

**WILTON PLANNING AND
ZONING COMMISSION****SITE DEVELOPMENT
PLAN****SDP#**

SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.
Section 29 -

Updating the exterior signage for the eyecare practice, Vision Consultants of Wilton, after acquiring it from its previous owners. I am seeking to update and replace the existing signage which is rotting and faded; I am not trying to create new areas of signage. As the current existing signage is larger than what is allowed in the Wilton Center zone, I am submitting an Alternative Signage Program application to be reviewed.

Jean-Marc Alling

115 Old Ridgefield Rd, Ste. 101B Wilton, CT 06897

APPLICANT'S NAME**ADDRESS**

Wilton Center Real Estate LLC

c/o Jean-Marc Alling, 115 Old Ridgefield Rd, Ste. 101B Wilton, CT 06897

OWNER'S NAME**ADDRESS**

115 Old Ridgefield Rd, Ste. 101B Wilton, CT 06897

Town Green/Village District

PROPERTY LOCATION**ZONING DISTRICT**

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
4039	439	201	73	37	3.2 acres

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.

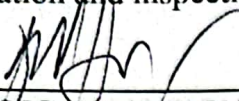

☐ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.

☒ **ELECTRONIC SUBMISSION** of all materials, consolidated into 1 or 2 PDFs maximum, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org

☒ **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft.** payable to: Town of Wilton.

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.

	4/1/24	visionconsultantswilton@gmail.com	(203) 834-0860
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	4/1/24	visionconsultantswilton@gmail.com	(203) 834-0860
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

For Planning and Zoning Department Use Only:

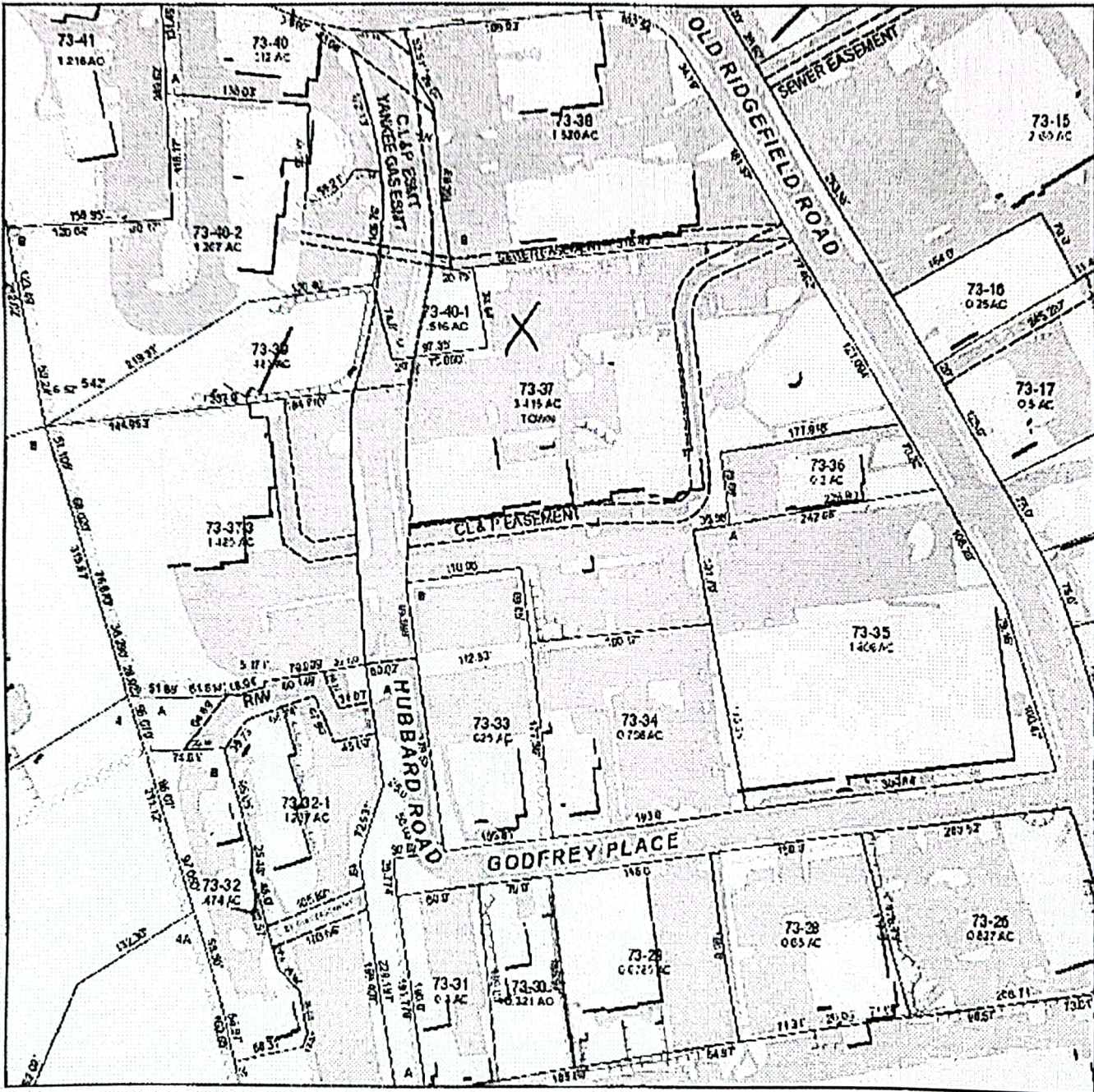
Mandatory Referrals - Jurisdiction/Agency		
	Yes	No
Village District Design Advisory Committee (VDDAC):	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Review Board (ARB):	<input type="checkbox"/>	<input type="checkbox"/>
Western Connecticut Council of Governments (WestCOG):	<input type="checkbox"/>	<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"/>

Town of Wilton

Geographic Information System (GIS)



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

0 150 Feet



N



APPROX.

N.F. MCA VENTURES
MAP NO. 44, 110, 380, 1159, 2221,
442 & 4555 W.L.R.

NORWALK SAVINGS SOCIETY
MAP NO. 2281 W.L.R.

N.F.
WILTON LIBRARY ASSOC. INC.
MAPS NO. 2284, 3285 & 3316 W.L.R.

N.F.
SPECIAL H. GOSLEE SPEC
MAP NO. 582 W.L.R.

N.F.
DEVELOPMENT ASSOCIATE OF
WILTON, CONN.
MAPS NO. 5809, 5950 W.L.R.

- KEY
- CB - CATCH BASIN
- LN - LAND
- LP - LIGHT POLES
- LB - LIGHT POLE BASE
- RD - ROAD
- CL - DIRECTION OF TRAFFIC

NOTE: THIS PROPERTY IS COVERED BY "TOWN OF WILTON, CONN., FAIRFIELD COUNTY, FLOOD INSURANCE RATE MAP, PANEL 6 OF 8, COMMUNITY PANEL NO. 0900200006B; EFFECTIVE NOV. 17, 1982."

NOTE: REFER TO "MAP OF PROPERTY PREPARED FOR THE TOWN OF WILTON AT WILTON, CONN. SCALE 1"=40' JULY 1, 1984."
NOTE: I HEREBY CERTIFY THAT THERE ARE 122 PARKING SPACES SHOWN HEREON.
NOTE: THIS MAP CONFORMS TO CLASS A-2 OF CODE OF RECOMMENDED PRACTICE FOR ACCURACY OF SURVEYS AND MAPS.

MAP OF PROPERTY
PREPARED FOR

WILTON CENTER DEVELOPMENT ASSOCIATES

WILTON, CONN.

SCALE 1"=40'

MARCH 7, 1984

BY ROLAND H. GARDNER LAND SURVEYOR WILTON, CONN.

CERTIFIED SUBSTANTIALLY CORRECT

Roland H. Gardner
CONN. REG. NO. 3175

AREA OF PROPERTY 3.207 ACRES

RECEIVED
MAR 21 1984
BARRETT'S STORE

CONSENT OF THE
TOWN OF WILTON

BLACK 1/2" PLEX LETTERS PORTER BOLD FONT
WHITE BRAKE FORM ALUMINUM PAN 1.5" DEEP

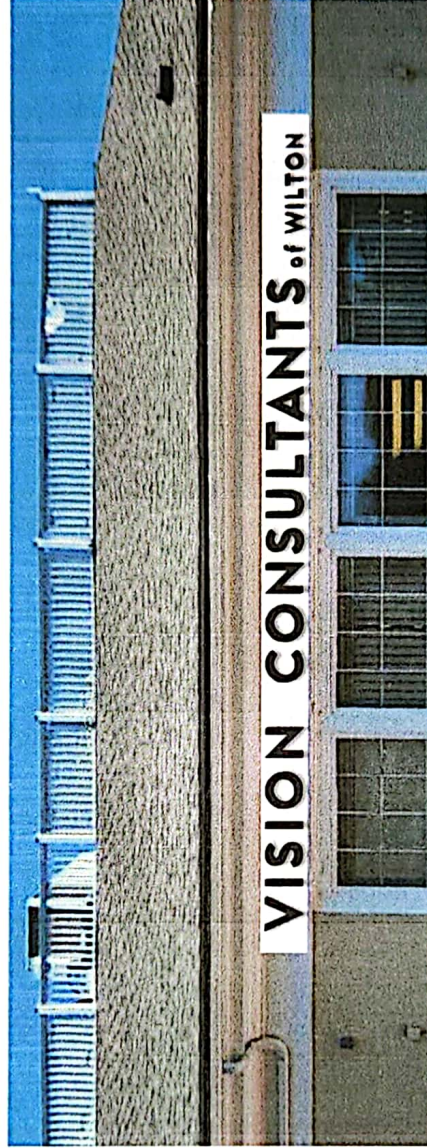
NON ILLUMINATED

37 SQFT

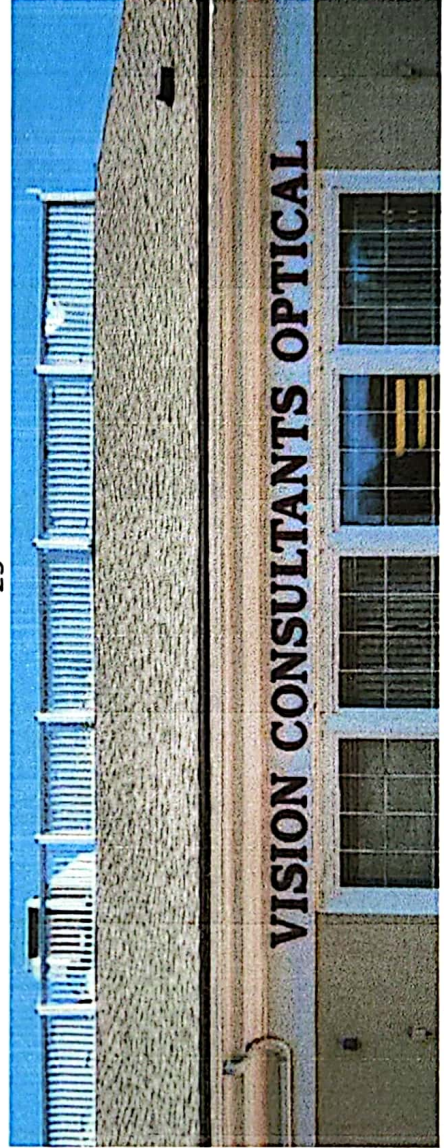
25'

VISION CONSULTANTS of WILTON

16"



25'



16"



SIGNlite, Inc.
2 Corporate Drive
North Haven, CT 06473
(800) 544-0854 (203) 239-6799
Fax: (203) 234-8334
www.signlite.net
sign@signlite.net

CT LIC. ELC-0197845-G7

Client:
Vision Consultants

Project:
Signage

Date: 9/19/23

Scale:
As Noted

Drawn by: Damon
Damon@signlite.net

Phase: Revisions:

Approval:

Drawing Number:
PG - 1



Fabrication

Design

Installation



THIS DRAWING IS PROPERTY
OF SIGNLITE. ANY
UNAUTHORIZED USE
IS STRICTLY PROHIBITED.



SIGNLITE, Inc.
600 North Main Street
North Haven, CT 06473
(860) 244-0054 (203) 236-6799
Fax: (860) 244-0054
www.signlite.com
sign@signlite.com

SBI

Client:
Vision Consultants

Project:
Signage

Date: 9/19/23

Scale:
As Noted

Drawn by: Damon

Damon@signlite.net

Phase: Revisions

Approval

Drawing Number
PG - 2

Fabrication

Design

Installation

50

THIS DRAWING IS PROPERTY
OF SIGNLITE, INC.
ANY UNAUTHORIZED USE
IS STRICTLY PROHIBITED

NON ILLUMINATED

WHITE BRAKE FORM ALUMINUM PAN
APPROXIMATELY 1.5" DEEP

w/ TAN and BLACK VINYL GRAPHICS
PORTER BOLD FONT
Arial FONT

9.5 SQFT

38"



EXISTING



PROPOSED



NEW VINYL TEXT
ON EXISTING SIGN

FOURTH AMENDMENT TO LEASE

This Fourth Amendment to Lease ("Amendment") is made and entered into this 1st day of March, 2021, by and between Wilton Center Real Estate LLC, a Delaware limited liability company, c/o Paragon Management Group LLC, 276 Post Road West, Suite 201, Westport, CT 06880 ("Landlord") and VC Wilton, LLC, a Connecticut limited liability company having an office at 115 Old Ridgefield Road, Wilton, CT 06897 ("Tenant").

WITNESSETH:

WHEREAS, Wilton Center Development Limited Partnership, Landlord's predecessor in interest, and Frank Castaldi and Luis P. Garcia, predecessor in interest to Vision Consultants of Wilton, LLC ("Assignor"), entered into that certain Lease dated as of August 20, 1997, as modified by Commencement Date Agreement dated August 27, 1998, and as amended and assigned by an Assignment and Addendum to Lease dated March, 2004, and as further amended by a Second Amendment to Lease dated September 29, 2010, and as further amended by a Third Amendment to Lease dated June 2, 2017 (collectively, and as amended, the "Lease") for the Premises comprised of approximately 1,384 rentable square feet located in the Shopping Center known as Wilton Town Green, Wilton, Connecticut, all as more particularly set forth and described in said Lease; and

WHEREAS, Assignor has, as of the Effective Date (as defined below), sold substantially all of its assets and assigned the Lease to Tenant and Tenant has, as of the Effective Date, acquired such assets and assumed the Lease; and

WHEREAS, Tenant and Landlord have agreed to further amend the Lease to extend the Term of the Lease and to increase the square footage of the Premises, and to set forth the terms and conditions of said extension in this Amendment.

NOW THEREFORE, for good and valuable consideration received to the full satisfaction of the parties hereto, Landlord and Tenant do hereby covenant and agree as follows:

1. Capitalized terms not defined herein shall have the meaning ascribed thereto as set forth in the Lease. The above recitals are incorporated herein by reference and are hereby made a part hereof.
2. Tenant represents to Landlord that the information contained in the second and third whereas clauses above is true, accurate and complete and that as of the Effective Date, Jean-Marc Alling is the sole owner of Tenant.
3. For purposes hereof, the effective date ("Effective Date") shall be March 1, 2021.
4. On or after the Effective Date: (a) Landlord shall perform the work described on **Exhibit B** hereto to expand the Premises such that upon "Substantial Completion of Landlord's Work" (as hereinafter defined) the Premises shall be deemed to be 1,405 rentable square feet as more particularly set forth on **Exhibit A** attached hereto and made a part hereof and (b) the new **Exhibit A** attached hereto and made a part hereof shall replace Exhibits A & B of the original Lease. For purpose hereof, "Substantial Completion of Landlord's Work" shall be deemed to have occurred upon Landlord's notice to Tenant that Landlord's Work is complete. Landlord and Tenant agree to cooperate in connection with the timing and performance of Landlord's Work so as to avoid any unreasonable interruption of Tenant's business.

The aforesaid Rent schedule shall be payable in addition to all other payment obligations set forth in the lease, including, without limitation, Additional Rent.

9. Without a separate written agreement of the parties hereto, Tenant shall hereafter have no further right or option to extend or renew the Term of the Lease, and any such rights referenced in the Lease are hereby null, void and of no further force or effect.

10. Section 1.01 of the Lease is hereby amended by replacing Landlord's address with the following:

Wilton Center Real Estate LLC
c/o Paragon Management Group LLC
276 Post Road West, Suite 201
Westport, CT 06880

11. Tenant shall cause Jean-Marc Alling and Jessica Yu to execute and deliver a Guaranty of this Lease, as modified hereby, in form attached hereto as Exhibit D.

12. Tenant represents and warrants to Landlord that (a) the Lease is in full force and effect and free from default, (b) Tenant has full and lawful power and authority to enter into this Amendment and to consummate the transactions herein described, and (c) Tenant has no offsets, defense or counterclaims against Landlord's enforcement of any of the terms and conditions of the Lease. Tenant accepts (and has accepted) the Premises AS-IS, WHERE-IS, and WITH ALL FAULTS.

13. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. The parties may execute and deliver the counterparts of this Amendment electronically by facsimile or by pdf attachment to an email and such electronic copies shall be deemed originals for all purposes.

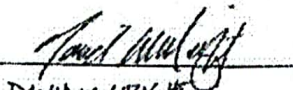
14. Except as expressly modified by the terms of this Amendment, the Lease is and remains in full force and effect and without further change or modification and in the event that there is any conflict between the provisions of the Lease and this Amendment the provisions herein shall control.

Dated as of the date first set forth above.


LANDLORD:
Wilton Center Real Estate LLC

TENANT:
VC Wilton, LLC

By:


DAVID W. WRIGHT
VICE PRESIDENT

By:


Jean-Marc Alling
Its Member
Duly Authorized

The aforesaid Rent schedule shall be payable in addition to all other payment obligations set forth in the lease, including, without limitation, Additional Rent.

9. Without a separate written agreement of the parties hereto, Tenant shall hereafter have no further right or option to extend or renew the Term of the Lease, and any such rights referenced in the Lease are hereby null, void and of no further force or effect.

10. Section 1.01 of the Lease is hereby amended by replacing Landlord's address with the following:

Wilton Center Real Estate LLC
c/o Paragon Management Group LLC
276 Post Road West, Suite 201
Westport, CT 06880

11. Tenant shall cause Jean-Marc Alling and Jessica Yu to execute and deliver a Guaranty of this Lease, as modified hereby, in form attached hereto as Exhibit D.

12. Tenant represents and warrants to Landlord that (a) the Lease is in full force and effect and free from default, (b) Tenant has full and lawful power and authority to enter into this Amendment and to consummate the transactions herein described, and (c) Tenant has no offsets, defense or counterclaims against Landlord's enforcement of any of the terms and conditions of the Lease. Tenant accepts (and has accepted) the Premises AS-IS, WHERE-IS, and WITH ALL FAULTS.

13. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. The parties may execute and deliver the counterparts of this Amendment electronically by facsimile or by pdf attachment to an email and such electronic copies shall be deemed originals for all purposes.

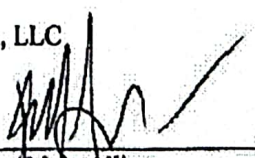
14. Except as expressly modified by the terms of this Amendment, the Lease is and remains in full force and effect and without further change or modification and in the event that there is any conflict between the provisions of the Lease and this Amendment the provisions herein shall control.

Dated as of the date first set forth above.

LANDLORD:
Wilton Center Real Estate LLC

By: _____

TENANT:
VC Wilton, LLC

By: 
Jean-Marc Alling
Its Member
Duly Authorized