

April 19, 2024

VIA E-MAIL & HAND DELIVERY

Michael Wrinn, Director
Planning and Zoning Department
Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897
Michael.Wrinn@wiltonct.org

Re: Request for Pre-Application Review
Property: 15 Old Danbury Road, Wilton, Connecticut
Requesting Parties: CD Station LLC (Owner) & Toll Brothers, Inc. (Contract Purchaser)

Dear Director Wrinn:

As you are aware, our firm represents the above-captioned Requesting Parties (the “Parties”) in connection with the potential redevelopment of the property located at 15 Old Danbury Road, Wilton, Connecticut (the “Property”). As you know, the Parties previously participated in pre-application review meetings with the Planning and Zoning Commission (the “Commission”) on October 30, 2023, and, more recently, on March 11, 2024. During the March 11th pre-application meeting, the Parties presented a new design for the proposed redevelopment (the “Redevelopment Plans”), which was well-received by the Commission. However, because the details on the northern and eastern facades had not yet been finalized and presented, the Commission requested that the Parties return for one more pre-application review.

Over the past month, the Parties have worked diligently to finalize the requested materials and now seek pre-application review of the latest Redevelopment Plans.

In furtherance of this request enclosed please find the following materials:

- Letters of Authority from the Owner and Contract Purchaser;
- Plans from Beinfield Architecture, PC (“Beinfield”), dated April 19, 2024, including:
 - Cover Page;
 - “Zoning & Building Metrics, SD.01”;

- “Context Aerial, SD0.20”;
 - “Existing Aerial, SD0.21”;
 - “Materials Board, SD0.70”;
 - “Materials Board, SD0.71”;
 - “Rendering, SD0.80”;
 - “Rendering, SD0.81”;
 - “Rendering, SD0.82”;
 - “Rendering, SD0.83”;
 - “Rendering, SD0.84”;
 - “Site Plan, SD.90”;
 - “Basement Floor Plan, SD1.00”;
 - “First Floor Plan, SD1.01”;
 - “Second Floor Plan, SD1.02”;
 - “Third Floor Plan, SD1.03”;
 - “Fourth Floor Plan, SD1.04”;
 - “Fifth Floor Plan, SD1.05”;
 - “Extended Fifth Floor Plan, SD1.06”;
 - “Exterior Elevations, SD2.01”;
 - “Courtyard Elevations, SD2.02”;
 - “Building Section, SD3.01”; and
 - “Site Section, SD3.10”;
- Landscape plans prepared by Eric Rains Landscape Architecture, Inc., dated September 15, 2023, revised to April 19, 2024, including:
- “Site Index Plan, SPL-1.0”;
 - “Overall Site Materials and Layout Plan, SPL-2.0”;
 - “Overall Site Planting Plan, SPL-2.1”;
 - “Overall Site Lighting Plan, SPL-2.2”;
 - “Enlargement Plans: Pool Courtyard, SPL-3.0”;
 - “Enlargement Plans: Garden Courtyard, SPL-3.1”;
 - “Enlargement Plans: Dog Run Amenity, SPL-3.2”;
 - “Enlargement Plans: Front Entry, SPL-3.3”;
 - “Landscape Site Details - 1, SPL-4.0”;
 - “Landscape Site Details - 2, SPL-4.1”;
 - “Landscape Site Details - 3, SPL-4.2”;
 - “Site Materials Reference Images, SPL-M.1”; and
 - “Overall Site Plan Rendering,”

- Survey and Civil Engineering plans prepared by Redniss & Mead, including:
 - “Property & Topographic Survey, PTS,” dated January 5, 2024;
 - “Zoning Site Plan, ZSP-1A,” dated April 19, 2024; and
 - “Grading Site Plan, SE-1,” dated April 19, 2024.

Thank you for your attention to this matter. We look forward to discussing the proposed design with the Commission at your meeting on April 30th.

Sincerely,

Lisa L. Feinberg

Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org
R. Callahan, Rich.Callahan@wiltonct.org
Development Team

September 14, 2023

Mr. Michael Wrinn Town Planner
Planning and Zoning Department Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897

RE: 15 Old Danbury Road, Wilton, CT
Letter of Authority – CD Station LLC

Dear Director Wrinn:

CD Station LLC (the "Owner"), is the owner of the property located at 15 Old Danbury Road, Wilton, CT (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed land use applications in connection with the Property on the Owner's behalf. Thank you for your acknowledgement of said authority.

Sincerely,

CD Station LLC

By: _____



Dana J. Moreau
Duly Authorized

September 15, 2023

Mr. Michael Wrinn Town Planner
Planning and Zoning Department Town of Wilton
Town Annex
238 Danbury Road
Wilton, CT 06897

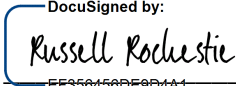
**RE: 15 Old Danbury Road, Wilton, CT
Letter of Authority – Toll Bros., Inc.**

Dear Director Wrinn:

Toll Bros., Inc., is the contract purchaser for the property located at 15 Old Danbury Road, Wilton, CT (the "Property"). I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to act as agent for Toll Bros., Inc. in connection with the enclosed land use applications. Thank you for your acknowledgement of said authority.

Sincerely,

Toll Bros., Inc.

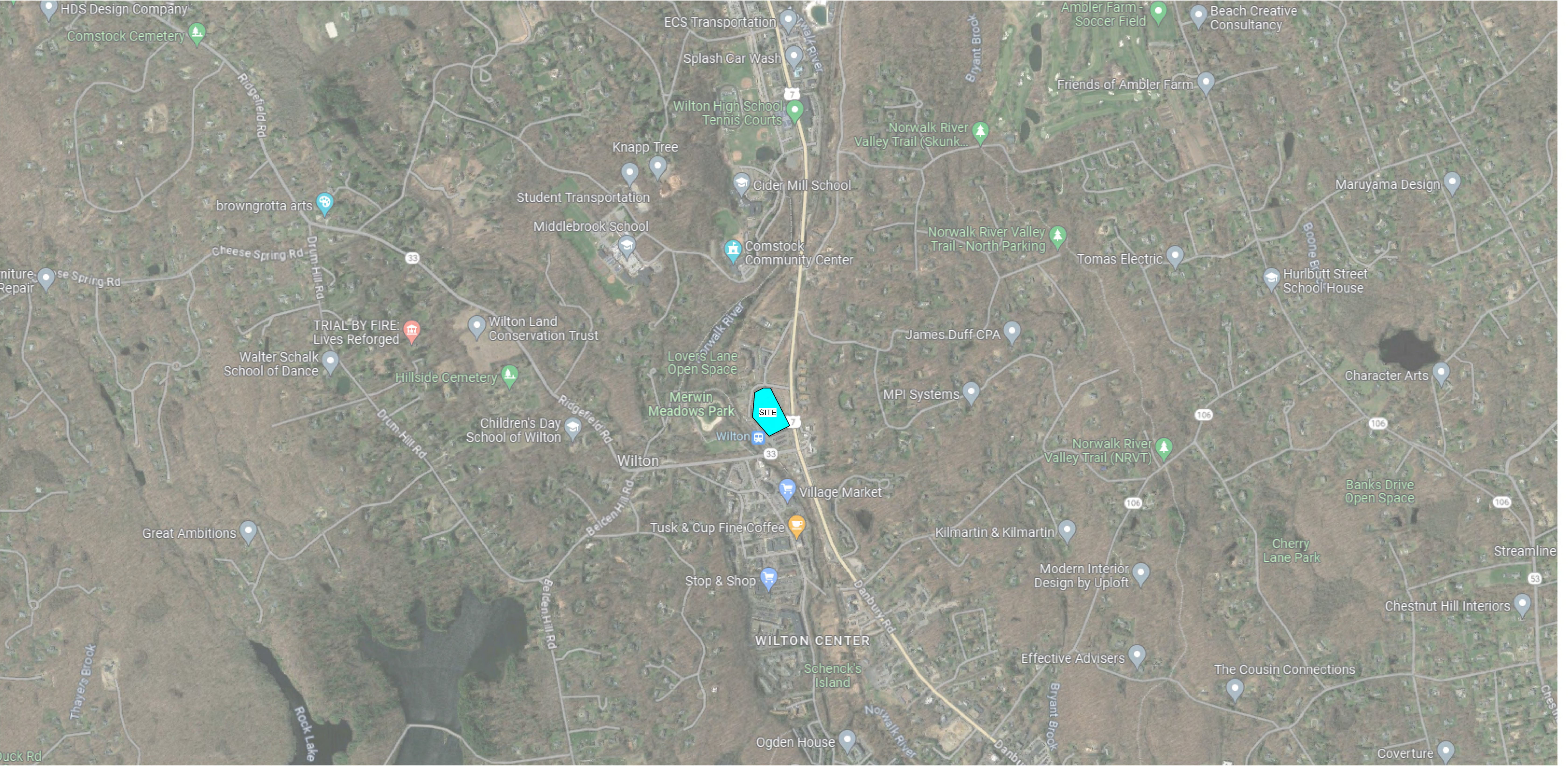
By:  Russell R. Rochestie
Senior Vice President

15 OLD DANBURY RD

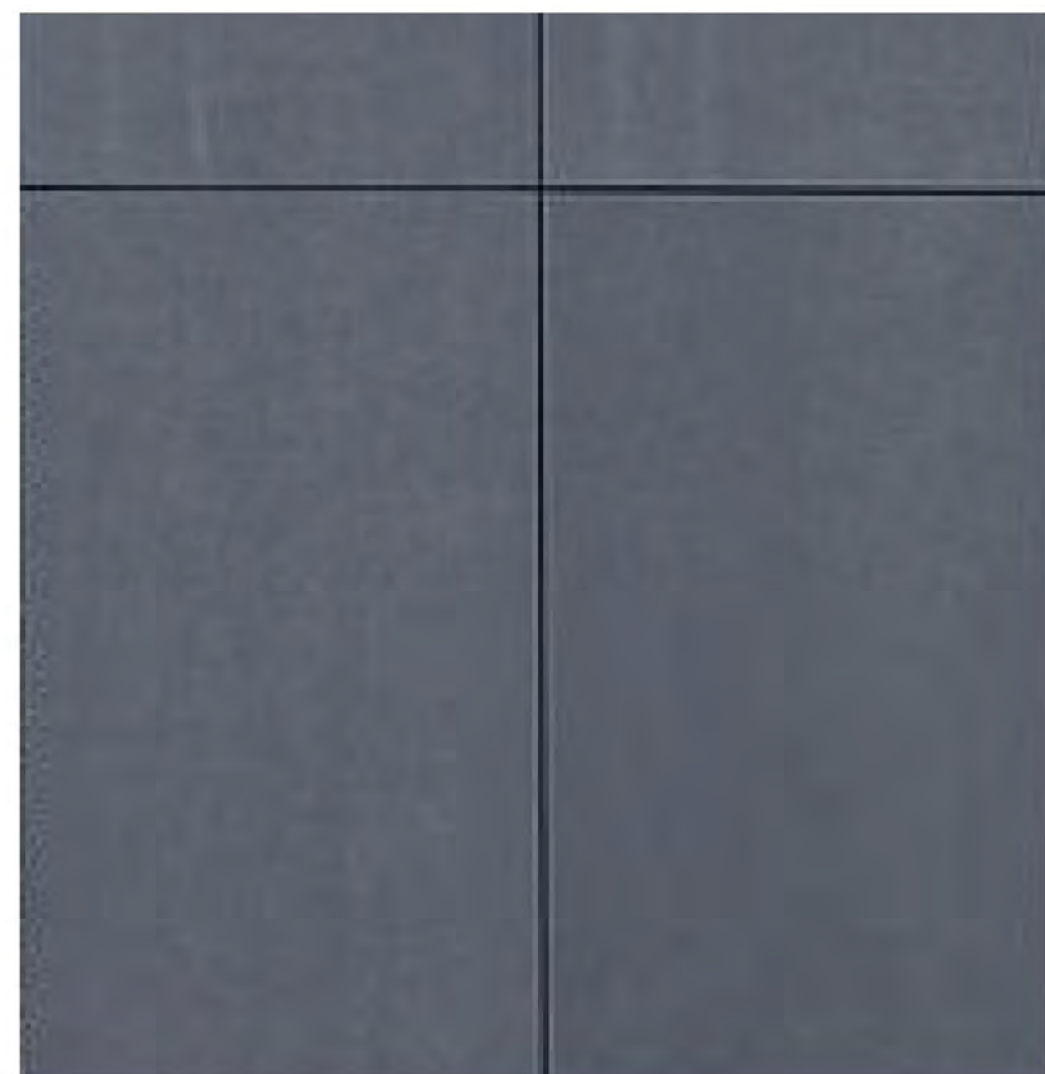
BEINFELD ARCHITECTURE

04/19/24

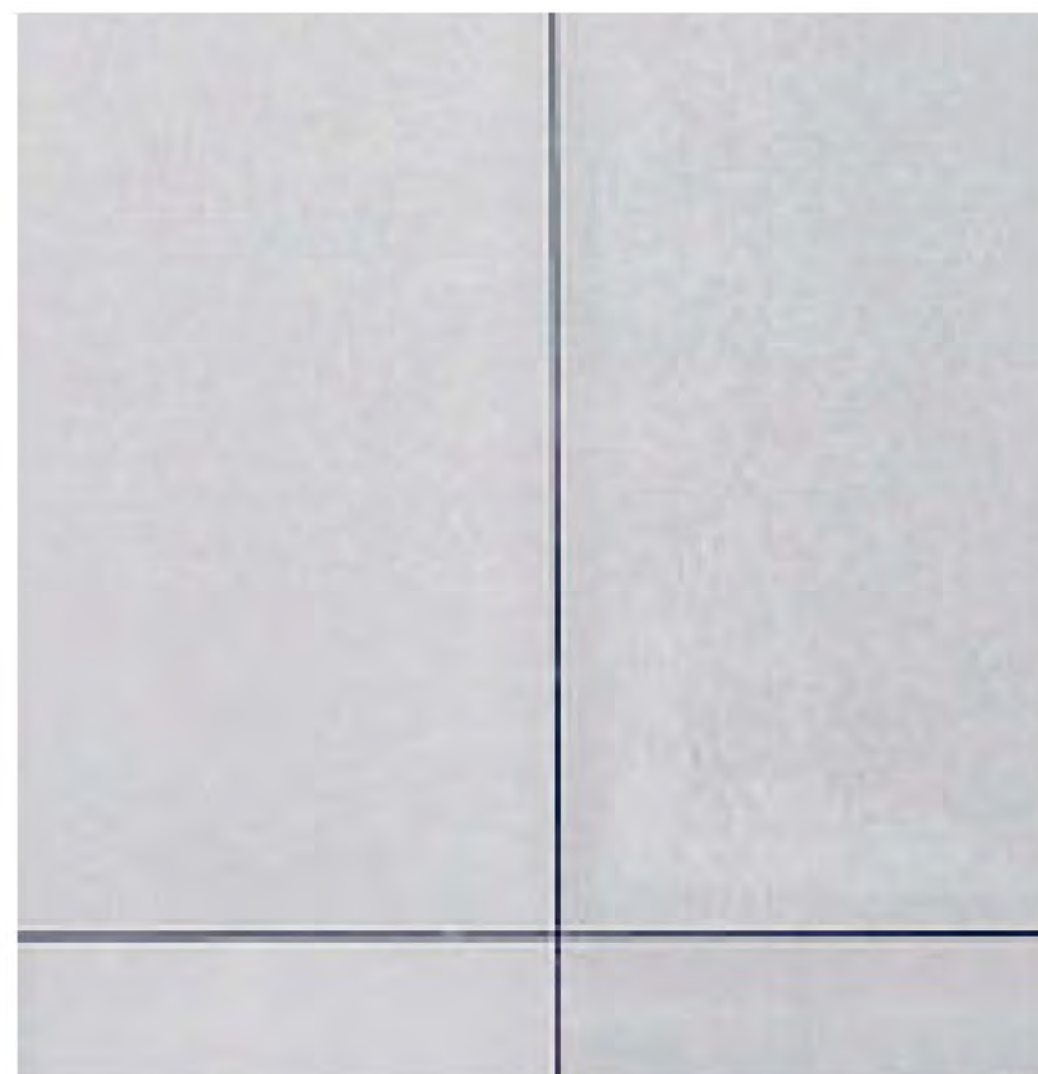
PARKING ANALYSIS		BUILDING AREAS		BUILDING AREAS		UNIT SCHEDULES					
PARKING SCHEDULE		GSF - AREA SCHEDULE (BY PROGRAM)		GSF - AREA SCHEDULE (BY FLOOR)		UNIT SCHEDULE					
STALL TYPE		COUNT		PROGRAM		AREA		UNIT TYPE		COUNT	
GARAGE				Level 0				Level 1 - A			
Parking Space ADA: 8' x 18' (8' Aisle) CT ADA Van		1		CIRCULATION		560 SF		1 BR JR		3	
Parking Space ADA: 8-6' x 18' (5' Aisle) CT ADA		3				560 SF		1 BR		12	
Parking Space: 9' x 18' - 90 deg		97		Level 1 - A				2 BR		11	
				AMENITY		9,290 SF		3 BR		3	
				CIRCULATION		4,670 SF				29	
				Level 0		560 SF		Level 2 - A			
				Level 1 - A		4,670 SF		1 BR JR		3	
				Level 2 - A		4,670 SF		1 BR		14	
				Level 3 - A		4,670 SF		2 BR		21	
				Level 4 - A		4,670 SF		3 BR		6	
				Level 5 - A		4,670 SF				44	
				Level 6 - A		1,340 SF		Level 3 - A			
						25,250 SF		1 BR JR		3	
				MECHANICAL				1 BR		14	
				Level 1 - A		2,555 SF		2 BR		20	
				Level 2 - A		1,765 SF		3 BR		7	
				Level 3 - A		1,765 SF				44	
				Level 4 - A		1,765 SF		Level 4 - A			
				Level 5 - A		1,635 SF		1 BR JR		3	
				Level 6 - A		135 SF		1 BR		14	
						9,615 SF		2 BR		20	
				RESIDENTIAL				3 BR		7	
				Level 1 - A		28,190 SF				44	
				Level 2 - A		45,620 SF		Level 5 - A			
				Level 3 - A		45,620 SF		1 BR		15	
				Level 4 - A		46,245 SF		2 BR		16	
				Level 5 - A		39,720 SF		3 BR		8	
				Level 6 - A		8,490 SF				39	
						213,890 SF		Level 6 - A			
						258,045 SF		1 BR		1	
								2 BR		5	
								3 BR		2	
										8	
										208	







1. Fiber Cement / Dark Grey



2. Fiber Cement / Light Grey



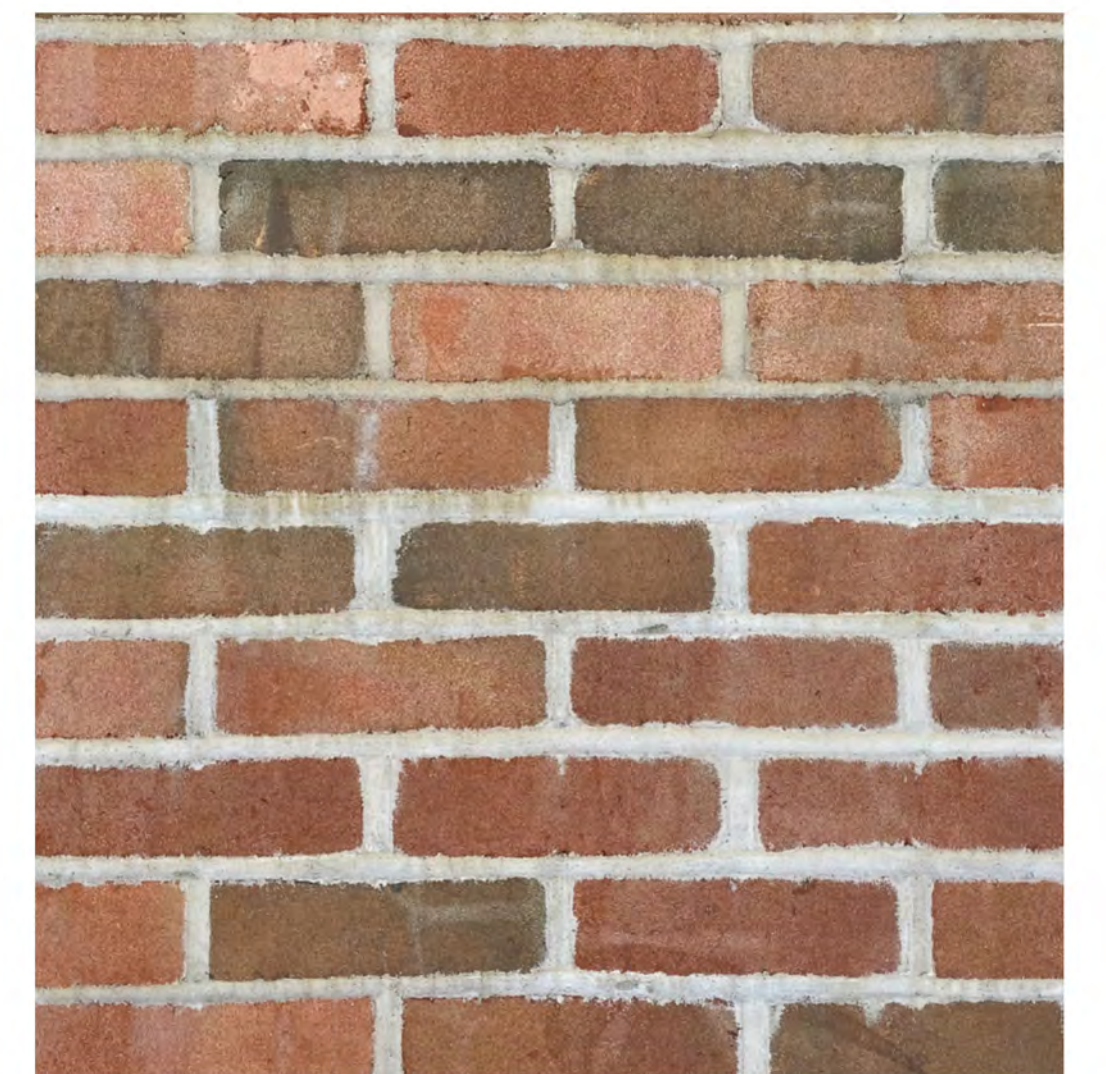
3. Divided Light Windows



4. Cable Rail



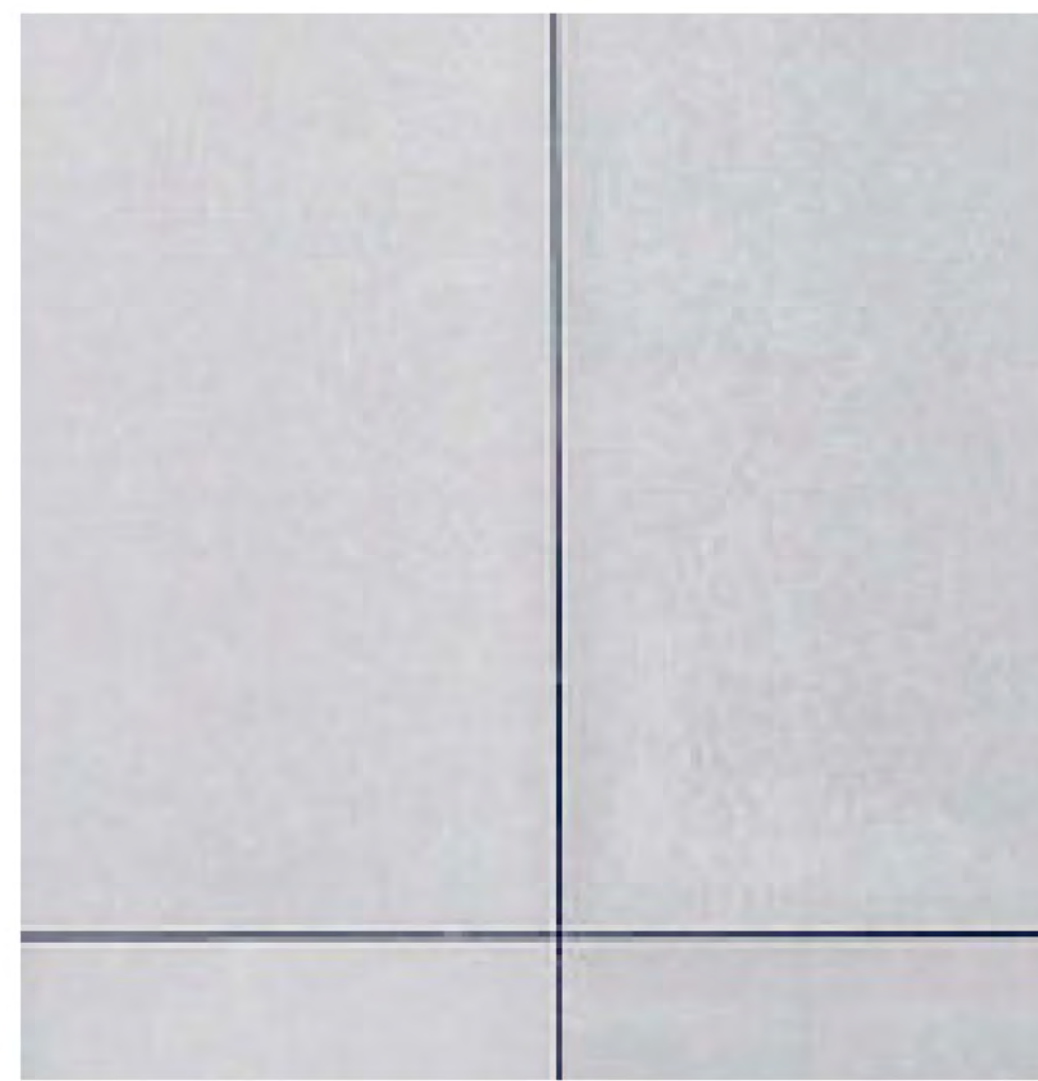
5. Grey Brick



6. Red Brick



1. Grey Brick



2. Fiber Cement / Light Grey



3. Fiber Cement / Dark Grey



4. Cable Rail



5. Steel Beams









