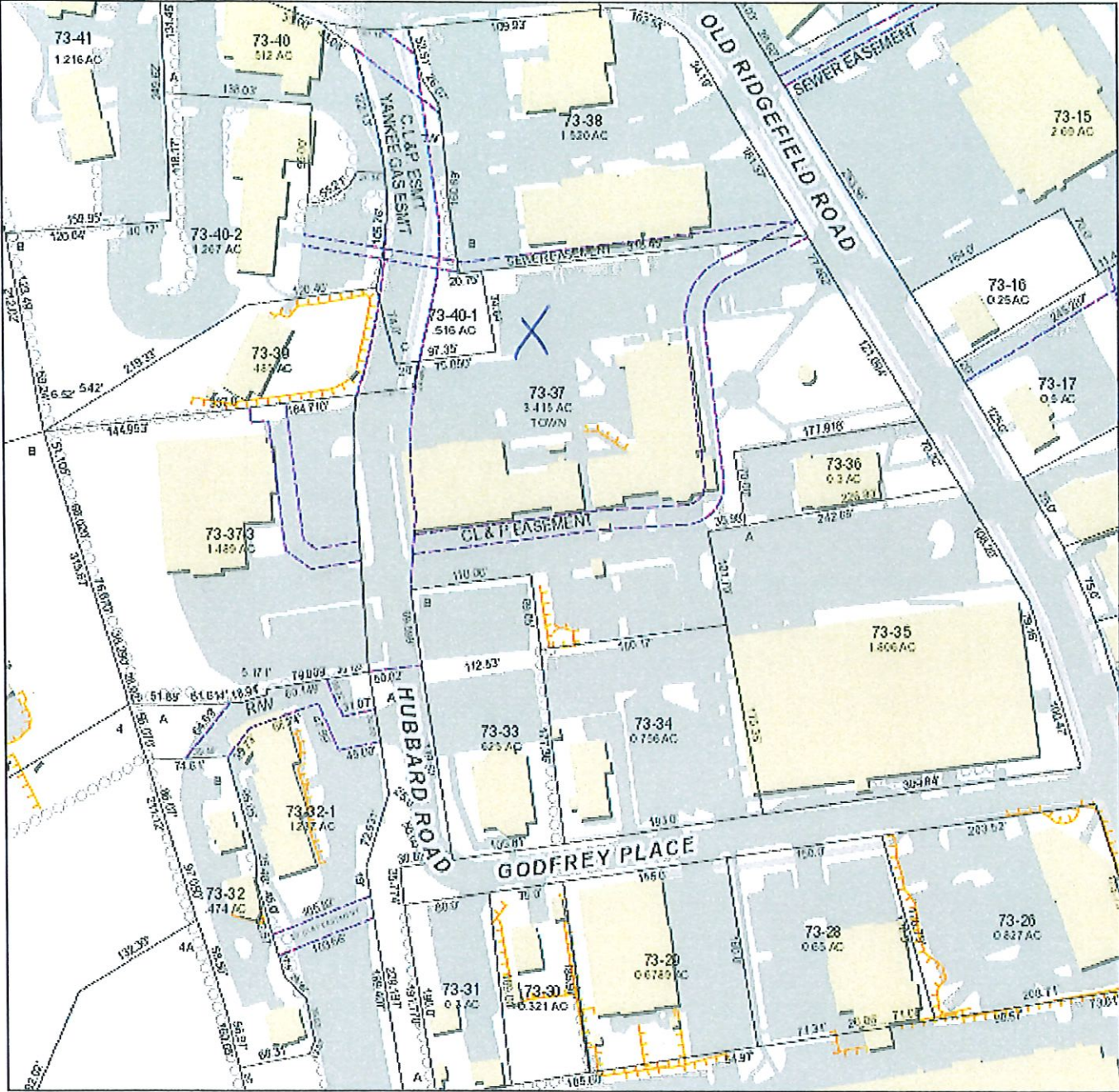
Location of Leased Space







Date Printed: 1/2/2024



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

**Zoning Effective: July 28, 2017**

**Planimetrics Updated: 2014**

Approximate Scale: 1 inch = 150 feet



Totsy Turvy Café and Play  
Application for Special Permit  
Premises: 101 Old Ridgefield Road

Environmental Impact Statement

a. Compatibility with Town's Plan of Development

The above-referenced Premises are comprised of 3.2 acres of property that is zoned Wilton Center (the "WC Zone"). Applicant is leasing 2,550± sq. ft. and converting a former real estate office space to a café with play space pursuant to Section 29-6.C.4.f. The application complies with Section 6, Goal 1 of the Plan of Conservation and Development, adopted September 23, 2019 and effective October 1, 2019 (the "POCD") in that applicant will be filling vacant office space within Wilton Center (see POCD pages 61 and 62) and thereby strengthening Wilton Center's economic viability.

b. Sensitive Environmental Features

There are no wetlands or any other sensitive environmental features located on the site.

c. Impact on Water, Sewer and Storm Drainage

The Premises are served by Town sewer and water and the applicant will have no impact on either service. Applicant is leasing interior building space without modification to the exterior of the building so there will be no impact to storm drainage.

d. Traffic Impact

The applicant will not be changing the current traffic configuration pattern on the premises and the premises are currently side walked so there will be no adverse impact to either pedestrian or vehicular traffic.

e. Impact on Town Services

The proposed use conversion will have no impact on the Town's schools, recreational facilities or emergency services providers.

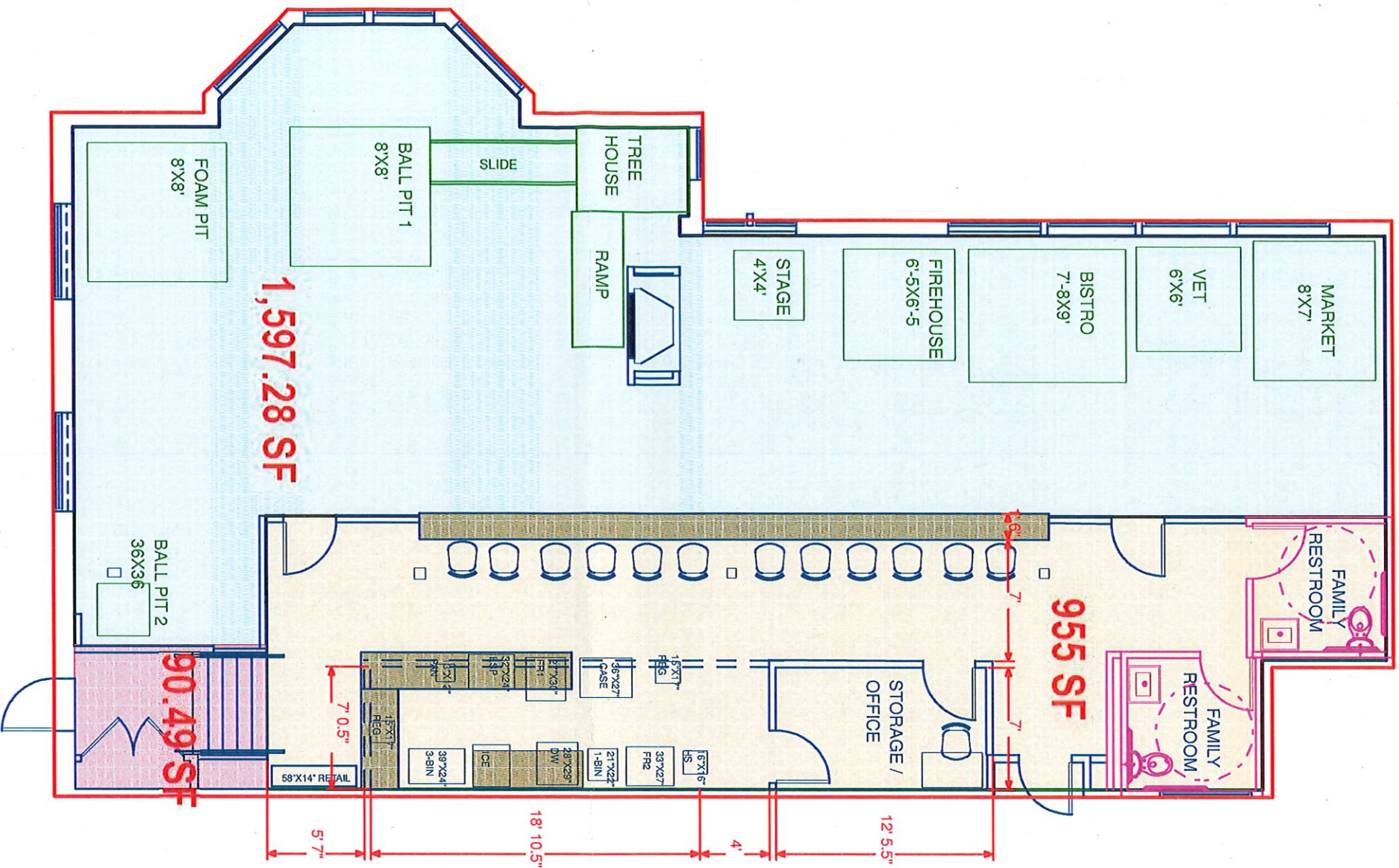
f. Alternatives to mitigate adverse impacts

There are no adverse impacts to mitigate.





Totsy Turvy Café and Play – 101 Old Ridgefield Road



**TOTSY TURVY - Test Fit #1 - Rev 2 - with Area Calcs**  
**12/21/23**  
Old Ridgefield Road  
Wilton, CT - 1st Floor



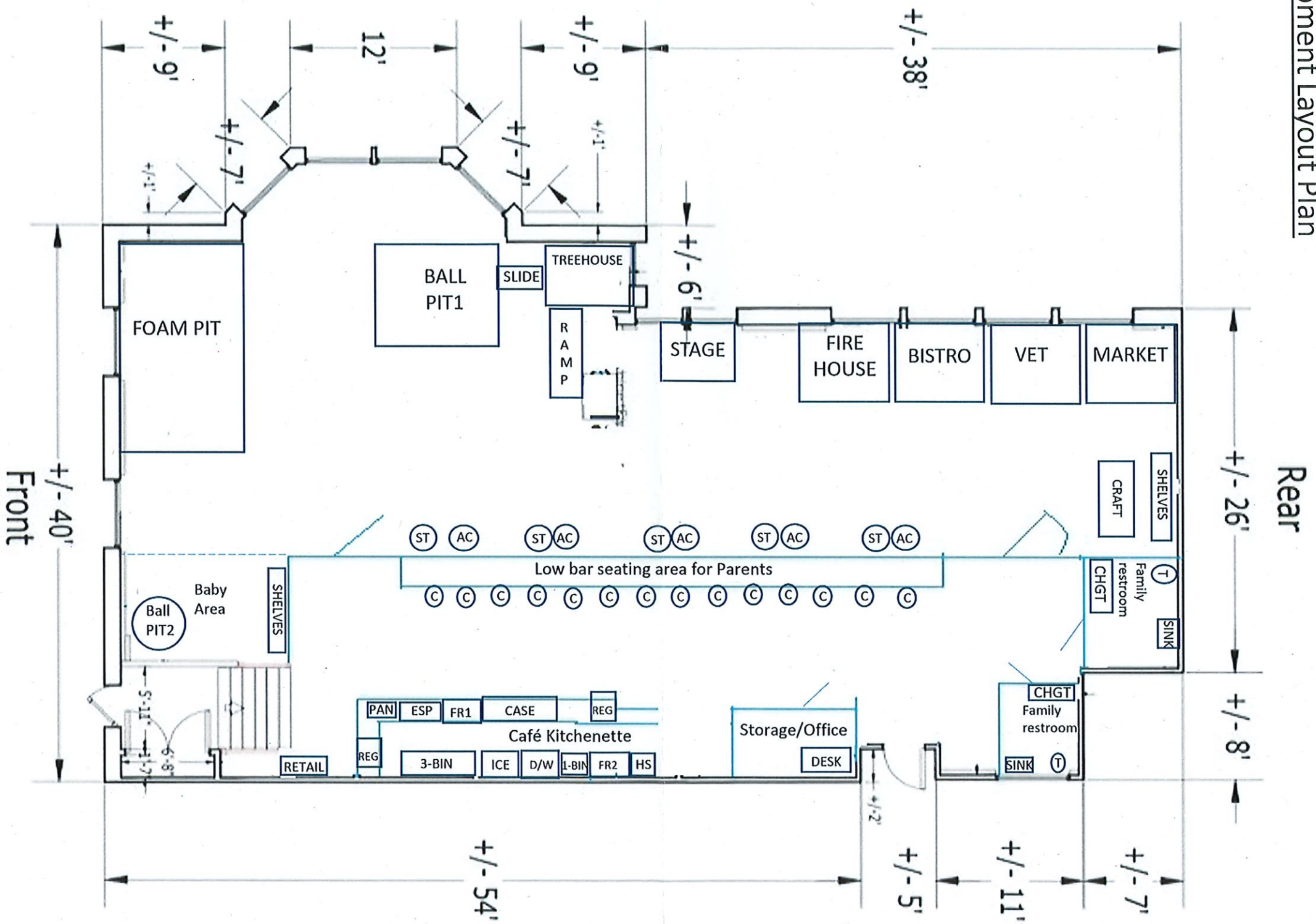
140 Sherman Street Fairfield, CT 06824  
203-255-2588 Phone 203-255-2598 Fax





Totasy Turvy Café and Play – 101 Old Ridgefield Road

## Equipment Layout Plan







Totasy Turvy Café and Play – 101 Old Ridgefield Road

MEASUREMENTS OF EQUIPMENT FOR TOTSY TURVY – 101 RIDGEEFIELD RD

CAFÉ SPACE

Number of Units	Equipment Item
1	Undercounter Refrigerator 27inch(w)x29.5inch(d)x35.25inch(h) Marked “FR1”
1	Reach in Refrigerator 26.75inch(w)x32.75inch(d)x82.75inch(h) Marked “FR2”
1	Dishwasher 28inch(w)x28.5inch(d)x43.5inch(h) Marked “D/W”
1	Display Case 36inch(w)x26.5inch(d)x48inch(h) Marked “CASE”
1	Ice Maker 26inch(w)x28.5inch(d)x32.5inch(h) Marked “ICE”
1	Espresso Machine 32inch(w)x24inch(d)x22inch(h) Marked “ESP”
1	Panini Press 12.25inch(w)x12inch(d)x8.25inch(h) Marked “PAN”
1	Hand Sink 15.75inch(w)x15.25inch(d)x13.25in(h) Marked “HS”
1	3-Bin Sink 39inch(w)x24.25inch(d)x41inch(h) Marked “3-BIN”
1	1-Bin Sink 21inch(w)x21.5inch(d)x41inch(h) Marked “1-BIN”
2	Register Point of Sale 15inch(w)x17inch(d)x15inch(h) Marked “REG”
14	Café Chairs 13.5inch(w)x17.5inch(d)x33.5inch(h) Marked “C”

PLAY SPACE

Number of Units	Equipment Item
1	Foam Pit 8ft(w)x8ft(d)x2ft(h) Marked “FOAM PIT”
1	Large Ball Pit 8ft(w)x8ft(d)x2ft(h) Marked “BALL PIT1”
1	Small Ball Pit 36inch(w)x36inch(d)x12inch(h) Marked “BALL PIT2”
1	Slide 27inch(w)x6ft11inch(d)x8ft(h) Marked “SLIDE”
1	Treehouse 5ft(w)x6ft(d)x4ft(h) marked “TREEHOUSE”
1	Climbing Ramp 3ft(w)x7.8ft(d)x5ft(h) marked “RAMP”
1	LED Performance Stage 4ft(w)x4ft(d)x8inch(h) Marked “STAGE”
1	Imaginative Play Firehouse 6.5ft(w)x6.5ft(d)x9ft(h) Marked “FIREHOUSE”
1	Imaginative Play French Bistro 7ft8inch(w)x9ft(d)x10ft(h) Marked “BISTRO”
1	Imaginative Play Animal Hospital 6ft(w)x6ft(d)x8ft(h) Marked “VET”
1	Imaginative Play Market 8ft(w)x7ft(d)x10ft(h) Marked “MARKET”
1	Kids Craft Table 6ft(w)x3ft(d)x2ft(h) Marked “CRAFT”
2	Storage Shelves 52.25inch(w)x15inch(d)x46.25inch(h) Marked “SHELVES”
5	Side Table 30inch(w)x30inch(d)x29.5inch(h) Marked “ST”
5	Arm Chair 25inch(w)x26inch(d)x29inch(h) Marked “AC”

Other

Number of Units	Equipment Item
1	Office Desk 42inch(w)x23.82inch(d)x29.53inch(h) Marked “DESK”
2	Changing Table 56inch(w)x29inch(d)x42.25inch(h) Marked “CHGT”
2	Toilet 30.4inch(w)x17.4inch(d)x28.5inch(h) Marked “T”
2	Bathroom Sink 21.6inch(w)x17.4inch(d)x33.5inch(h) Marked “SINK”
1	Retail Shelves 57.5inch(w)x13.8inch(d)x63.77inch(h) Marked “RETAIL”



73-8	TRIPLE D PROPERTIES LLC 285 DANBURY RD WILTON CT 06897	73-8-2	TRIPLE D PROPERTIES LLC 299 BISHOP AVE BRIDGEPORT CT 06610	73-9	CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131
73-11	SO NEW ENGLAND TELEPHONE CO PO BOX 5590 BISMARCK ND 58506	73-12	MCL PIERSALL LLC PO BOX 49 WILTON CT 06897	73-13	OLD POST OFFICE SQUARE LLC 75 NURSERY RD RIDGEFIELD CT 06877
73-14	WILTON CENTER LLC P.O. BOX 190 WILTON CT 06897	73-15	NA 280 TANGLEWOOD CIRCLE MILFORD CT 06461	73-16	JAMES B WHIPPLE POST 86 AMERICAN 112 OLD RIDGEFIELD RD WILTON CT 06897
73-17	118 OLD RIDGEFIELD ROAD LLC 118 OLD RIDGEFIELD RD WILTON CT 06897	73-18	AMIST LLC 288 SMITH RIDGE RD NEW CANAAN CT 06840	73-19	BETYAR REALTY LLC 42 SALEM RD WILTON CT 06897
73-20	WILSON PROPERTIES LLC 43 DANBURY RD WILTON CT 06897	73-25	WILTON RIVER PARK 1688 LLC 500 NORTH BROADWAY, SUITE 201 JERICO NY 11753	73-25-1	WILTON CAMPUS 1691 LLC 500 NORTH BROADWAY, SUITE 201 JERICO NY 11753
73-26	SUN PLAZA CENTER LLC 185 BROAD ST WETHERSFIELD CT 06109	73-28	WILTON REALTY & DEVELOPMENT LLC 290 RAILROAD AVE GREENWICH CT 06830	73-29	WILTON RIVER PARK NORTH LLC 500 NORTH BROADWAY, SUITE 201 JERICO NY 11753
73-30	LOREN FINDORAK RESIDUARY TRUST 12 DEER HILL RD REDDING CT 06896	73-31	LOREN FINDORAK RESIDUARY TRUST 12 DEER HILL RD REDDING CT 06896	73-32-1	21 HUBBARD LLC 12 OAKWOOD AVE NORWALK CT 06850
73-32-2	MASANI FARAH 21 HUBBARD RD #2 WILTON CT 06897	73-32-3	LEVY STACY-PAIGE 21 HUBBARD RD UNIT 3 WILTON CT 06897	73-32-1-A	TOWNSEND-ADAMS PROPERTIES LLC 23 HUBBARD RD WILTON CT 06897
73-32-1-B	TOWNSEND-ADAMS PROPERTIES LLC 23 HUBBARD RD WILTON CT 06897	73-34	WILTON LIBRARY ASSOCIATION INC 137 OLD RIDGEFIELD RD WILTON CT 06897	73-34-1	ABC OF WILTON,INC. P.O.BOX 7658 WILTON CT 06897
73-35	WILTON LIBRARY ASSOCIATION INC 137 OLD RIDGEFIELD RD WILTON CT 06897	73-36	FLEET NTL BANK/BANK OF AMERICA PO BOX 32547 CHARLOTTE NC 28232	73-37	WILTON TOWN OF 276 POST RD WEST STE 201 WESTPORT CT 06880



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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

**GREGORY AND ADAMS,  
P.C.**

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FAX: (203) 834-1628

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J. CASEY HEALY  
OF COUNSEL

JULIAN A. GREGORY  
(1912 - 2002)

THOMAS T. ADAMS  
(1929 - 2015)

PLEASE REPLY TO SENDER:  
KATHLEEN L. ROYLE  
DIRECT DIAL: 203-571-6319  
kroyle@gregoryandadams.com

December 15, 2023

**By E-Mail Only**

Genevieve Giamarino

Re: Totsy Turvy Café and Play – Land Use Applications  
Premises: 101 Old Ridgefield Road, Wilton, Connecticut

Dear Genevieve Giamarino:

The Land Use agencies of the Town of Wilton require a letter signed by you as the applicant authorizing Gregory and Adams, P.C. to act as your agent in connection with the referenced applications. Please sign a copy of this letter and return it to me via email.

Very truly yours,



Kathleen L. Royle

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with applications filed with the Town of Wilton by Totsy Turvy Cafe and Play.

Totsy Turvy Café and Play

By: 

Genevieve Giamarino

Its:

Duly Authorized

PAUL H. BURNHAM  
DANIEL L. CONANT  
TREVOR CONLOW§  
SUSAN L. GOLDMAN  
J. VANCE HANCOCK  
J. CASEY HEALY  
MICHAEL LAMAGNA\*  
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PLEASE REPLY TO SENDER:  
KATHLEEN L. ROYLE  
DIRECT DIAL: 203-571-6319  
kroyle@gregoryandadams.com

October 4, 2022

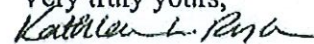
By E-Mail Only

Wilton Center Real Estate, LLC

Re: The Painted Cookie – Land Use Applications  
Premises: 101 Old Ridgefield Road – Space "C", Wilton, Connecticut

Dear David Wright:

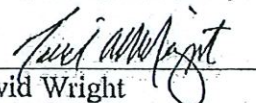
The Land Use agencies of the Town of Wilton require a letter signed by you, as the long term lessee of the Premises from the Town of Wilton, acknowledging Gregory and Adams, P.C is filing applications on behalf of The Painted Cookie, LLC, an actual or intended sublessee of the Premises, with various Wilton Land Use agencies and that Wilton Center Real Estate, LLC has no objections to the applications. Please sign a copy of this letter and return it to me via email.

Very truly yours,  
  
Kathleen L. Royle

KLR:ko

The undersigned hereby acknowledges that Gregory and Adams, P.C. is filing applications for The Painted Cookie, LLC , an actual or intended sublessee of the Premises, with various Wilton Land Use agencies and has no objections to the applications.

Wilton Center Real Estate, LLC

By:   
David Wright  
Its: VICE PRESIDENT  
Duly Authorized



**Totsy Turvy Café and Play LLC**

**Land Use Applications to Town of Wilton**

**Premises: 101 Old Ridgefield Road, Wilton, CT**

**List of Project Professionals**

- |              |  |
|--------------|--|
| 1. Applicant | Totsy Turvy Café and Play LLC<br>c/o Gregory and Adams, P.C.<br>190 Old Ridgefield Road<br>Wilton, CT 06897<br>Attn: Kathleen L. Royle, Esq.<br>kroyle@gregoryandadams.com<br>203-762-9000 |
| 2. Owner     | Wilton Center Real Estate<br>c/o Gregory and Adams, P.C.<br>190 Old Ridgefield Road<br>Wilton, CT 06897<br>Attn: Kathleen L. Royle, Esq.<br>kroyle@gregoryandadams.com<br>203-762-9000     |
| 3. Surveyor  | Roland H. Gardner, Land Surveyor<br>Wilton, CT   |
| 4. Attorney  | Kathleen L. Royle, Esq.<br>Gregory and Adams, P.C.<br>190 Old Ridgefield Road<br>Wilton, CT 06897<br>kroyle@gregoryandadams.com<br>203.762.9000  |