

AMENDMENT DESCRIPTION: Describe in detail the reasons for the proposed amendment. Attach additional sheets as required.

The proposed Zone Change is necessary to designate the property to the DE-5R overlay zone and facilitate the proposed multi-family development of the site. For more information please refer to the Site Plan and Special Permit application narratives.

EXISTING DESIGNATION DE-5**PROPOSED DESIGNATION DE-5R**

131 Danbury Wilton Dev AMS LLC (as affiliate of
AMS Acquisitions, LLC); ATTN Ryan Sutherland

c/o Agent: Craig J. Flaherty, Redniss & Mead,
22 First Street, Stamford, CT 06905

APPLICANT'S NAME**ADDRESS**

FGI Wilton LLC

525 Homestead Ave, Mt Vernon, NY 10550

OWNER'S NAME**ADDRESS**

131 Danbury Road

DE-5 (Existing), DE-5R (Proposed)

PROPERTY LOCATION**ZONING DISTRICT**

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
	2483	1026	70	1	4.75

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.

___ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.

___ **LETTER OF TITLE** certifying owner of record as of date of the application.

___ **LIST OF OWNERS WITHIN 500'** of any portion of subject property, sorted by Tax Map and Lot number.

[See online GIS instructions at: [owner list 500 ft gis directions.pdf \(wiltonct.org\)](#)

___ **ENVELOPES** addressed to each property owner within 500 feet of any portion of subject property

[See "Envelope Instructions" at: [envelopes instructions 0.pdf \(wiltonct.org\)](#)

___ **ANY OTHER PLAN OR DOCUMENT AS REQUIRED BY THE 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

___ **\$460 FILING FEE** 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.

APPLICANT'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

OWNER'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

Zone Change – Area Description

131 Danbury Road

131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC)

**Land to be changed from “DE-5” Design Enterprise District
to “DE-5R” Design Enterprise Residential District Overlay
as depicted on Zone Change Map prepared by SLR dated November 16, 2023**

Parcel 1, Tax Map No. 70

Area = 4.97± Acres (To centerline of road)

Description

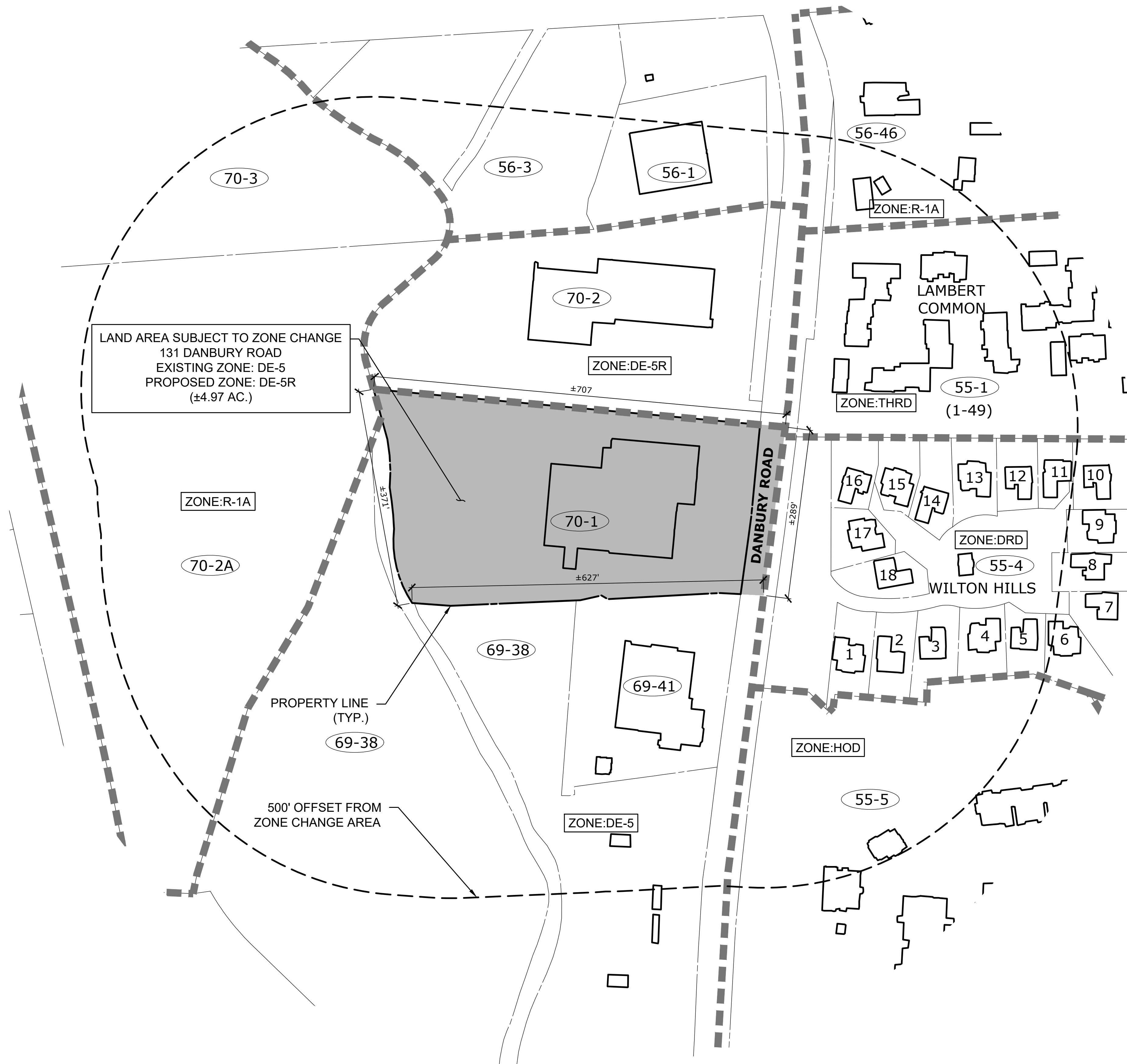
Bounded in the northerly direction by land now or formerly of FDSPIN 141 DR LLC for 707'±, aka 141 Danbury Road;

Bounded in the easterly direction by the centerline of Danbury Road for 289'±;

Bounded in the southerly direction by land now or formerly of Cubesmart LP (aka 111 Danbury Road) and Ring's End Incorporated (aka 129 Danbury Road) for 627'±, each in part;

And bounded in the westerly direction by land now or formerly of the State of Connecticut and Cubesmart LP (aka 111 Danbury Road) for 371'±, each in part.

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LEGEND

SUBJECT PROPERTY PROPERTY LINE

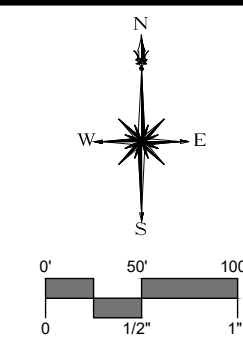
PROPERTY LINE

EXISTING ZONE LINE

500' OFFSET FROM ZONE CHANGE AREA

AREA OF ZONE CHANGE

ASSESSOR'S MAP AND LOT NUMBER



**99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM**

[illegible]

ZONE CHANGE MAP

PROPOSED MULTI-FAMILY DEVELOPMENT

131 DANBURY ROAD
WILTON, CONNECTICUT

RH DESIGNED	RH DRAWN	TD CHECKED
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1"=100'

NOVEMBER 27, 2023

21543.00001
PROJECT NO.

1 OF 1

ZC

SHEET NAME