

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897
(203) 762-9000
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ESTABLISHED 1964

WWW.GREGORYANDADAMS.COM

J. CASEY HEALY
OF COUNSEL

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
J. CASEY HEALY
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PAUL H. BURNHAM
SUSAN L. GOLDMAN
J. VANCE HANCOCK
DERREL M. MASON*
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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

April 24, 2024

By E-mail and Hand Delivery

Planning and Zoning Commission

Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Attn: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: Wilton Campus 1691, LLC – Application to Planning and Zoning Commission
(Change of Zone)
Premises: 15-21 River Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

As attorneys for Wilton Campus 1691, LLC (“WC1691”), we hereby submit materials prepared in support of its application for a change of zone from Wilton Center to Wilton Center Overlay District. We enclose one full-size copy and one-reduced size copy of all plans:

1. Authorization letter signed by WC1691 authorizing Gregory and Adams to act as its Agent in connection with all Wilton land use matters.
2. Location Map.
3. Assessment Parcel Map.
4. Application for Change of Zone.
5. Zone Change Area Description prepared by Redniss & Mead (“R&M”).
6. Zone Change Map (ZC) prepared by SLR Consulting dated November 27, 2023.
7. Site Civil Planset titled “Proposed Redevelopment, 21-23 River Road, Wilton, CT” prepared by VHB dated April 23, 2024.
8. Title Certification Letter prepared by G&A.

9. List of owners of property located within 500' of the Premises.

10. List of Project Professionals

I also enclose Gregory and Adams' check in the amount of \$460.00 in payment of the application fee.

We look forward to presenting the application to the Commission.

Respectfully submitted,
Gregory and Adams, P.C.

/s/ J. Casey Healy

By: _____
J. Casey Healy

JCH/ko

Enclosures

By email only, with enclosures:

cc: Nicholas Brown – Wilton Campus 1691, LLC
Craig Flaherty – Redniss & Mead
Matt Renauld – Mahan Rykiel Associates
Mark Grocki – VHB
Ricky Long, Ahmed Aly and Brian O'Connor – Cube 3
Kathleen L. Royle, Esq.

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February 28, 2024

By E-Mail Only

Wilton Campus 1691, LLC
c/o Mr. Nicholas Brown

Re: Wilton Campus 1691, LLC – Land Use Applications
Premises: 15 and 21 River Road, Wilton, Connecticut

Dear Mr. Brown:

As you know, we are in the process of preparing land use applications to various Town of Wilton and State of Connecticut and other government agencies, if applicable. These agencies require written authorization from the applicant and owner authorizing Gregory and Adams, P.C to act as its agent in connection with any and all land use matters involving the subject Premises. Please sign a copy of this letter as applicant and owner and return it to me by email.

Very truly yours,

/s/ J. Casey Healy

J. Casey Healy

JD'AM/ko

The undersigned hereby authorizes Gregory and Adams, P.C. to act as its agent in connection with the above-referenced matters.

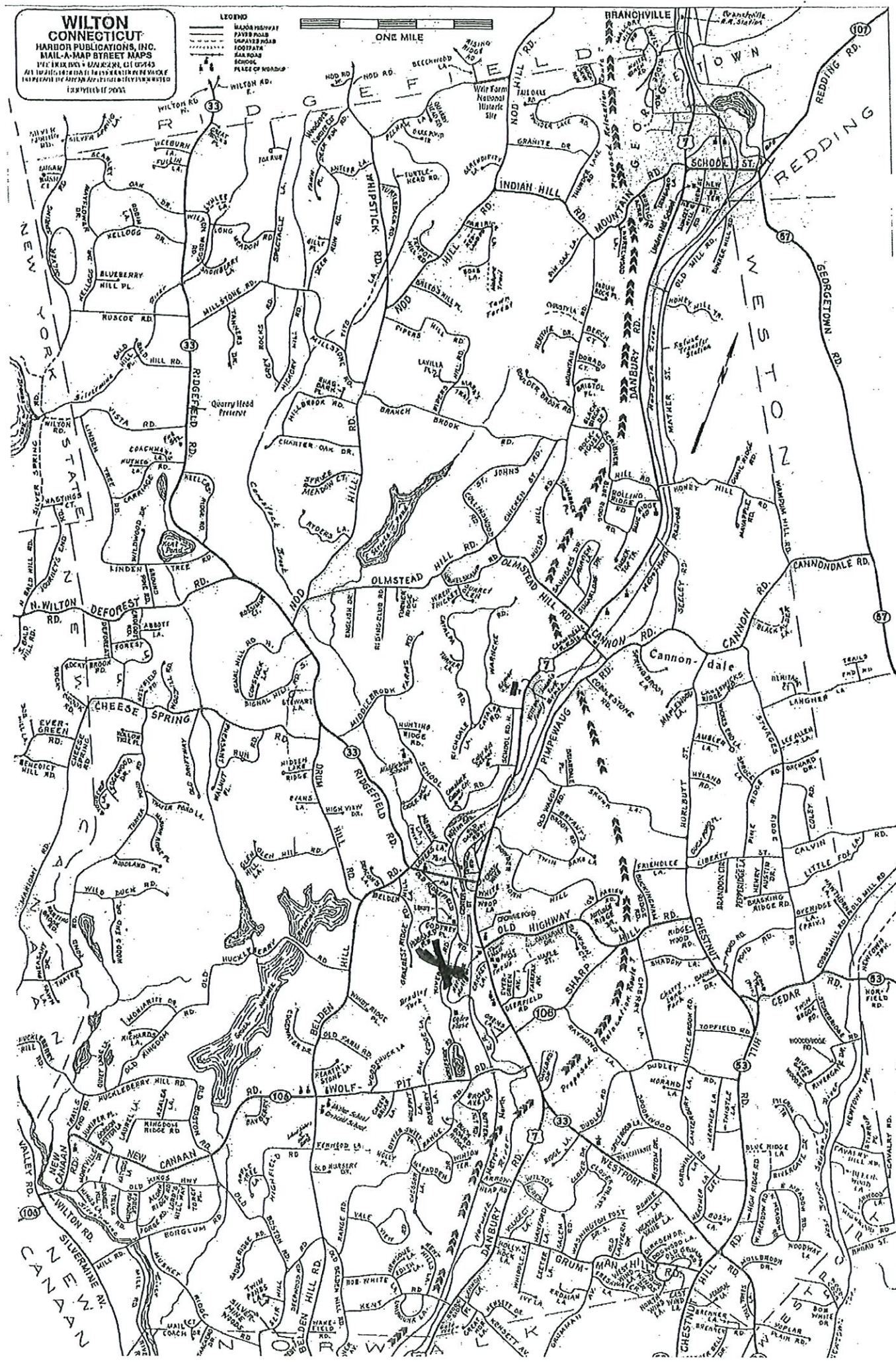
Wilton Campus 1691, LLC



By: _____
Nicholas Brown
Vice President

WILTON
CONNECTICUT
HARRIS PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
1/4" X 1/4" INCHES - 1/4" X 1/4" INCHES
FOR INFORMATION: THIS MAP IS NOT A SCALE
AND SHOULD NOT BE USED FOR ANY PURPOSE
REQUIRING ACCURACY

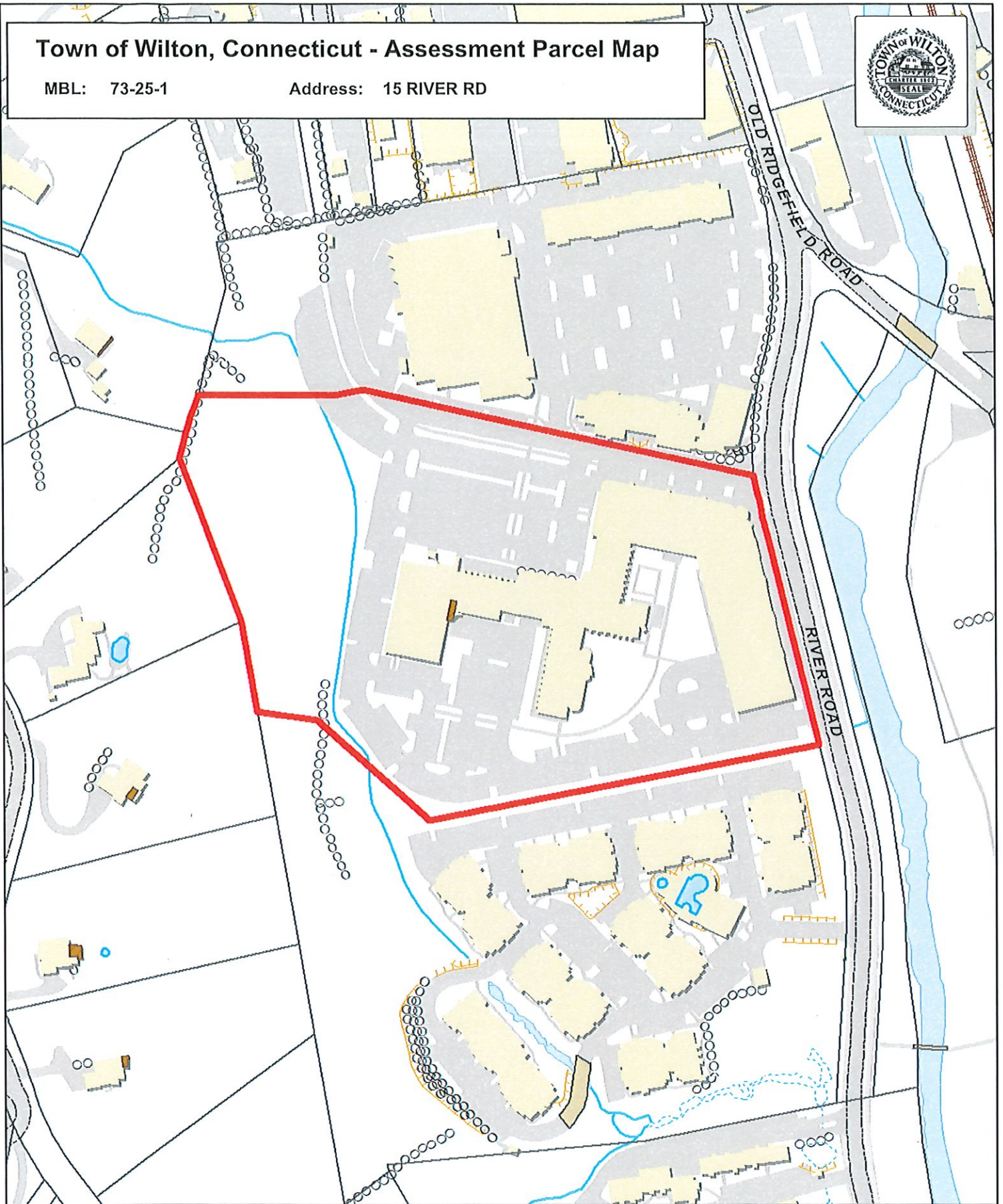
LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
FOOTPATH
RAILROAD
SCHOOL
PLACE OF WORSHIP
ONE MILE



Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 73-25-1

Address: 15 RIVER RD



Approximate Scale:

1 inch = 200 feet

Disclaimer:

This map is for informational purposes only.
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.

Map Grand List Date: Oct 2017

0 110 220 330 Feet

AMENDMENT DESCRIPTION: Describe in detail the reasons for the proposed amendment. Attach additional sheets as required. The proposed Change of Zone is necessary to designate the below-referenced Property to the Wilton Center Overlay District and to facilitate the redevelopment of a portion of the Property pursuant to the Wilton Center Overlay and Form-Based Code regulations adopted by the Planning and Zoning Commission on October 23, 2023 set forth in Section 29-6.G.I of the Zoning Regulations.

EXISTING DESIGNATION				Wilton Center Overlay District	
Wilton Campus 1691, LLC				c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT	
APPLICANT'S NAME				ADDRESS	
Wilton Campus 1691, LLC				c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT	
OWNER'S NAME				ADDRESS	
15-21 River Road, Wilton, CT				Wilton Center	
PROPERTY LOCATION				ZONING DISTRICT	
5214	2311	53	73	25-1	5.44
WLR	VOLUME	PAGE	TAX MAP #	25-4	6.76 = 12.2 ac.
				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.
- ☒ 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.

Wilton Campus 1691, LLC by its Agent, Gregory and Adams, P.C.

APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
Wilton Campus 1691, LLC by its Agent, Gregory and Adams, P.C.		jhealy@gregoryandadams.com	203-762-9000
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
		jhealy@gregoryandadams.com	203-762-9000



April 23, 2024

Ref: 20849.00

Re: Zone Change – Area Description
21-23 River Road, Wilton, CT

Land to be changed from "WC" Wilton Center District to "WCOD" Wilton Center Overlay District as depicted on Zone Change Map ZC-1 prepared by VHB dated April 23, 2023.

MBL = 73-25.1 and 73-25.4
Area = 12.2 Acres

Description

Bounded in the northerly direction by land now or formerly of WILTON RIVER PARK 1688 LLC for $\pm 909'$;

Bounded in the westerly direction by for $\pm 569'$ by land now or formerly of Min Zheng (73-48), Amy L & Andrew E Boland (87-2), Michael E & Caroline P Stenzler (87-3), Jordan E & Jamie N Bridge (87-4), each in part;

Bounded in the southerly direction for $\pm 315'$ and $\pm 644'$ by land now or formerly of AvalonBay Communities Inc;

Bounded in the easterly direction for $\pm 451'$ by land now or formerly of Town of Wilton, aka River Road.

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April 16, 2024

By E-mail and Hand Delivery

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Attn: Mr. Michael Wrinn – Director of Planning and Land Use Management

Re: Wilton Campus 1691, LLC – Applications to Planning and Zoning Commission
Premises: 15-21 River Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Commission:

As attorneys for Wilton Campus 1691, LLC, we hereby certify that title to the above-referenced Premises is vested in Wilton Campus 1691, LLC by virtue of a Statutory Quit Claim Deed from Wilton Executive Campus, LLC to Wilton Campus 1691, LLC dated March 4, 2013 and recorded on March 6, 2013 in Volume 2311 of the Wilton Land Records at Page 53. A copy of the Deed is enclosed.

Respectfully submitted,
Gregory and Adams, P.C.

/s/ J. Casey Healy

By: _____
J. Casey Healy

JCHko
Enclosure

00129261
VOL# 2311 PG# 53

STATUTORY QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

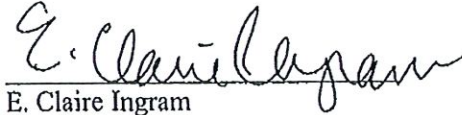
WILTON EXECUTIVE CAMPUS, LLP, a Connecticut limited liability partnership having an address at c/o Sparrow Management LLC, 1300 Post Road East, Westport, Connecticut 06880 (the "Grantor"), for good and valuable consideration, grants to WILTON CAMPUS 1691, LLC, a Delaware limited liability company having an address at c/o Sparrow Management LLC, 1300 Post Road East, Westport, Connecticut 06880 (the "Grantee"), with QUITCLAIM COVENANTS, the following:

All that certain piece or parcel of land with the improvements thereon, located in the City of Wilton, County of Fairfield, and State of Connecticut, being bounded and described on Exhibit A attached hereto

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 4 day of March, 2013.

Witnesses:


Stephan B. Grozinger

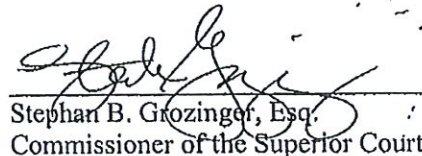

E. Claire Ingram

WILTON EXECUTIVE CAMPUS, LLP

By: 
Stephen J. Saft, managing partner

STATE OF CONNECTICUT)
) ss.: Town of Westport
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me this February 27, 2013 by Stephen J. Saft, a managing partner of Wilton Executive Campus LLP, on behalf of the partnership.


Stephan B. Grozinger, Esq.
Commissioner of the Superior Court

00129261

VOL# 2311 PG# 54

Exhibit A

Real property known as 15 River Road in the City of Wilton, County of Fairfield, State of Connecticut, described as follows:

All that certain tract, piece or parcel of land, together with the buildings and other improvements located thereon, situated, lying and being in the Town of Wilton, County of Fairfield and State of Connecticut, shown as Parcel "A" 12.1986 acres, and as more particularly delineated on a survey entitled "Improvement location Survey of Property in Wilton, Connecticut prepared for Wilton Campus Properties, LLC" dated February 11, 2000, prepared by Robert L. Liddel Jr. of the firm of Rocco V. D'Andrea, Inc., and filed in the Wilton Town Clerk's Office as Map No. 5214.

Together with the slope and drainage pipe rights and agreements benefiting the premises as set forth in the deed from Wilton Properties Associates to Julius Wile Sons & Co., Inc. dated April 26, 1977 and recorded April 26, 1977 in Volume 273 at Page 258 of the Wilton Land Records.

Together with the rights benefiting the premises granted in the Easement And Right-Of-Way from Albert J. Kleban, Trustee, to Nabisco, Inc. dated December 3, 1985 and recorded December 4, 1985 in Volume 520 at Page 147 of the Wilton Land Records.

Together with the drainage easement benefiting the premises as granted in the Drainage Easement Agreement between Wilton Shopping Center, Limited Partnership and Wilton Executive Campus Associates dated February 17, 1990 and recorded February 21, 1990 in Volume 710 at Page 211 of the Wilton Land Records.

Being the same premises as shown on prior maps recorded in the Wilton Town Clerk's Office as Maps No. 4409 and 5158.

Together with the easements set forth in the Reciprocal Access and Parking Easement Agreement by and between Wilton River Park 1688, LLC, Wilton Executive Campus, LP and Wilton River Park North, LLC recorded August 10, 2012 in Volume 2269, Page 106 of the Wilton Land Records.

Received For Record
Mar 06, 2013 AT 12:33P
ATTEST: Bettye J. Ragoznetti
Wilton Town Clerk

List of Abutters within 500ft of 15-21 River Rd, Wilton, CT
(Map 73, Lots 25.1 and 25.4)

MBL	Property Address	Owner	Owner Mailing Address	Town/City	State	Zip Code
71-23	38 WOLFPIE RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
72-12	OLD RIDGEFIELD RD	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897- 0000
73-23	- OLD RIDGEFIELD RD	UNKNOWN	NA	NA	NA	NA- 0000
73-23-1	OLD RIDGEFIELD RD	FAIRFIELD COUNTY BANK	150 DANBURY RD	RIDGEFIELD	CT	06877- 0000
73-23-2	OLD RIDGEFIELD RD	MCL 180 LLC	PO BOX 49	WILTON	CT	06897- 0000
73-24	202 OLD RIDGEFIELD RD	202 OLD RIDGEFIELD RD	2 RUBY ST	NORWALK	CT	06850- 0000
73-25	5 RIVER RD	WILTON RIVER PARK 1688 LLC	500 NORTH BROADWAY, SUITE 201	JERICO	NY	11753- 0000
73-25-1	15 RIVER RD	WILTON CAMPUS 1691 LLC	500 NORTH BROADWAY, SUITE 201	JERICO	NY	11753- 0000
73-25-2	OLD RIDGEFIELD RD	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897- 0000
73-25-3	25 RIVER RD	AVALONBAY COMMUNITIES INC	PO BOX 4697	LOGAN	UT	84323- 0000
73-25-4	21 RIVER RD	WILTON CAMPUS 1691 LLC	500 NORTH BROADWAY, SUITE 201	JERICO	NY	11753- 0000
73-26	151 OLD RIDGEFIELD RD	SUN PLAZA CENTER LLC	185 BROAD ST	WETHERSFIELD	CT	06109- 0000
73-28	3 GODFREY PL	WILTON REALTY & DEVELOPMENT LLC	2 WEST 45TH ST 3RD FLOOR	NEW YORK	NY	10036- 0000
73-29	7 GODFREY PL	WILTON RIVER PARK NORTH LLC	500 NORTH BROADWAY, SUITE 201	JERICO	NY	11753- 0000
73-30	11 GODFREY PL	LOREN FINDORAK RESIDUARY TRUST	12 DEER HILL RD	REDDING	CT	06896- 0000
73-31	13 GODFREY PL	LOREN FINDORAK RESIDUARY TRUST	12 DEER HILL RD	REDDING	CT	06896- 0000
73-32	21-21 HUBBARD RD	UNKNOWN	NA	NA	NA	NA- 0000
73-32-1	21 HUBBARD RD	21 HUBBARD LLC	12 OAKWOOD AVE	NORWALK	CT	06850- 0000
73-32-1-A	23 HUBBARD RD	TOWNSEND-ADAMS PROPERTIES LLC	23 HUBBARD RD	WILTON	CT	06897- 0000
73-32-1-B	23 HUBBARD RD	TOWNSEND-ADAMS PROPERTIES LLC	23 HUBBARD RD	WILTON	CT	06897- 0000
73-32-2	21 HUBBARD RD	MASANI FARAH	21 HUBBARD RD #2	WILTON	CT	06897- 0000
73-32-3	21 HUBBARD RD	LEVY STACY-PAIGE	21 HUBBARD RD UNIT 3	WILTON	CT	06897- 0000
73-37	101 OLD RIDGEFIELD RD	WILTON TOWN OF	276 POST RD WEST STE 201	WESTPORT	CT	06880- 0000
73-37-1	TOWN GREEN GAZEBO	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897- 0000
73-47	36 GRAENEST RIDGE RD	HYDE DOROTHY K	36 GRAENEST RIDGE RD	WILTON	CT	06897- 0000
73-48	40 GRAENEST RIDGE RD	ZHENG MIN &	40 GRAENEST RIDGE RD	WILTON	CT	06897- 0000
73-8-1	DANBURY RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
87-1	44 GRAENEST RIDGE RD	CHUTE RICHARD E & GINA K	44 GRAENEST RIDGE RD	WILTON	CT	06897- 0000
87-2	58 GRAENEST RIDGE RD	BOLAND AMY L & ANDREW E	58 GRAENEST RIDGE RD	WILTON	CT	06897- 0000
87-3	66 GRAENEST RIDGE RD	STENZLER MICHAEL E & CAROLINE P	66 GRAENEST RDG RD	WILTON	CT	06897- 0000
87-4	76 GRAENEST RIDGE RD	BRIDGE JORDAN E & JAMIE N	76 GRAENEST RIDGE RD	WILTON	CT	06897- 0000
87-4-1	86 GRAENEST RIDGE RD	PENNINO ERIC A &	86 GRAENEST RIDGE RD	WILTON	CT	06897- 0000
87-5	94 GRAENEST RIDGE RD	KOECHL PENELOPE	94 GRAENEST RIDGE RD	WILTON	CT	06897- 0000
87-6	106 GRAENEST RIDGE RD	GREGersen PETER KIM	6 LOCUST AVE	LARCHMONT	NY	10538- 0000
87-8	71 GRAENEST RIDGE RD	MARTIN ELECTRA C & BRUCE D	51 GRAENEST RIDGE RD	WILTON	CT	06897- 0000

Wilton Campus 1691, LLC

Land Use Applications to Town of Wilton

Premises: 15-21 River Road, Wilton, CT

List of Project Professionals

- | | |
|------------------------|--|
| 1. Owner and Applicant | Wilton Campus 1691, LLC
c/o Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897 |
| 2. Surveyor | Jack W. Shoemaker
Valley Land Services, Inc.
4383 Hecktown Road
Bethlehem, PA 18020
610-365-2907 |
| 3. Land Use Consultant | Craig J. Flaherty
Redniss & Mead
22 1 st Street
Stamford, CT 06905
C.Flaherty@rednissmead.com
203-327-0500 |
| 4. Civil Engineer | Mark Grocki
VHB
100 Great Meadow Road, Ste. 200
Wethersfield, CT 06109-2377
MGrocki@VHB.com
860-807-4369 |
| 5. Landscape Architect | Matt Renauld
Mahan Rykiel Associates, Inc.
3300 Clipper Mill Road, Ste. 200
Baltimore, MD 21211
mrenauld@mahanrykiel.com
443-691-8857 |
| 6. Architect | Ricky Long
Cube 3
160 State Street, Floor 6
Boston, MA 02109
rlong@cube3.com
978-989-9900 |

7. Attorneys

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Kathleen L. Royle, Esq.
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