

April 2, 2024

Planning and Zoning Commission  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897  
Attn: Mr. Michael E. Wrinn, Town Planner

RE: Application for Change of Zone (#23406) and Special Permit (#515) Approval  
Project Site: 131 Danbury Road  
Contract Purchaser: 131 Danbury Wilton Dev AMS LLC  
(an affiliate of AMS Acquisitions, LLC)

Dear Mr. Wrinn,

On behalf of our client, 131 Danbury Wilton Dev AMS LLC (an affiliate of AMS Acquisitions, LLC) (the "Applicant"), the contract purchaser and potential developer of 131 Danbury Road, we are submitting revised materials described below in support of the above referenced applications.

In general, these updates include the depiction of a 10-foot-wide buffer along the northerly property boundary (rescinding the request for a waiver), the generator relocated to the covered parking level, and a 26-foot-wide drive aisle on the outside of the northerly parking lot per the Fire Marshall's request. All the Site Engineering and Landscaping Plans are updated to include the noted changes. The footprint of the building was reduced and adjusted to accommodate the noted changes. These adjustments resulted in a slightly revised unit mix which now includes 7 fewer two-bedroom units (98) and 7 more one-bedroom units (102) and 8 additional loft units on the inner courtyard side of the upper level. These changes reduce the required parking by 7 spaces to 314, although the proposed parking supply is maintained at 321.

Included herewith are the following documents submitted for the record:

1. Site Engineering Plans prepared by SLR, originally dated October 23, 2023, with revision dates indicated below through April 2, 2024, including sheets:
  - a. Title Sheet (4/2/24)
  - b. NL - Notes and Legend (3/8/24)
  - c. EX - Existing Conditions (2/13/24)
  - d. SP - Site Vicinity Plan (3/8/24)
  - e. LA - Site Plan - Layout (4/2/24)
  - f. LS - Site Plan - Landscaping (4/2/24)
  - g. GR - Site Plan - Grading (4/2/24)
  - h. UT - Site Plan - Utilities (4/2/24)
  - i. SE-1 - Sediment and Erosion Control Plans (4/2/24)
  - j. SE-2 - Sediment and Erosion Control Specifications and Details (2/28/24)
  - k. SD-1 - Site Details (2/28/24)

- l. SD-2 – Site Details (4/2/24)
- m. SD-3 – Site Details (2/28/24)
- n. SD-4 – Site Details (2/28/24)
- o. SD-5 – Site Details (2/28/24)
- p. SE-6 – Site Details (2/28/24)
- q. SD-7 – Site Details (3/8/24)
- r. SD-8 – Site Details (2/28/24)
- s. ABG – Combined Average Building Grade (4/2/24)
- t. IFP – Interpolated Floodplain Earthwork (4/2/24)
- u. EW – Proposed Site Earthwork (4/2/24)
- v. UR – Upland Review Area Earthwork (4/2/24)
- w. VH-1 – Vehicle Turning Movement – Fire Truck (4/2/24)
- x. VH-2 – Vehicle Turning Movement – SU-30 and 15' Box Truck (4/2/24)

Architectural Plans prepared by Beinfield Architecture revised through April 2, 2024, will be submitted under separate cover.

The Applicant looks forward to presenting the proposal to the Commission at its meeting on April 8, 2024

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig J. Flaherty', with a stylized flourish at the end.

Craig J. Flaherty, P.E.