

GREGORY AND ADAMS, P.C.

ATTORNEYS AT LAW

J. CASEY HEALY
OF COUNSEL

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190 OLD RIDGEFIELD ROAD

WILTON, CT 06897

(203) 762-9000

FAX: (203) 834-1628

ESTABLISHED 1964

JULIAN A. GREGORY
(1912 - 2002)

THOMAS T. ADAMS
(1929 - 2015)

* ALSO ADMITTED IN NEW YORK

⊗ ALSO ADMITTED IN VERMONT

WWW.GREGORYANDADAMS.COM

PLEASE REPLY TO SENDER:
KATHLEEN L. ROYLE
DIRECT DIAL: 203-571-6319
kroyle@gregoryandadams.com

February 29, 2024

Via Email and Hand Delivery

Architectural Review Board

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

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

Re: AM Group US LLC – Application to Architectural Review Board
Premises: 46 Danbury Road, Wilton, Connecticut

Dear Mr. Chairman and Members of the Board,

As attorneys for AM Group US LLC (“AMG”), we hereby submit materials in support of its proposed conversion of the existing service bays to an expanded convenience store and other ancillary improvements to the service station building. Please note that while there are two (2) buildings on the property as well as an existing canopy over the pumps and an existing sign, this application is specific to improvements to the service station building as all other structures and signage on the property will remain unchanged.

We enclose one copy of each of the following in support of AMG’s request for your review of the proposed conversion:

1. Authorization letter signed by AMG, permitting Gregory and Adams to act as its Agent in connection with all Wilton land use matters regarding the Premises.
2. Authorization letter signed by Calitri Properties, LLC (“Owner”), permitting Gregory and Adams to act as its Agent in connection with all Wilton land use matters regarding the Premises.
3. Architectural Review Board Application with Project Narrative Attached.
4. Boundary-Topographic Survey (SV.01) prepared by Alfred Benesch & Company (“Benesch”) dated August 2023.

5. Demolition Plan (A-100) prepared by Ramiz Khoda Consulting & Design, LLC ("RKCD") dated September 21, 2023.
6. Proposed Floor Plan (A-101) prepared by RKCD dated September 21, 2023.
7. Existing Exterior Elevations (A-200) prepared by RKCD dated September 21, 2023.
8. Proposed Exterior Elevations (A-201) prepared by RKCD dated September 21, 2023.
9. Proposed Materials Information (A-301) prepared by RKCD dated September 21, 2023.
10. Concept Plan 1 (C1.0) prepared by Benesch dated September 1, 2023.
11. Tanker Movement Plan (C1.1) prepared by Benesch dated September 1, 2023.
12. A Google Earth View of the property from Danbury Road.
13. A photograph of the rear building from Wilton's Assessors Card

We appreciate your time and review of this application and request that we be allowed to present this material to you at your meeting on March 7, 2024.

Respectfully submitted,
Gregory and Adams, P.C.

By: 
Kathleen L. Royle

KLR/ko

Enclosures

cc: John Burke, Calitri Properties, LLC
William Mutraji, AM Group US, LLC
Larry Webster, Alfred Benesch & Company
Ramiz Khoda, Ramiz Khoda Consulting & Design, LLC
Essam Tinawi

PAUL H. BURNHAM
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kroyle@gregoryandadams.com

September 27, 2023

By E-Mail Only

AM Group US, LLC
7 North Washington Street
Plainville, CT 06062
Attn: Mr. William Mutraji

Re: AM Group US, LLC— Land Use Applications
Premises: 46 Danbury Road, Wilton, Connecticut

Dear Mr. Mutraji:

As you know, we are in the process of preparing land use applications to various Town of Wilton Land Use commissions and agencies. These entities require written authorization from the applicant and the property 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 return it to me by email.


Very truly yours,
Kathleen L. Royle
Kathleen L. Royle

KLR/hs

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

AM Group US, LLC

By:


William Mutraji
Its:

Duly Authorized

GREGORY AND ADAMS, P.C.

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kroyle@gregoryandadams.com

February 20, 2024

By E-Mail Only

Calitri Properties LLC
46 Danbury Road
Wilton, CT 06897
Attn: John Burke

Re: Calitri Properties, LLC— Land Use Applications
Premises: 46 Danbury Road, Wilton, Connecticut

Dear Mr. Burke:

As you know, we are in the process of preparing land use applications to various Town of Wilton Land Use commissions and agencies. These entities require written authorization from the applicant and the property 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 the property owner and return it to me by email.

Very truly yours,
Kathleen L. Royle
Kathleen L. Royle

KLR/hs

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

Calitri Properties, LLC

By: *John Burke*
John Burke
Its:

Duly Authorized

**WILTON PLANNING AND
ZONING COMMISSION**

**ARCHITECTURAL REVIEW BOARD/VILLAGE
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION**

AM Group US, LLC			c/o Gregory and Adams, PC		
APPLICANT'S NAME			ADDRESS		
Calitri Properties, LLC			190 Old Ridgefield Road, Wilton, CT		
OWNER'S NAME			ADDRESS		
46 Danbury Road			DE-5		
PROPERTY LOCATION			ZONING DISTRICT		
5832	2501	0863	68	34	0.61
WLR	VOLUME	PAGE	TAX MAP #	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 – 11" x 17" Plan Copies

ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO 1 OR 2 PDFs MAXIMUM), emailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org

- i. An application form;
- ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- iii. The following plans, where applicable, based on the nature of the proposed project:
 - ☒ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.
 - ☒ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:
 - a. wetlands, upland buffers, watercourse and flood zones, if any;
 - b. existing and/or proposed buildings and appurtenances thereof;
 - c. existing and/or proposed parking accommodations;
 - d. existing and/or proposed lighting
 - e. existing and proposed buffer strips and landscaping;
 - f. access and egress details for pedestrian and vehicular traffic;
 - g. existing and/or proposed signs, and
 - h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
 - i. easements, regulatory setbacks, historic covenants or other historic assets.
 - ☒ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.
 - ☒ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.
 - ☒ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, and colors indicated.

- ☒ 6. Samples of all finish materials to be used on the exterior of the building.
- ☒ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- ☒ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

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.

AM Group US, LLC

Kathleen Reyle - Gregory and Adams February 29, 2024 (203) 762-9000
APPLICANT'S SIGNATURE DATE TELEPHONE

Calitri Properties, LLC

Kathleen Reyle - Gregory and Adams February 29, 2024 (203) 762-9000
OWNER'S SIGNATURE DATE TELEPHONE

PROJECT NARRATIVE:

See attached.

ARB Application for
46 Danbury Road
Project Narrative

The project involves converting an existing 1-story, 1,700± square foot gas service station, including 3 services bays, into a larger convenience store. The architectural style of the building will mimic the surrounding New England style neighborhood by utilizing touches of stone and warm/natural materials. The structure for the proposed convenience store is wood construction with exterior bearing walls clad in Exotic Hardwood PVC decking, decorative Ledgestone Veneer at the base, exterior cedar shingle siding above and architectural shingle and metal roofing. A sample page is provided as well as a photo of a location recently completed that follows a similar architectural theme.

Untitled Map

Google Earth View

Legend

 46 Danbury Rd



Google Earth

© 2024 Google

Building Photo



(<https://images.vgsi.com/photos/WiltonCTPhotos/\00\00\49\21.jpg>)