

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut

06897

December 28, 2023

Via E-Mail referral@westcog.org

Francis Pickering, Executive Director
WestCOG
1 Riverside Road
Sandy Hook, CT 06482


RE: Change of Zone Amendment #23406 - 131 Danbury Wilton Development AMS LLC – 131 Danbury Road –
Change from existing DE-5 zone to DE-5R

Dear Mr. Pickering:

Please find the attached materials for the above referenced change of zone amendment. The applicants are requesting a change to the DE-5R overlay zone, which allows multifamily use in the DE-5R zone. Along with this amendment, the applicants have filed a Special Permit application for a 208-unit residential development, which could be allowed if the zone change is approved. This particular amendment would only apply to the 131 Danbury Road parcel.

The Planning and Zoning Commission will be holding a public hearing on this matter, tentatively scheduled for January 22, 2023. Please return any comments to me at Michael.Wrinn@wiltonct.org.

Very truly,

Michael E. Wrinn 

Michael E. Wrinn,
Town Planner

Email – F. Pickering & Kristin Floberg @ WestCog.org
Attachments

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

11/30/2023

DATE

c.flaherty@rednissmead.com 203-327-0500

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.

ZONE:R-1

174 units
under
construction

70-2

141
DANBURY

ZONE:DE-5R

±707'

ZONE:THRD

ANGE

±371'

131
DANBURY

70-1

±627'

DANBURY ROAD

±289'

16 15 1 17 18

69-38

December 7, 2023

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

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

Dear Mr. Chairman and Members of the Board,

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 request review of the enclosed applications for Change of Zone, Site Plan and Special Permit approval in connection with the proposed redevelopment of the project site. The 4.75± acre property is located on the westerly side of Danbury Road just south of 141 Danbury Road which is currently under construction and just north of Ring's End. The property sits in the DE-5, Design Enterprise District, and is eligible to have the DE-5R, Design Enterprise Residential District Overlay, applied to the site. The property is currently improved with an office building and surface parking. The Applicant proposes to remove the existing structure and redevelop the property with a 4 ½-story building with 208 apartments and appurtenant parking, infrastructure, and amenities. The design team includes Beinfield Architecture and SLR Consulting who have designed the site and building to be sensitive to the views from Danbury Road and to greatly improve the buffer to the Norwalk River.

Included herewith for your consideration are the following documents:

1. Owner Authorization Letter with letter of Title and Deed in the Wilton Land Record
2. Contract Purchaser Authorization Letter
3. Check in the amount of \$460.00 for the Change of Zone Application Fee
4. Check in the amount of \$10,860 for the Special Permit & Site Plan Application fee
5. Change of Zone Application with:
 - Zone Change - Area Description
 - ZC - Zone Change Map, prepared by SLR, dated November 27, 2023
6. Site Development Plan Application with: