

May 1, 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 – Supplemental Submission
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 Parties recently filed a petition for an additional pre-application review on April 19, 2024. As you know, the development team has been working with Wilton staff to confirm the correct average grade calculation and related building height for the proposed project. Enclosed herewith are supplemental materials prepared by Beinfield Architecture, PC (“Beinfield”) and Redniss and Mead, Inc. (“Redniss & Mead”) meant to confirm same and better assist with the Planning & Zoning Commission’s review of the proposal:

- Architectural plans and exhibits from Beinfield, including:
 - “Exterior Elevation – Station Road West Elevation, SD2.03,” dated April 30, 2024;
 - “Exterior Elevations, SD2.04,” dated April 30, 2024;
 - “Exterior Elevation – Danbury Rd East Elevation, SD2.05,” dated April 30, 2024;
 - “Building Section, SD3.01,” dated April 19, 2024, revised April 30, 2024;
 - “Highpoint Danbury Rd, SD9.10,” dated April 19, 2024;
 - “Low Point, Danbury Rd, SD9.11,” dated April 19, 2024; and
 - “Ridgefield Rd, SD9.12,” dated April 19, 2024;

- Site Plans prepared by Redniss & Mead, including:
 - “Zoning Site Plan, ZSP-1A” dated April 30, 2024; and
 - “Zoning Site Plan B, ZSP-1B,” dated April 30, 2024.

Thank you for your attention to this matter. We look forward to discussing the proposed design with the Commission at your meeting on May 13th.

Sincerely,

Lisa L. Feinberg

Lisa L. Feinberg

Enclosures.

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



STATION ROAD - WEST ELEVATION



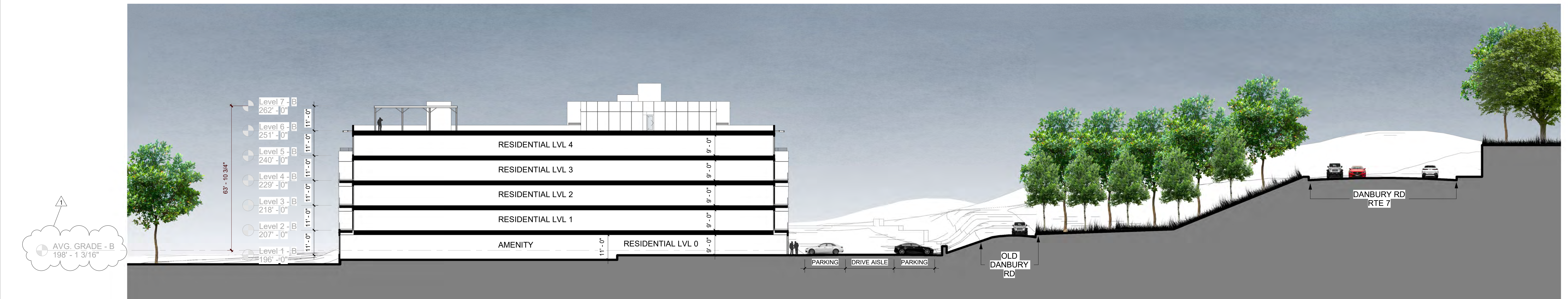
RIDGEFIELD RD - SOUTH ELEVATION



NORTH ELEVATION



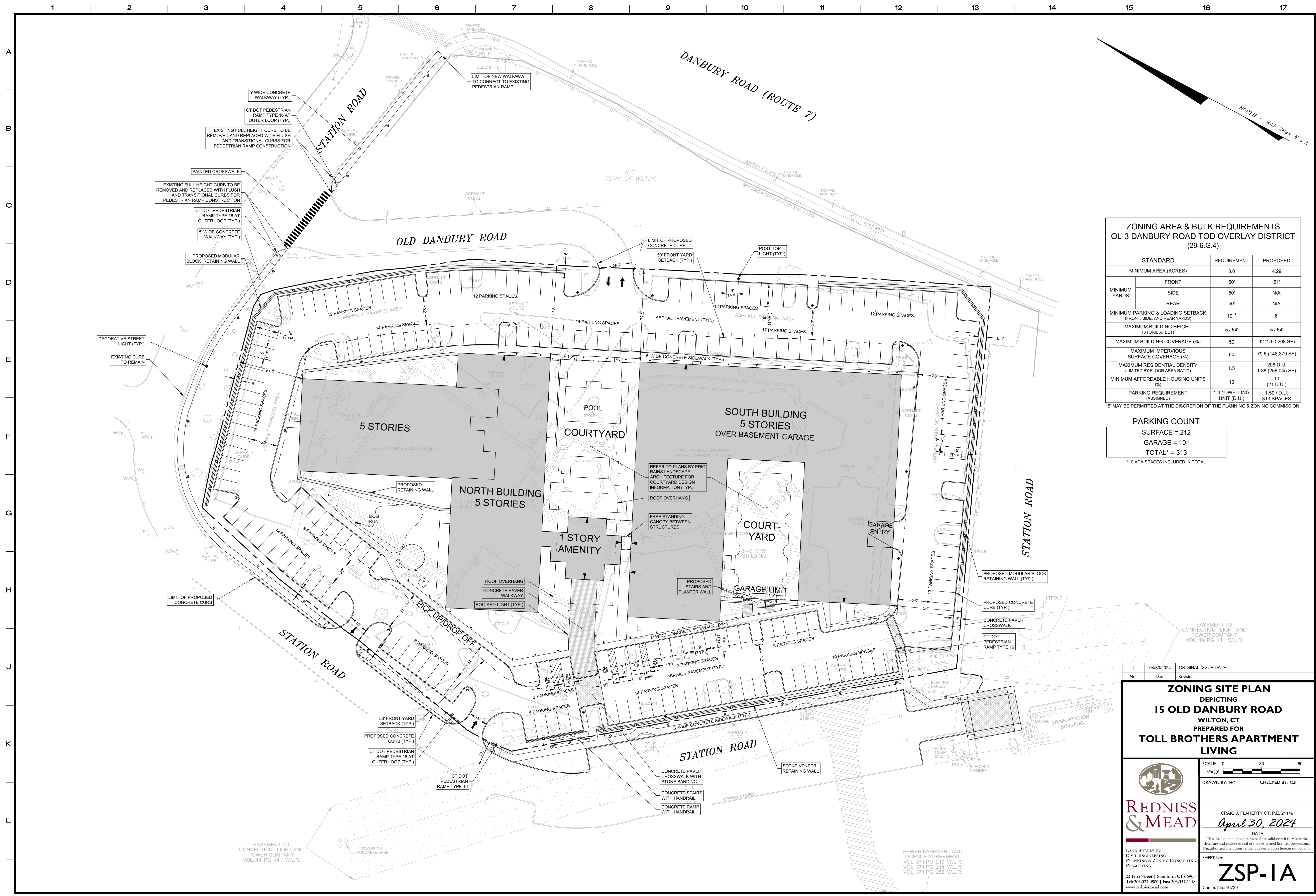
DANBURY ROAD - EAST ELEVATION











ZONING AREA & BULK REQUIREMENTS		
OL-3 DANBURY ROAD TOW OVERLAY DISTRICT (29-6.G.4)		
STANDARD		PROPOSED
MINIMUM AREA (ACRES)		3.0 4.29
MINIMUM YARDS	FRONT	50' 51'
	SIDE	50' N/A
	REAR	50' N/A
MINIMUM PARKING & LOADING SETBACK (FRONT, SIDE, AND REAR YARDS)		10' ± 6'
MAXIMUM BUILDING HEIGHT (STORIES/FEET)		5 / 64' 5 / 64'
MAXIMUM BUILDING COVERAGE (%)		50 32.2 (60,208 SF)
MAXIMUM IMPERVIOUS SURFACE COVERAGE (%)		80 79.6 (148,879 SF)
MAXIMUM RESIDENTIAL DENSITY (LIMITED BY FLOOR AREA RATIO)		1.5 208 D.U. 1.38 (258,045 SF)
MINIMUM AFFORDABLE HOUSING UNITS (%)		10 10 (21 D.U.)
PARKING REQUIREMENT (ASSIGNED)		1.4 / DWELLING UNIT (D.U.) 1.50 / D.U. 313 SPACES

5' MAY BE PERMITTED AT THE DISCRETION OF THE PLANNING & ZONING COMMISSION.

PARKING COUNT	
SURFACE	= 212
GARAGE	= 101
TOTAL*	= 313

*10 ADA SPACES INCLUDED IN TOTAL

I	04/30/2024	ORIGINAL ISSUE DATE
No.	Date	Revision

ZONING SITE PLAN
DEPICTING
15 OLD DANBURY ROAD
WILTON, CT
PREPARED FOR
TOLL BROTHERS APARTMENT
LIVING



REDNISS
& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 0 30 60
1"=30'

DRAWN BY: HC

CHECKED BY: CJF

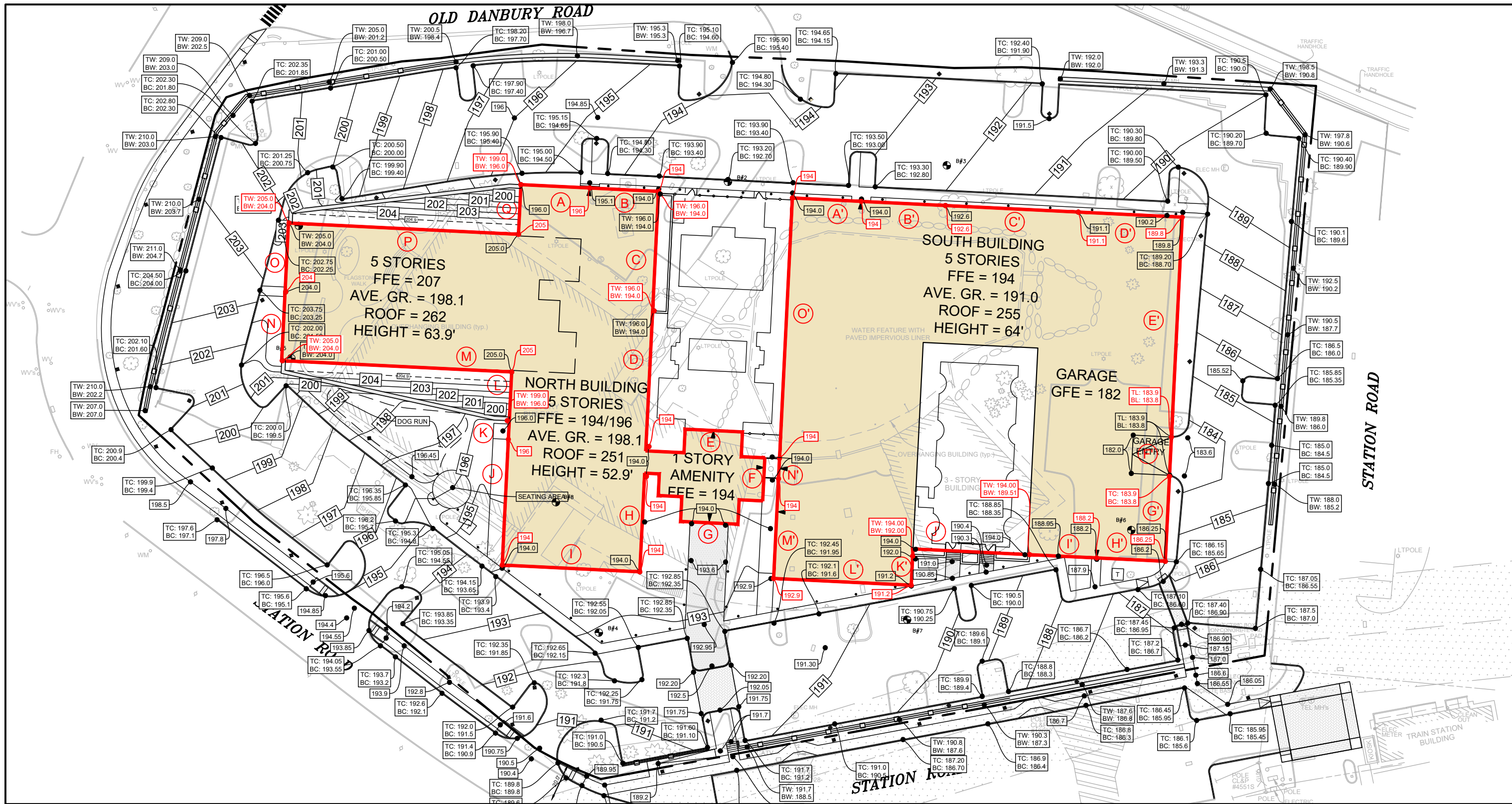
CRAIG J. FLAHERTY CT. P.E. 21149
April 30, 2024

DATE
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No: _____

ZSP-1A

Comm. No.: 10739



AVERAGE GRADE INSET
SCALE: 1"=50'



PROPOSED IMPERVIOUS SURFACE COVERAGE EXHIBIT
SCALE: 1"=50'

~ PROPOSED CONDITIONS FOR NORTH BUILDING ~
Average Grade Calculations

(REFER TO ATTACHED EXHIBIT)

Elevation 1	Elevation 2	Wall Segment	Wall Length	Avg. Elev.	Product (Y)
196.0	196.0	A	36.0	196.0	7,056.0
196.0	194.0	B	37.0	195.0	7,213.1
196.0	196.0	C	62.5	196.0	12,250.0
194.0	194.0	D	72.2	194.0	14,006.8
194.0	194.0	E	87.7	194.0	17,019.6
194.0	194.0	F	22.7	194.0	4,398.0
194.0	194.0	G	100.1	194.0	19,419.4
194.0	194.0	H	51.6	194.0	10,015.3
194.0	194.0	I	72.0	194.0	13,968.0
194.0	196.0	J	65.8	195.0	12,821.3
196.0	196.0	K	8.0	196.0	1,568.0
199.0	205.0	L	27.3	202.0	5,504.5
205.0	205.0	M	120.3	205.0	24,667.7
204.0	204.0	N	36.0	204.0	7,344.0
204.0	204.0	O	36.0	204.0	7,344.0
205.0	205.0	P	120.3	205.0	24,667.7
205.0	199.0	Q	26.0	202.0	5,252.0
Total			981.5	3,364.0	194,515.4
Average Grade =			198.10		

~ PROPOSED CONDITIONS FOR SOUTH BUILDING ~
Average Grade Calculations

(REFER TO ATTACHED EXHIBIT)

Elevation 1	Elevation 2	Wall Segment	Wall Length	Avg. Elev.	Product (Y)
194.0	194.0	A'	36.0	194.0	6,984.0
194.0	192.6	B'	44.1	193.3	8,524.5
192.6	191.1	C'	69.5	191.9	13,342.8
191.1	189.8	D'	54.4	190.5	10,355.6
189.8	183.9	E'	114.5	186.9	21,399.6
183.8	183.8	F'	21.0	183.8	3,859.8
183.9	186.3	G'	44.5	185.1	8,233.2
186.3	188.2	H'	35.9	187.2	6,713.0
188.2	189.5	I'	35.1	188.9	6,630.4
194.0	194.0	J'	64.8	194.0	12,571.2
192.0	191.2	K'	15.2	191.6	2,912.3
191.2	192.9	L'	72.0	192.9	13,888.8
192.9	194.0	M'	52.2	193.5	10,093.0
194.0	194.0	N'	10.7	194.0	2,070.0
194.0	194.0	O'	136.2	194.0	26,415.0
Total			805.9	2,861.6	153,993.2
Average Grade =			191.00		

SITE AREA (SITE AREA=186,946 SF)		
SYMBOL	DESCRIPTION	AREA (sq.ft.)
	STRUCTURES	60,208
	PAVEMENT & DRIVES	75,734
	SIDEWALKS & PATIOS	12,937
IMPERVIOUS TOTAL =		148,879 (79.6%)
	LANDSCAPE	38,016
PERVIOUS TOTAL =		38,016 (20.3%)

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TOLL BROTHERS APARTMENT LIVING

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DATE
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