

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW
190 OLD RIDGEFIELD ROAD
WILTON, CT 06897

ESTABLISHED 1964

NEW YORK OFFICE:
156 WEST 56TH STREET, NEW YORK, NY 10012
(212) 757-0434

(203) 762-9000 FAX: (203) 834-1628
WWW.GREGORYANDADAMS.COM

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

PLEASE REPLY TO SENDER:
J. CASEY HEALY
DIRECT DIAL: 203-571-6304
jhealy@gregoryandadams.com

PAUL H. BURNHAM
SUSAN L. GOLDMAN
J. VANCE HANCOCK
J. CASEY HEALY
DERREL M. MASON*
MATTHEW C. MASON*
JAMES D'ALTON MURPHY*
RALPH E. SLATER
ROGER R. VALKENBURGH *

* ALSO ADMITTED IN NEW YORK
* ALSO ADMITTED IN VERMONT

January 22, 2020

To be delivered by hand

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

Attn: Mr. Robert J. Nerney – Director of Planning and Land Use Management

Re: Three Hubbard Rd LLC – Application for Site Development Plan
Premises: 3 Hubbard Road, Wilton, CT

Dear Members of the Commission:

As attorneys for Three Hubbard Rd LLC (“**Three Hubbard**”), we hereby submit its application for a site development plan approval to allow the construction of seventeen (17) residential units at the above-referenced Premises pursuant to Section 8-30g of the Connecticut General Statutes.

In connection therewith, I enclose fifteen (15) copies each of the following:

1. Application for Site Development Plan (original and fourteen (14) copies) with Form B – Zoning Data and Statement of Compliance with Town Plan of Conservation and Development attached.
2. Compliance Plan – Affordable Residential Units prepared by Three Hubbard Road, LLC dated January 20, 2020.
3. Location Map at a scale of 1” = 800’.
4. Vicinity Sketch prepared by Gregory and Adams.
5. Improvement Location Survey prepared by Land Surveying Services, LLC (“**LSS**”) dated December 6, 2019.
6. Front Elevation Plan prepared by Crosskey dated January 16, 2020.

7. Floor Plans (A-110) prepared by Crosskey Architects (“**Crosskey**”) dated January 21, 2020.
8. Floor Plans (A-120) prepared by Crosskey dated January 21, 2020.
9. Elevations (A-200) prepared by Crosskey dated January 21, 2020.
10. Elevations (A-201) prepared by Crosskey dated January 21, 2020.
11. Erosion & Sediment Control Plan (EC-1) prepared by Professional Engineering Consulting Services (“**PECS**”) dated January 20, 2020.
12. Grading and Drainage Plan (GD-1) prepared by PECS dated January 20, 2020.
13. Site Plan (SP-1) prepared by PECS dated January 20, 2020.
14. Utility Plan (UT-1) prepared by PECS dated January 20, 2020.
15. Civil – Standard Details (SD-1) prepared by PECS dated January 20, 2020.
16. Civil (2) – Standard Details (SD-2) prepared by PECS dated January 20, 2020.
17. Drainage Standard Details – Cultec (SD-3) prepared by PECS dated January 20, 2020.
18. Drainage Standard Details – Nyloplast (SD-4) prepared by PECS dated January 20, 2020.
19. Erosion Control Standard Details (SD-5) prepared by PECS dated January 20, 2020.
20. Engineering Report – Stormwater Management Plan prepared by PECS dated January 20, 2020.
21. Wetland Delineation Report prepared by Pfizer-Jahnig dated October 9, 2017.
22. Tree Removal Plan (SP-0) prepared by Workforce Partners (“**WP**”) dated January 21, 2020.
23. Overall Landscape & Lighting Plan (SP-1) prepared by WP dated January 21, 2020.
24. Landscape & Lighting Enlargement Plan (SP-2) prepared by WP dated January 21, 2020.
25. Lighting and Landscape Details (SP-3) prepared by WP dated January 21, 2020.
26. Exterior Photometrics Enlargement Plan (SP-4) prepared by WP dated January 21, 2020.
27. Traffic and Parking Study prepared by KWH Enterprise, LLC dated January, 2020.
28. Gregory and Adams’ letter certifying title to the Premises.

29. List of Owners of Property located within 500' of the Premises.
30. List of Project Professionals.
31. Letter signed by Three Hubbard as the applicant and owner authorizing G&A to act as its agent in connection with this application.

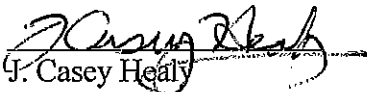
I also enclose:

1. One copy of the deed by which Three Hubbard acquired title to the Premises; and
2. A check drawn to the order of the Town of Wilton in the amount of \$1,210.00 in payment of the application fee representing the base fee of \$360.00 and the additional fee of \$850.00 (\$50x17 units).

Because this application is filed under Connecticut General Statute Section 8-30g, the affordable housing statute, all published notices should refer to that Statute.

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
J. Casey Healy

JCH/ko
Enclosures

cc: Messrs. Robert Perschino and Kevney Moses – Workforce Partners
Mr. Richard Ceballos – Professional Engineering Consulting Services
Messrs. William Crosskey and David Goslin – Crosskey Architects
Mr. Kermit Hua – KWH Enterprise, LLC
Village District Design Advisory Committee

**WILTON PLANNING AND
ZONING COMMISSION****SITE DEVELOPMENT
PLAN****SDP#**

SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29 - This development proposes to construct a 17 unit apartment building at 3 Hubbard Road, Wilton, Connecticut under the State's 8-30g regulation. The proposed building will be a three story structure containing 3 three-bedroom apartments and 14 two-bedroom apartments.

Three Hubbard Rd LLC			c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT		
APPLICANT'S NAME			ADDRESS		
Three Hubbard Rd LLC			c/o Gregory and Adams, P.C. 190 Old Ridgefield Road, Wilton, CT		
OWNER'S NAME			ADDRESS		
Three Hubbard Road			WC		
PROPERTY LOCATION			ZONING DISTRICT		
5307	2339	102	73	40-2	1.27± acres
WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE

THE FOLLOWING MATERIALS SHALL BE ATTACHED:

- * Fifteen (15) complete **COLLATED/FOLDED** sets are required.
- * All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded**, not rolled.
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.
- ☒ **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.
- ☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.
- ☒ **FORM B - ZONING DATA.**
- ☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.
- ☒ **LETTER OF TITLE** certifying owner of record as of date of the application.
- ☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.
- ☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.
- ☒ **ELECTRONIC SUBMISSION** of all application materials (e.g. Flash drive, PDF email)
- ☒ **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft. 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.

Three Hubbard Rd LLC by its Agent Gregory and Adams, P.C.

J. Casey Healy 01-20-20 jhealy@gregoryandadams.com 203-571-6304
 APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
 Three Hubbard Rd LLC by its Agent Gregory and Adams, P.C.

J. Casey Healy 01-20-20 jhealy@gregoryandadams.com 203-571-6304
 OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
 By: J. Casey Healy

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
Village District Design Advisory Committee (VDDAC):	Yes	No
Architectural Review Board (ARB):	Yes	No
Western Connecticut Council of Governments (WestCOG):	Yes	No
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	Yes	No
First Taxing District Water Department Designated Public Watershed:	Yes	No
State-Designated Aquifer Protection Area:	Yes	No
Adjoining Community Notification:	Yes	No

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

Include the following data on the required Site Development Plan, as well.

3 Hubbard Road
PROPERTY ADDRESS

1.27± acres
LOT ACREAGE

WC - Wilton Center
ZONING DISTRICT

105 ± feet
LOT FRONTAGE

	PER ZONING REGS * (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	N/A	20,800	19,931	40,731
BUILDING FOOTPRINT [SF]	N/A	6,898	7,895	14,793
BUILDING COVERAGE [SF/%] (round up)	N/A	13%	15%	28%
BUILDING HEIGHT [FT - STORY]	N/A	38'	39' 6"	39' 6"
FLOOR AREA RATIO (F.A.R.)	N/A	.38	.36	.72
PARKING SPACES (round up)	N/A	69	0	69
LOADING SPACES	N/A	0	0	0
SITE COVERAGE [SF/%]	N/A	48.8%	14.2%	63%

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION *

N/A

LOADING CALCULATION *

N/A

PLAN OF CONSERVATION AND DEVELOPMENT

See attached Statement of Compliance with Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all
statements contained herein:
Three Hubbard Rd LLC by Gregory and Adams, P.C.

By: Casey Healy Attorney-in-Fact
1/22/20

OFFICE USE ONLY

*The Zoning Regulations of the Town of Wilton are not applicable for the reason that the application for site development plan approval is being made under Section 8-30g of the Connecticut General Statutes.

Three Hubbard Rd LLC

Application for Special Permit

Premises: Three Hubbard Road (Assessor's Map #73 – Lot 40-2)

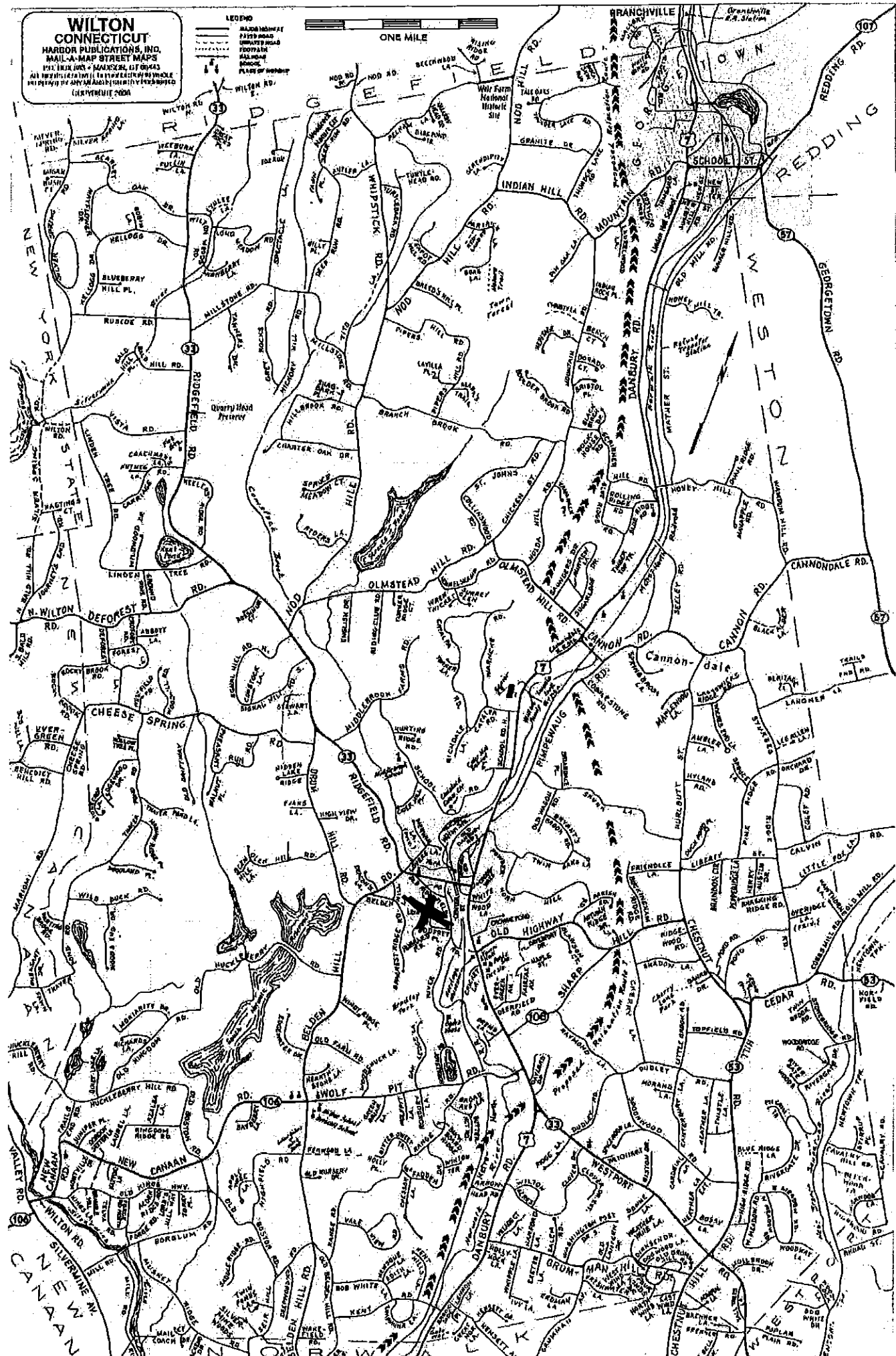
Statement of Compliance with Plan of Conservation and Development

The Property is 1.27± acres of land that is located in the Wilton Center district (the **“Wilton Center or the WC Zone”**). Three Hubbard Road LLC proposes to construct a second apartment building on the above-referenced Premises that will contain seventeen (17) units pursuant to Section 8-30g of the Connecticut General Statutes. This proposal is compatible with the Wilton 2019 Town Plan of Conservation and Development -- adopted on September 23, 2019 and effective October 1, 2019 (the **“Town Plan”**). The Town Plan states that the Wilton Center is the Town's highest-priority development area; containing a mix of retailers, restaurants, public institutions, offices and multi-family housing (reference being made to Chapter 7 of the Town Plan entitled **“Future Land Use Plan”** at page 94 under the heading Wilton Center). The construction of additional apartments in the WC Zone will contribute to the vitality of Wilton Center.

WILTON
CONNECTICUT
HARCO PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
151 TRINITY - MANCHESTER, CT 06043
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LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
RAILROAD
RIVER
LAKE
POND
SWAMP
PLANTATION

ONE MILE



VICINITY MAP



PFIZER – JÄHNIG
ENVIRONMENTAL CONSULTING

December 31, 2019

Soil Investigation
3 Hubbard Road
Wilton, Connecticut

Introduction:

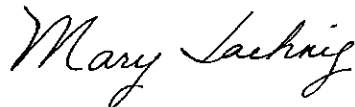
A soil investigation was conducted at 3 Hubbard Road on December 16, 2019 by Mary Jaehnig, soil scientist. The property is located to the west of Hubbard Road and currently supports an apartment building with parking. The slopes ascend to the west. The site is within the watershed to the Norwalk River.

No wetlands or watercourses were noted on site or within 100 feet off site. The property has been cut and filled to create the parking and structures. Soil samples were obtained using a hand auger. Features noted include color, texture and depth to wetland indicators. Soils were classified according to guidelines established by the USDA NRCS.

The undisturbed soils in the far western portion of the site are Charlton-Chatfield complex, very rocky, 15-45% slopes. This group consists of the deep, well drained and somewhat deep Charlton and Chatfield soils in a landscape with stones and boulders. The depth to bedrock usually exceeds 5 feet below grade in Charlton loam and averages 20 to 40 inches below grade in Chatfield loam. The depth to the water table usually exceeds 6 feet below grade.

The developed portion of the property is mapped as Udorthents, Urban land complex. Impermeable surfaces cover much of the cut and filled area.

Sincerely,



Mary Jaehnig
soil scientist