

**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 -

APPLICANT'S NAME

ADDRESS

OWNER'S NAME

ADDRESS

PROPERTY LOCATION

ZONING DISTRICT

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**.

_____ **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 materials, **consolidated into 1 or 2 PDFs maximum**, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org

_____ **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft.** payable to: **Town of Wilton.**

Site Development Plan Detailed Description

47 Old Ridgefield Rd Wilton, CT 06897

Section 29 – 8.A.8.

We greatly appreciate the opportunity to submit our site development plan and accompanying documents, as an integral part of our application for the Alternative Signage Program. The plans includes the following:

- Modification to previously approved opaque sign on showroom display large window. The modified sign language now includes the words “LIFESTYLE STUDIO”, which is our newly created language to call attention to our retail showroom.
- Two wall-mounted signs.
- Two free standing signs, one of which includes directional signage and is in the same location as the previous Bankwell sign, and one in a new location at the front of the building facing Hubbard Street.
- Each of the above signs will be up lit, landscape style, 2 light fixtures facing each sign face, LED, 15 watt, 60 degree, par 36, 3000K.
- One informational/directional sign at the rear door. - “Hours” signage on the front, side, and rear doors.
- Parking signs, 5 in the rear, 2 in the front.
- Removal of 2 short columns/plinths near the front door. The short columns/plinths are blocking some of the angle/views into the showroom window.
- Removal of 3 overgrown trees. These trees would block viewing of the signage and the building. Also, these 3 trees are causing mold and decay on the building structure. See report from ALMSTEAD licensed arborist.

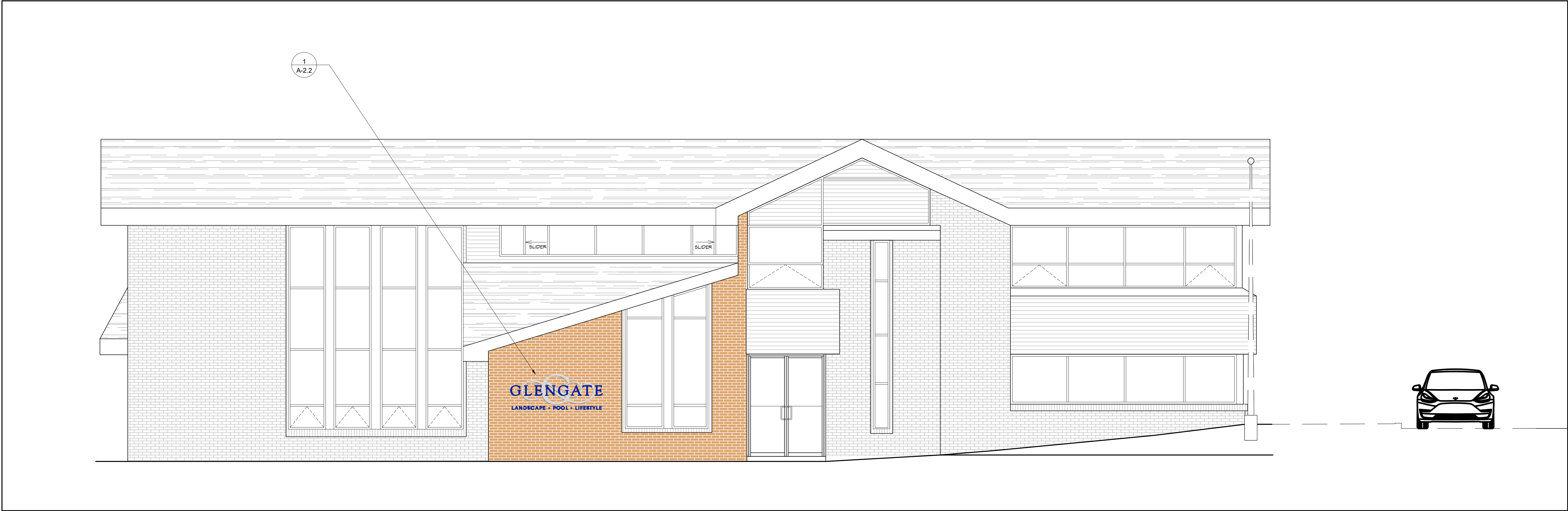
For specific details of the above, we invite your review of the attached site plan and drawings. We look forward to enriching the town's visual aesthetic while complementing its regulations through this initiative and welcome all feedback.

Thank you,

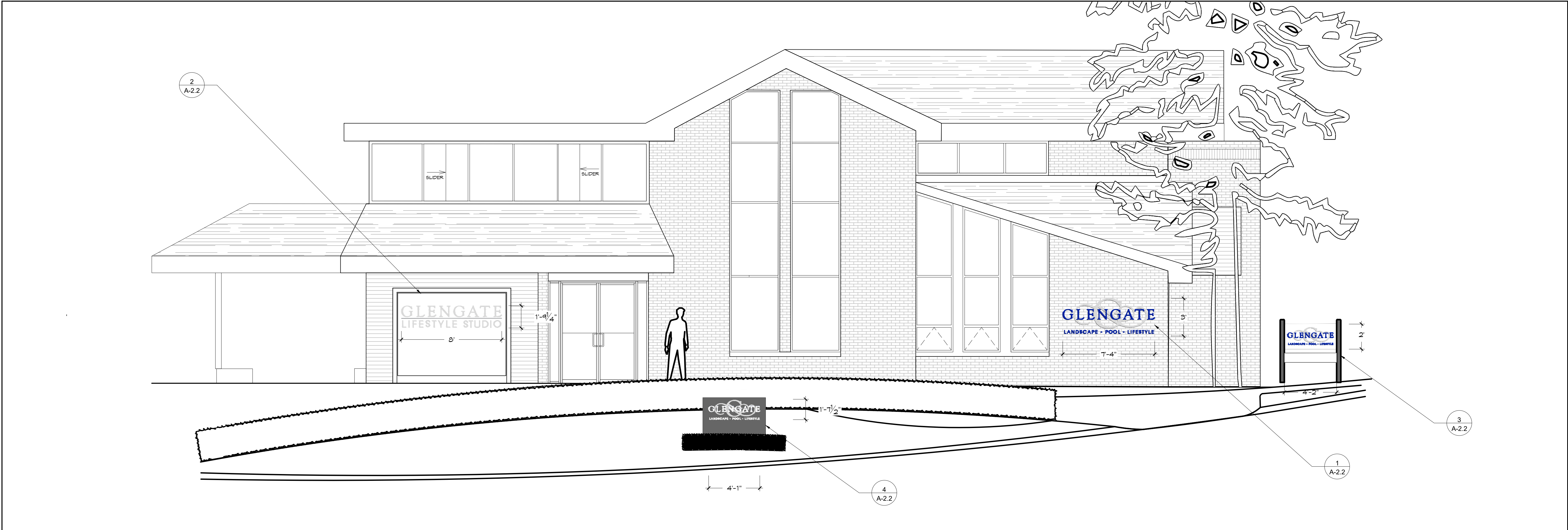
Sean Gerrity

Permit Specialist

Glengate Company



1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



GLENGATE

47 OLD RIDGEFIELD ROAD, WILTON, CT

PROPOSED SIGNAGE ELEVATIONS

GLENGATE 221 DANBURY ROAD, WILTON, CONNECTICUT 06897 (203) 762-2000

THIS DESIGN © COPYRIGHT BY GLENGATE 2023 NOT FOR CONSTRUCTION EXCEPT BY GLENGATE



DRAWN BY: VC CHECKED: JS SCALE: 1/4" = 1' 0" DATE: 2023-08-18 REVISION:		
SYM	DATE	NOTE
	2023-08-21	FIRST SUBMITTAL

A-2.1

BUILDING ELEVATION

Record and Return to:
Gregory and Adams, P.C.
190 Old Ridgefield Road
Wilton, CT 06897
Attn: Susan Lacy Goldman, Esq.

LIMITED WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT BANKWELL BANK, a Connecticut banking corporation (the "Grantor") having an address of 258 Elm Street, New Canaan, Connecticut 06840 (the "Grantor") for the consideration of TWO MILLION FOUR HUNDRED FIFTY THOUSAND (\$2,450,000.00) received to its full satisfaction of JARED MARTIN EPC, LLC, a Connecticut limited liability company, having an address of 62 Andrassy Avenue, Fairfield, Connecticut 06824 (the "Grantee"), does give, grant, bargain, sell and confirm unto the said Grantee and its successors and assigns forever, all of the right, title and interest of the Grantor in and to all that certain piece or parcel of land with the improvements thereon, known as 47 Old Ridgefield Road, located in the Town of Wilton, County of Fairfield and State of Connecticut, as more fully described in Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereon, unto the Grantee and its successors and assigns forever, and to its and their own proper use and behoof, and the Grantor does by these presents bind itself and its successors and assigns, that it has done or suffered anything whereby the said premises have been encumbered in any way whatever by said Grantor, except as set forth on Schedule B attached hereto and made a part hereof.

AND FURTHERMORE, the Grantor does by these presents bind itself and its successors and assigns forever to **WARRANT AND DEFEND** the above granted and bargained premises to it the said Grantee and to its successors and assigns, against all acts of the said Grantor and against all claims and demands of any person or persons claiming by, from, through, or under the Grantor, but not to those claiming otherwise.


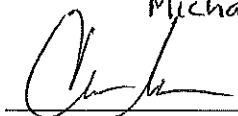
[Signatures on next page]

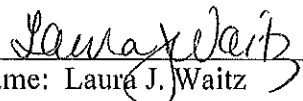
IN WITNESS WHEREOF, the Grantor hereto has hereunto caused to be set its hand and seal this 12th day of May, 2022.

Signed, sealed and delivered
in the presence of:

WITNESSES

BANKWELL BANK

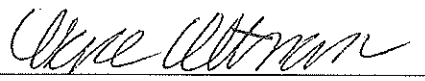

Print Name Michael V. DiGirolamo

Print Name Carlos Aposite

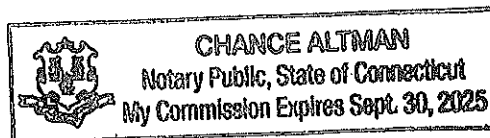
By: 
Name: Laura J. Waitz
Title: Executive Vice President and
Chief Operating Officer

STATE OF CONNECTICUT :
: ss: New Canaan
COUNTY OF FAIRFIELD :

The foregoing instrument was acknowledged before me on this 12 day of May, 2022 by Laura J. Waitz, Executive Vice President and Chief Operating Officer of Bankwell Bank, a Connecticut banking corporation, on behalf of the corporation.

In witness whereof I hereunto set my hand and official seal.


Commissioner of the Superior Court
Notary Public
My Commission Expires:



SCHEDULE A

LEGAL DESCRIPTION

All that certain piece or parcel or land together with the building thereon located in the Town of Wilton, County of Fairfield and State of Connecticut, shown and designated as Parcel A. 0.512 Acres on that certain map entitled, "Limited Property/Boundary Survey Prepared For 47 Old Ridgefield Road Associates, Wilton Connecticut, Scale 1" = 30', November 23, 1999 Ryan and Faulds LLC, Land Surveyors Wilton, Connecticut," and filed in the Office of the Town Clerk of Wilton as Map No. 5307.

Together with an easement over and across "Parcel 2" shown on Map No. 4442 as stated in the Easement from MCL Ventures to 47 Old Ridgefield Road Associates dated June 15, 1987 and recorded in Volume 617 at Page 273 of the Wilton Land Records (Present effect, if any)

Together with such easement to pass and repass as is set forth in that certain Agreement between Marcelino E. Lavin, Trustee and 47 Old Ridge Road Associates dated April 24, 1986 and recorded in Volume 586 at Page 293 of the Wilton Land Records.

Together with rights to utilize the 6" sewer line within the area shown as "10' sewer easement" on Map No. 3600 as reserved in the Deed from 47 Old Ridgefield Road Associates to MCL Ventures dated June 23, 1987 and recorded in Volume 617 at Page 252 of the Wilton Land Records.

Together with a Right of Way, in common with the Grantor, and/or subsequent owner(s) of Parcel B to pass and repass over the roadway or Parcel B, as shown on said Map No. 5307, for the purpose of ingress and egress to and from Hubbard Road.

Together with the Easement, in common with the Grantor, and/or subsequent owner(s) of Parcel B, to park motor vehicles in those areas marked "Parking Spaces" on Parcel B, as shown on said Map No. 5307.

Together with the Easement, in common with the Grantor, and/or subsequent owner(s) of Parcel B, to pass and repass over Hubbard Road as shown on said Map. No. 5307.

Together with an Oil Tank Easement from 47 Old Ridgefield Road Associates to Town Center Partners dated February 4, 2001 and recorded in Volume 1354 at Page 342 of the Wilton Land Records.

Together with the easement rights set forth in the Declaration of Reciprocal Easements and Maintenance Agreement dated January 25, 2002, recorded in Volume 1354 at Page 72 of the Wilton Land Records.

SCHEDULE B

ENCUMBRANCES

1. Taxes due the Town of Wilton on the grand list of 2020 and thereafter, not yet due and payable, which the Grantee hereby assumes and agrees to pay.
2. Buildings and building line restrictions and zoning, planning and other municipal regulations of the Town of Wilton as in effect on the date hereof.
3. Any and all provisions of any ordinance, municipal regulation or public and private law.
4. Any state of facts which a physical inspection might disclose.
5. Sewer and Water Use charges, not yet due and payable.
6. Effect, if any, of a right of way granted in a deed to the Wilton Cooperative School dated April 23, 1947 and recorded in Volume 53 at Page 243 of the Wilton Land Records.
7. Effect, if any, of an easement to The Connecticut Light and Power Company dated March 8, 1956 and recorded in Volume 68 at Page 341 of the Wilton Land Records.
8. Grant of Easement from Wilton Arms, Inc. to the Town of Wilton dated September 28, 1984 and recorded in Volume 468 at Page 138 of the Wilton Land Records.
9. Easement to the Town of Wilton for highway purposes as noted in a deed to 47 Old Ridgefield Road Associates recorded in Volume 524 at Page 161 of the Wilton Land Records.
10. Easement Agreement between Marcelino E. Lavin, Trustee of the Town of Wilton and 47 Old Ridgefield Road Associates dated April 24, 1986 and recorded in Volume 586 at Page 293 of the Wilton Land Records.
11. Easement from MCL Ventures to 47 Old Ridgefield Road Associates dated June 15, 1987 and recorded in Volume 617 at Page 273 of the Wilton Land Records.
12. Easement to MCL Ventures dated June 23, 1987 and recorded in Volume 617 at Page 275 of the Wilton Land Records.
13. Easement to The Connecticut Light and Power Company dated February 10, 1987 and recorded in Volume 658 at Page 217 of the Wilton Land Records.
14. Easement rights set forth in the Declaration of Reciprocal Easements and Maintenance Agreement dated January 25, 2002 recorded in Volume 1354 at Page 72 of the Wilton Land Records.

15. Oil tank easement to Town Center Partners, LLC recorded in Volume 1354 at Page 342 of the Wilton Land Records.
16. The Lawn Area on Parcel A as shown on Map 5307 shall remain in its present state as a lawn and Parcel B shall have the right but not the obligation to maintain the area as set forth in Deed from 47 Old Ridgefield Road Associates to Town Center Partners, LLC dated February 4, 2002 and recorded in Volume 1354 at Page 345 of the Wilton Land Records.
17. Oil tank easement to 47 Old Ridgefield Road Associates recorded in Volume 1355 at Page 43 of the Wilton Land Records on February 4, 2002.
18. Notes and conditions as shown on Map Nos., 1116, 3245, 3600, 4159, 4441, 4442 and 5307, all of the Wilton Land Records.
19. A right of way in favor of Parcel B to pass and repass over the roadways or Parcel A for the purpose or ingress and egress to and from Old Ridgefield Road and to and from Hubbard Road; Easement of Parcel B in common with the Parcel A to park motor vehicles in those areas marked "Parking Spaces" as shown on Map No. 5307 and rights regarding the Lawn Area as shown on said map as set forth in a deed recorded in Volume 1863 at Page 258 of the Wilton Land Records..

ASSIGNMENT OF WARRANTIES

THIS ASSIGNMENT is made this 25 day of May, 2022, by BANKWELL BANK, a Connecticut banking corporation ("Assignor") and JARED MARTIN EPC, LLC, a Connecticut limited liability company ("Assignee").

RECITALS:

Assignee has this day acquired from Assignor certain real property known as 47 Old Ridgefield Road, Wilton, Connecticut (the "Premises") pursuant to the terms and conditions of that certain Sales Agreement dated February 9, 2022 by and between Assignee as Buyer and Assignor as Seller.

In consideration of the acquisition of the Premises by Assignee and other good and valuable consideration, the mutual receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

Assignor hereby assigns, transfers and sets over unto Assignee and Assignee hereby accepts from Assignor, all right, title and interest of Assignor in and to all existing and assignable warranties (if any) with respect to the Premises including, but not limited to, roofs, foundations, plumbing, heating, air conditioning and electrical and any work or services performed or equipment installed in and improvements erected on the Premises (collectively, the "Warranties"). This Assignment shall not be effective as to any Warranties which, by their terms or as a matter of law, cannot be assigned.

This Assignment shall inure to the benefit of, and be binding upon, each of the parties hereto and their respective successors and assigns.

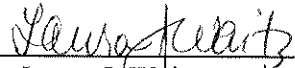
This Assignment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile execution and delivery of this consent is legal, valid and binding for all purposes.

*[Remainder of this page is intentionally left blank;
Signatures appear on the following page.]*

IN WITNESS WHEREOF, Assignor and Assignee have each caused this Assignment to be duly executed as of the date first set forth above.

ASSIGNOR:

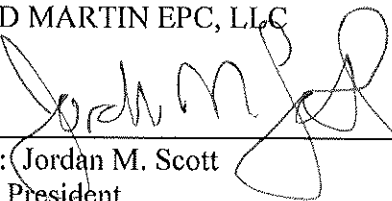
BANKWELL BANK

By: 
Name: Laura J. Waitz
Title: Executive Vice President and
Chief Operating Officer

ASSIGNEE:

BUYER:

JARED MARTIN EPC, LLC

By: 
Name: Jordan M. Scott
Title: President

[Signature page to Assignment and Assumption of Warranties]

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS THAT as of May 25, 2022, BANKWELL BANK, a Connecticut banking corporation ("Seller"), pursuant to the terms and conditions of that certain Sales Agreement dated as of February 9, 2022 (the "Sales Agreement"), between Seller and JARED MARTIN EPC, LLC, a Connecticut limited liability company ("Buyer"), hereby assigns, transfers and delivers to Buyer, and Buyer hereby assumes, effective as of the date set forth above, all of Seller's right, title and interest in and to the Personal Property, upon the terms and conditions set forth in the Sales Agreement.

For the avoidance of any doubt, the Personal Property is located at 47 Old Ridgefield Road, Wilton, Connecticut, including all office furniture, and specifically excludes any banking equipment, without limitation, any ATM, cash recycler, bank related electronics and technology, drive through technology, or security equipment and any items of personal property owned by Seller's employees.

All capitalized terms not otherwise defined in this Bill of Sale ("Bill of Sale") shall have the meanings specified in the Sales Agreement.

The Personal Property is being sold AS IS, and without any warranty, express or implied.

This Bill of Sale is executed, delivered, and accepted pursuant to and is subject to the terms and conditions of the Sales Agreement. The Sales Agreement shall at all times govern the rights and duties of the parties in the assets and liabilities transferred by this Bill of Sale, and all interested parties are hereby given notice of its existence. If there is any conflict between the terms and provisions of this Bill of Sale and those of the Sales Agreement, the terms of the Sales Agreement shall control.

This Bill of Sale shall be governed by all of the provisions of the Sales Agreement, unless the context otherwise requires, including without limitation, all provisions concerning construction, enforcement, governing law and dispute resolution.


This Bill of Sale may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile execution and delivery of this consent is legal, valid and binding for all purposes.

*[Remainder of this page is intentionally left blank;
Signatures appear on the following page.]*

IN WITNESS WHEREOF, the parties have executed this Bill of Sale as of the date set forth above.

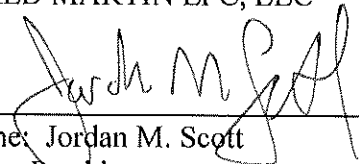
SELLER:

BANKWELL BANK

By: 
Name: Laura J. Waitz
Title: Executive Vice President and
Chief Operating Officer

BUYER:

JARED MARTIN EPC, LLC

By: 
Name: Jordan M. Scott
Title: President

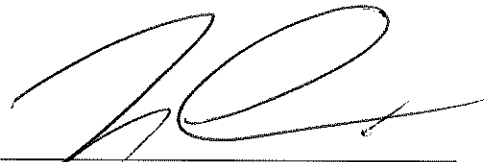
BANKWELL BANK
INCUMBENCY CERTIFICATE

The undersigned, Todd Lampert, does hereby certify that:

1. He is the duly appointed, qualified and acting Secretary of Bankwell Bank, a Connecticut banking corporation, (the "Corporation").
2. He is delivering this Certificate to Jared Martin EPC, LLC, a Connecticut limited liability company pursuant to that certain Sales Agreement by and between the Corporation as Seller and Jared Martin EPC, LLC as Buyer.
3. The persons listed on Exhibit A attached hereto have been duly elected and now hold the offices of the Corporation set forth opposite their names and that the signatures set forth opposite their names are their genuine signatures.

[Signature on next page]

IN WITNESS WHEREOF, the undersigned has executed this Certificate effective as of
the 26th day of May, 2022.

A handwritten signature in black ink, appearing to read 'TL', is written over a horizontal line.

Name: Todd Lampert
Title: Secretary

EXHIBIT A

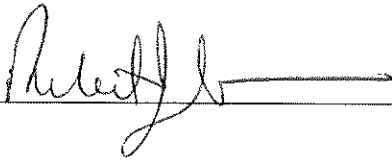
Name:

Title:

Signature:


Robert J. Palermo

Senior Vice President

A handwritten signature in black ink, appearing to read "R. Palermo", written over a horizontal line.

Laura J. Waitz

Executive Vice President and
Chief Operating Officer

A handwritten signature in black ink, appearing to read "Laura J. Waitz", written over a horizontal line.

AFFIDAVIT OF NON-FOREIGN STATUS OF TRANSFEROR

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee, Jared Martin EPC, LLC, a Connecticut limited liability company (the "Transferee"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Bankwell Bank, a Connecticut banking corporation (the "Transferor"), the undersigned hereby certifies the following on behalf of Transferor:

1. Transferor is the owner of certain real property known as 47 Old Ridgefield Road located in Wilton, Connecticut;
2. Transferor is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
3. Transferor is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii) of the Income Tax Regulations;
4. Transferor's U.S. employer identification number is 06-1552565; and
5. Transferor's office address is 258 Elm Street, New Canaan, Connecticut 06840.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by the Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

[Signatures on next page]

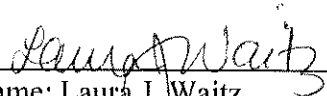
Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of Transferor.

Signed and Sworn before me on this
12 day of May, 2022

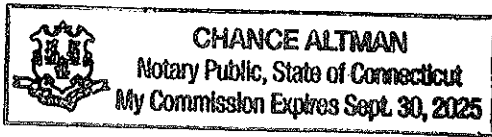
BANKWELL BANK



Notary Public

By: 

Name: Laura J. Waitz
Title: Executive Vice President and
Chief Operating Officer



[Signature page to Affidavit of Non-Foreign Status of Transferor]



Secretary of the State of Connecticut Acceptance Notice

HINCKLEY, ALLEN & SNYDER LLP
20 Church Street,
Hartford, CT, 06103 United States

Date: 5/10/2022 8:38:41 AM

This letter is to confirm the acceptance of the following request. This is not a bill:

Transaction Details

Business Name: BANKWELL BANK
Business ID (ALEI): US-CT.BER:0628253
Type of Request: Certificate of Legal Existence

Work Order Number: W-0000505313
Date Received: 5/5/2022 8:30:00 AM

Payment Details

Work Order Payment Total: \$50.00
Filing Fee: \$50.00
Payment Deducted: \$50.00

Thank you,

Atiya Lanza

Business Services Division
165 Capitol Ave, P.O. Box 150470
Hartford, CT 06115-0470
crd@ct.gov
Business.CT.gov

Office of the Secretary of the State of Connecticut

I, the Connecticut Secretary of the State, and keeper of the seal thereof, DO HEREBY CERTIFY, that

BANKWELL BANK

a banking corporation, was filed in this office on October 27, 1999.

A certificate of dissolution has not been filed, and so far as indicated by the records of this office such corporation is in existence.



Secretary of the State

Date Issued: May 10, 2022

ac

Glengate Company

Application for Alternative Signage Program

Premises: 47 Old Ridgefield Rd Wilton, CT 06897

List of Project Professionals

1. Applicant
Glengate Company
Representative: Sean Gerrity
47 Old Ridgefield Rd Wilton, CT 06897
(203) 642-6097
2. Owner
Jared Martin EPC, LLC
Managing Member Jordan Scott
47 Old Ridgefield Rd Wilton, CT 06897
(203) 943-4910
3. Surveyor
Mr. Douglas R. Faulds
Ryan and Faulds Land Surveyors
11 Grumman Hill Rd Wilton, CT 06897
(203) 762 – 9492
4. Tree Contractor
Christopher Busak
Almstead Tree, Shrub & Lawn Care
547 Hope St Stamford, CT 06907
(203) 348 – 4111
5. Custom Design Solutions
Virgil Williams
Custom Design Solutions
93 Prospect St Stamford, CT 06901
(203) 975-8344

WILTON PLANNING AND ZONING COMMISSION**FORM B - ZONING DATA**

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

47 Old Ridgefield Rd Wilton, CT 06897

0.51

PROPERTY ADDRESS

LOT ACREAGE

WC

Corner lot - total frontage 324.71 ft

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	- - - - -	10,459	- - - - -	10,459
BUILDING FOOTPRINT [SF]	- - - - -	5,175		5,175
BUILDING COVERAGE [SF/%] (round up)	30%	25%	- - - - -	25%
BUILDING HEIGHT [FT - Story]	3 1/4 2 ↑	26'	- - - - -	26'
FLOOR AREA RATIO (F.A.R.)	0.50	0.47	- - - - -	0.47
PARKING SPACES (round up)	38 spaces	71 spaces	- - - - -	71 spaces
LOADING SPACES	1	1	- - 4 - - -	1
SITE COVERAGE [SF/%]	80%	70.1%	- - - - -	70.1%

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 (Use separate page, if necessary)

N/A

LOADING CALCULATION (Use separate page, if necessary)

N/A

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development. N/A

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

 08/21/23

APPLICANT'S SIGNATURE

DATE

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.

APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
-----------------------	------	---------------	-----------

OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
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For Planning and Zoning Department Use Only:

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

arbor care plant health care lawn care organic consulting

Glen Gate Company
Jordan Scott
47 Old Ridgefield Rd
Wilton, CT 06897

July 5, 2023

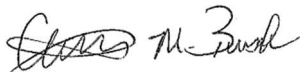
Re: 47 Old Ridgefield Rd Tree Inspection 6/30/2023.

Dear Mr. Scott

Thank you for allowing Almstead Tree & Shrub Care Company to assist you with your arboricultural needs. As per your request on June 30, 2023, I performed a visual ground inspection of the trees within the landscape of The Glengate Company office at the address stated above. Notes from my observations regarding tree health, structure and recommendations for care moving forward are included in this document.

If you have any questions, don't hesitate to reach out to me directly either via email at cbusak@almstead.com, or on my mobile at 203.667.8972. You can also find detailed descriptions of our services online at almstead.com.

Sincerely,

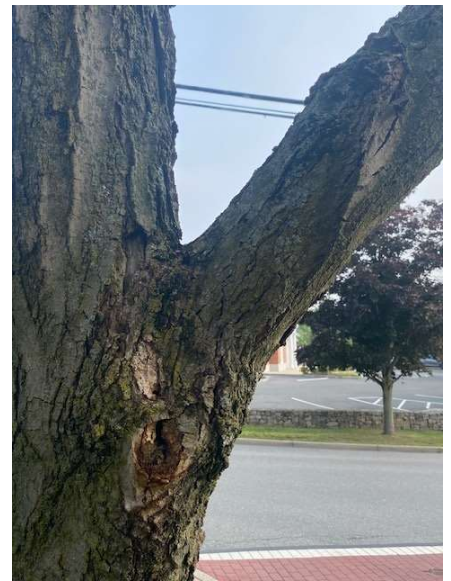


Christopher Busak
Connecticut Licensed Arborist #S-6468
ISA Board Certified Master Arborist NE-6576B

Tree 1: (see 6 pictures below) 13" dbh (trunk diameter at breast height) Sugar Maple *Acer saccharum* located nearest northeast corner of property, approximately 8' off crosswalk at Old Ridgefield Rd x Hubbard Rd. intersection.



Above left: shows current condition of tree canopy of tree 1. Above right focuses on one of several dead/snapped hanging branches in canopy of tree 1.



Above left and center focus on multiple wounds on the main stem at or near to the connection point of the largest remaining scaffold limb. The existing wounds are a result of proactive pruning or reactive corrective pruning to failed limbs. The volume of visible decayed interior wood suggests the latter and reduces structural integrity to the remaining scaffold limb connection to the main stem. Above right focuses on a torsion crack (raised spiraling bark ridge) on the largest remaining scaffold limb near to its connection to the main stem, indicating an existing crack and potentially decayed wood inside the limb.



Above center focuses on the existing tree foliage. What remains is dwarfed in size, pale (chlorotic) color and most foliage appears infected with one or more foliar diseases (expected: anthracnose & maple leaf blister)

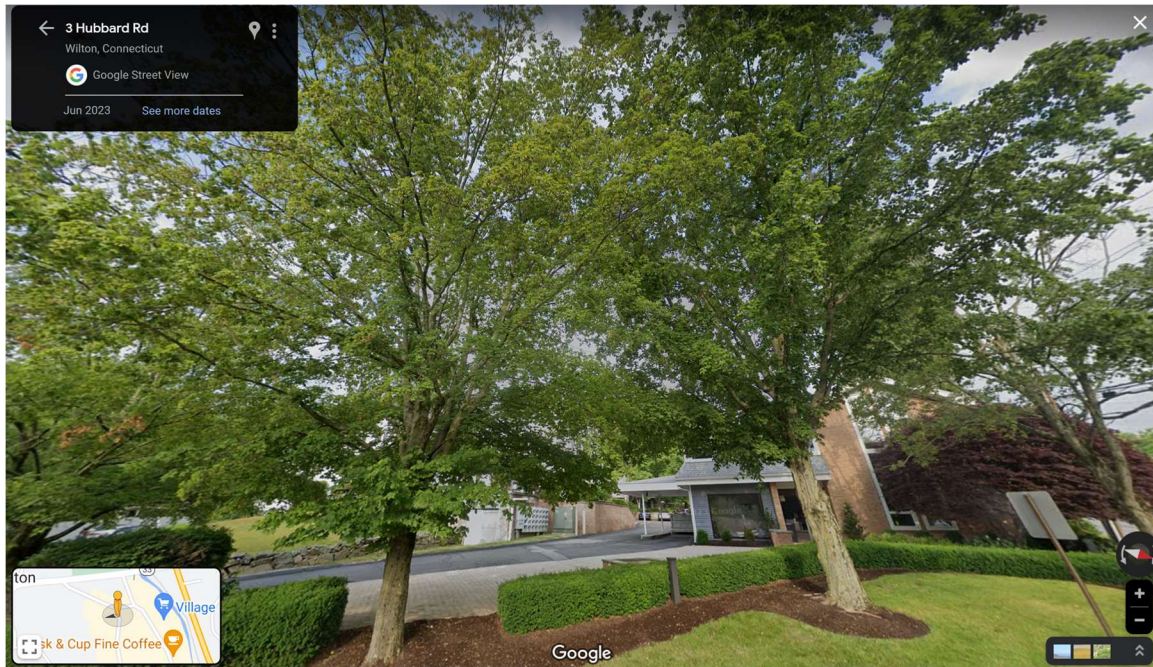
Summary:

I observed approximately 40% canopy die back, primarily in the upper crown with multiple limbs, 3" diameter and greater that had broken free and were hanging from the canopy. The remaining foliage is dwarfed in size resulting from long term root growth restriction & root stress typical of trees growing in compacted soil and/or near to impervious surfaces. The existing foliage is chlorotic indicating a deficit of necessary soil moisture/nutrients/biology and/or the trees ability to uptake. The majority of existing foliage displays symptoms of infection, likely maple leaf blister and anthracnose; both considered secondary stressors occurring on trees in decline from environmental stressors.

Looking closely at the trunk of the tree there are multiple pruning wounds on the main stem near to the lowest scaffold limb connection. Wound-wood-development (a trees natural response to pruning is to form a bark layer over newly exposed interior wood) around these wounds is minimal and non-existent; there is exposed decaying interior wood visible at all prior pruning locations. Taking into account the condition of the exposed interior wood it is likely that these limbs were removed after an element of decay was present in each limb/the main stem. Focusing on the lowest 9" diameter scaffold limb growing to the east and over Hubbard Road: from its connection to the main trunk extending approximately 2' up the limb, there is a torsion crack visible on the southern side of the limb. Tree limbs, in particular limbs on declining trees or trees with poor branch structure are prone to twisting and cracking in high winds. These cracks often contain decaying interior wood which further reduces structural integrity.

Taking into consideration the volume of limbs and branches previously removed and the current volume of die-back throughout the canopy it is fair to say this tree has been declining in health and losing structural integrity for several years. Considering its size, proximity to sidewalks, the crosswalk and roads there is an increased risk of damage or injury when portions of the tree continue to fail. My recommendation is to take this tree down.

Trees 2 & 3: (see Google street view image below) 17” dbh Sugar Maple *Acer saccharum* (left) and 19” dbh Sugar Maple *Acer saccharum* (right) located within the planting island east of the building, along Hubbard Rd.



The above Google street view image shows the current health and structure of these tree mature sugar maple trees.

Summary:

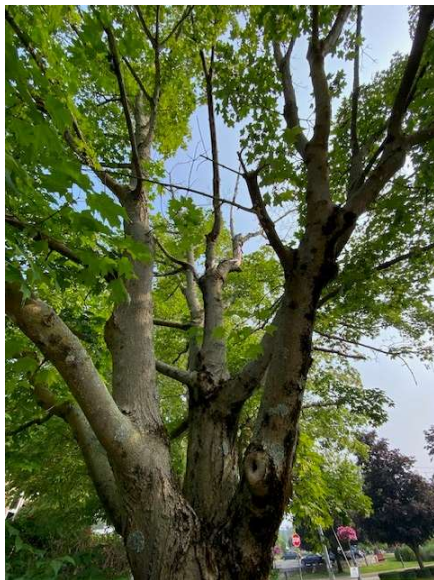
I observed approximately 5% canopy die-back distributed evenly throughout both trees canopies. The existing foliage is partially dwarfed in size resulting from long term root growth restriction & root stress typical of trees growing in compacted soil and/or near to impervious surfaces. The existing foliage in the 17” Maple is chlorotic, indicating a deficit of necessary soil moisture/nutrients/biology and/or the trees ability to uptake. Foliage in the lower 50% of both canopies display symptoms of infection, likely maple leaf blister and anthracnose; both considered secondary stressors occurring on trees in decline from environmental stressors.

Focusing on the canopy structure of these trees there are multiple co-dominant stems, crossing/rubbing branches and many limbs that are excessively long; all typical of trees that haven't been pruned to improve structure throughout their development. At this time, I recommend cleaning both canopies of all dead, damaged and poorly spaced branches 2” diameter and greater. Performing select branch-end thinning and reduction cuts on longer lateral limbs to help reduce the risk of future branch failures and lightly elevate both canopies to improve clearance from vehicular traffic.

Tree 4: 15" dbh Sugar Maple *Acer saccharum* (see 3 pictures below) the southern-most tree within the planting island east of the building, along Hubbard Rd.



The above picture shows the current condition of tree 4. The central canopy lead trunk has died back to a lower three-way co-dominant stem union. The surrounding viable co-dominant stems show symptoms of decline.



Above left focuses on the dead central lead trunk. Above right focuses on primary connection of three co-dominant stems.

Summary:

I observed die-back of the central canopy leader to its connection at the base of the canopy. The remaining viable three co-dominant stems showed multiple symptoms of decline including: dwarfed foliage resulting from long term root growth restriction & root stress typical of trees growing in compacted soil and/or near to impervious surfaces. The thin volume of foliage in middle and upper half of canopy and general leaf chlorosis indicating a deficit of necessary soil moisture/nutrients/biology and/or the trees ability to uptake & effectively translocate. Most of the existing foliage displays symptoms of infection, likely maple leaf blister and anthracnose; both considered secondary stressors occurring on trees in decline from environmental stressors.

At the base of the canopy three co-dominant stems connect. The previous central leading trunk has been girdled by the co-dominant stems. This dead central trunk is an indicator of dead/decaying wood inside the tree where the three remaining stems merge. Dead/decaying interior wood increases the risk of future stem failure. Symptoms of decline in each of the three co-dominant stems whose primary connection to the tree is compromised is concerning.

Taking into consideration the die-back in the central leader, known element of dead/decaying internal wood at the canopy's primary connection point and extent of symptoms of decline in remaining major canopy parts it is fair to say this tree has been declining in health and losing structural integrity for several years. Considering the canopy size, proximity to sidewalks, driveway and roads there is an increased risk of damage or injury when portions of the tree fail. My recommendation is to take this tree down.

Tree 5: Multi-stem Japanese Maple *Acer palmatum* (see 4 pictures below) located in the eastern building foundation planting bed.



The four pictures above show the trees location, canopy size and proximity of both canopy and root system to neighboring structure.

Summary:

This is a semi-mature Japanese maple, in good health planted approximately 4' from the foundation of the building. Over the course of several decades this tree outgrew its planting site and is brushing against/interfering with the building windows, trim, brick and mortar. The trees root system adapted well to the site and continual pruning has and will encourage aggressive annual canopy growth. The healthy canopy is a reflection of a healthy root system, abutting the building foundation potentially causing harm to the structure. I recommend removing and replacing this with a smaller, native ornamental tree or large, native ornamental shrub.

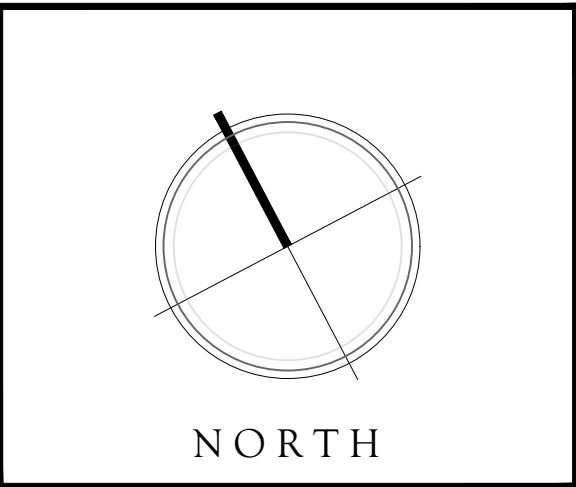
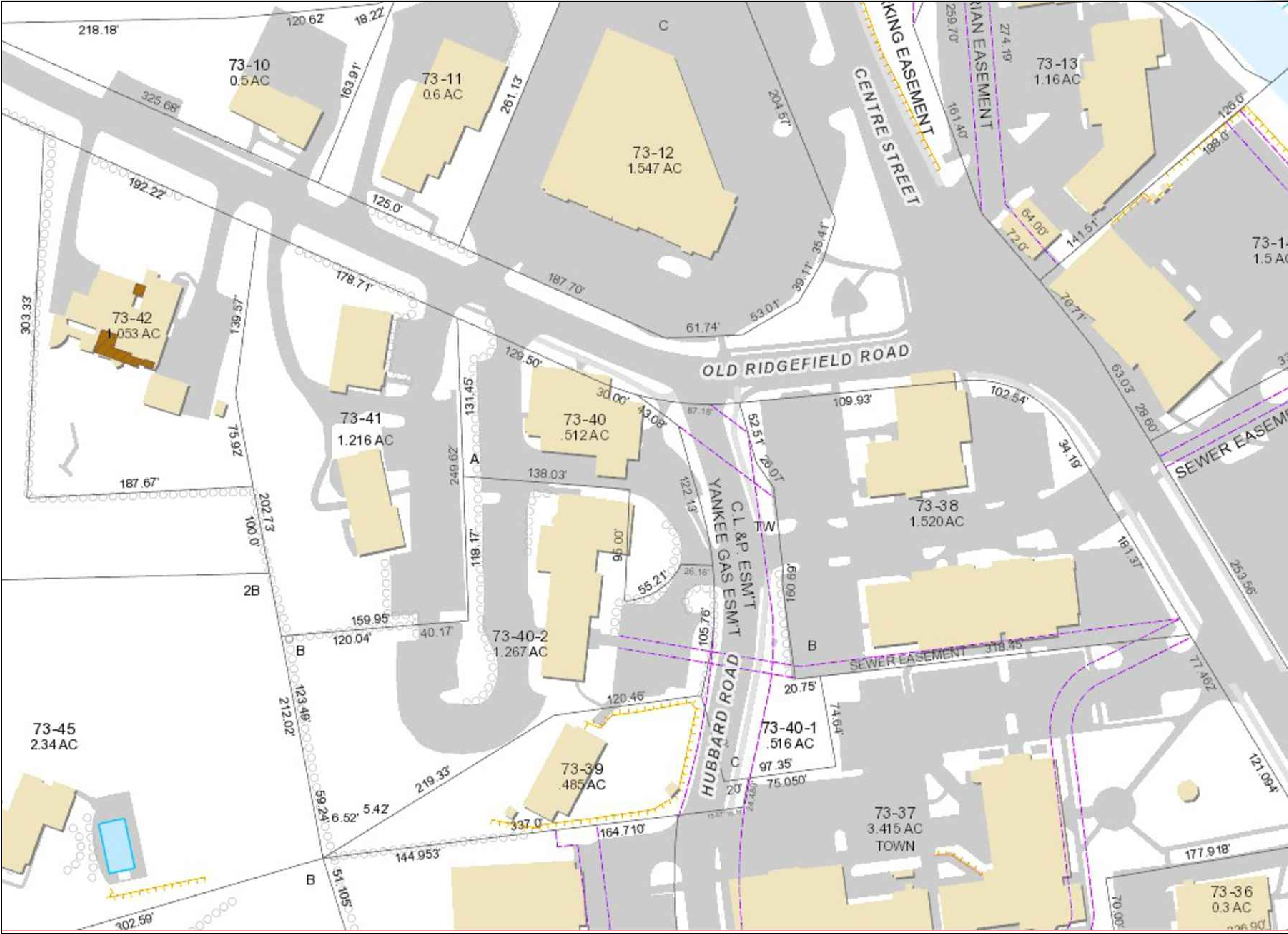
Tree 6: 8" dbh Kousa Dogwood *Cornus kousa* (see 2 pictures below) located in the northern building foundation planting bed, nearest the northeast corner of the building.



The two pictures above show the tree location, canopy size and proximity of both canopy and root system to neighboring structure.

Summary:

This is a semi-mature Kousa Dogwood, in good health planted approximately 4' from the foundation of the building. Over the course of several decades this tree outgrew its planting site and is brushing against/interfering with the building façade. This species is valued in the landscape by its volume of large showy flowers, which on this tree are hidden beneath aggressive annual sprout growth; a result of annual façade and sidewalk clearance pruning. The aggressive canopy growth is a reflection of a healthy root system, abutting the building foundation potentially causing harm to the structure. I recommend removing and replacing this with a smaller, native ornamental tree or large, native ornamental shrub.



GLENGATE OFFICE

47 OLD RIDGEFIELD ROAD, WILTON CT

VICINITY SKETCH



DRAWN BY: MB
CHECKED: JS
SCALE: 1" = 100'
DATE: 2023-08-21
REVISION:

SYM	DATE	NOTE

UNIQUE

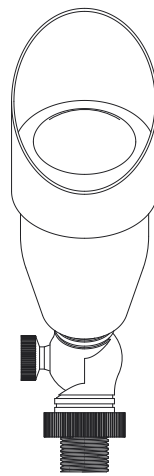
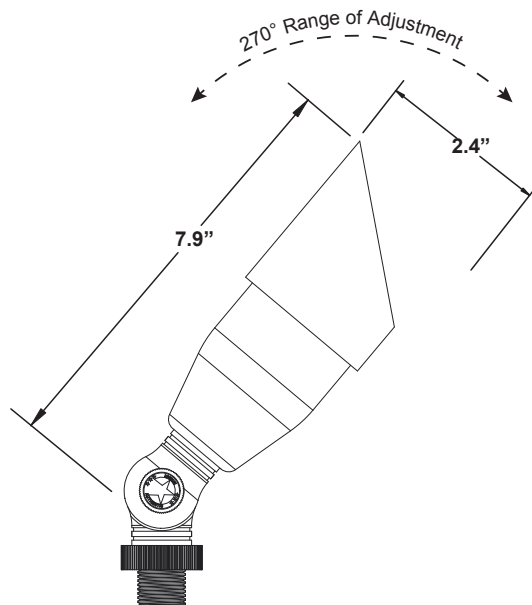
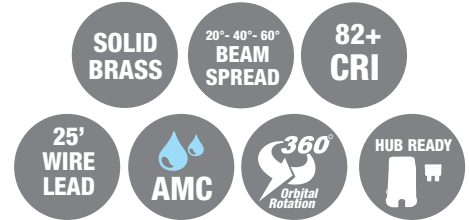
LIGHTING SYSTEMS®

Intrepid
Up Light
Knights Series



PRODUCT SPECIFICATIONS

PROJECT:	
MODEL #:	
LAMP(S):	
NOTES:	



Specifications:

- Solid cast brass construction
- Machined brass thumb screw
- High temperature LED *FLEX-FIT™* gasket
- Specification grade, beryllium copper socket
- Premium grade direct burial cable
- 8W max. LED lamp / 35W max. halogen
- Large Stabilizer mounting stake included
- Weathered brass finish standard
- 15 year warranty

Light Distribution Cones:

LED-8W-CM6FL27K

Illuminance at a Distance			
	Center Beam fc	Beam Width	
4.3ft	81.8 fc	3.0 ft	3.1 ft
8.7ft	20.0 fc	6.2 ft	6.2 ft
13.0ft	8.95 fc	9.2 ft	9.2 ft
17.3ft	5.06 fc	12.3 ft	12.3 ft
21.7ft	3.21 fc	15.4 ft	15.4 ft
26.0ft	2.24 fc	18.4 ft	18.4 ft

■ Vert. Spread: 39.0°
■ Horiz. Spread: 39.1°

LED-8W-CM6FL30K

Illuminance at a Distance			
	Center Beam fc	Beam Width	
4.3ft	86.1 fc	3.0 ft	3.0 ft
8.7ft	21.0 fc	6.1 ft	6.0 ft
13.0ft	9.42 fc	9.1 ft	9.0 ft
17.3ft	5.32 fc	12.1 ft	12.0 ft
21.7ft	3.38 fc	15.2 ft	15.0 ft
26.0ft	2.35 fc	18.2 ft	18.0 ft

■ Vert. Spread: 38.5°
■ Horiz. Spread: 38.2°

NOTE: Light cones are depicted without supplied lenses. Maximum wattage shown, for all other wattage options please refer to uniquelighting.com/beamspreads.

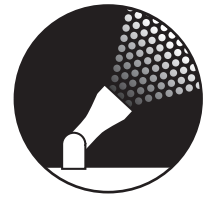
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UL 2108:2004 R12.07
CSA C22.2.9.0-96 (R2006)

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Fixtures

Part Number

INTR-12-L327
INTR-12-L427
INTR-12-L430
INTR-12-L527
INTR-12-L530
INTR-12-L827
INTR-12-L830
INTR-NL
INTR-NL-0
INTR-NL-50
INTR-NL-BK
INTR-NL-P

Description

INTREPID BR 12V LED 3W 27K 25"WL WB
INTREPID BR 12V LED 4W 27K 25"WL WB
INTREPID BR 12V LED 4W 30K 25"WL WB
INTREPID BR 12V LED 5W 27K 25"WL WB
INTREPID BR 12V LED 5W 30K 25"WL WB
INTREPID BR 12V LED 8W 27K 25"WL WB
INTREPID BR 12V LED 8W 30K 25"WL WB
INTREPID BR NL 25"WL WB
INTREPID BR NL NWL WB
INTREPID BR NL 50"WL WB
INTREPID BR NL 25"WL BK
INTREPID BR NL 25"WL PNT

Accessories

Part Number

SPHEREBASE SB
ZEROG-WB
6RISER
12RISER
24RISER
12ADJRISER
24ADJRISER

Description

Round Mounting Base
Docking Post W/Brass Cap
6" Brass Riser
12" Brass Riser
24" Brass Riser
12" Adjustable Brass Riser WB
24" Adjustable Brass Riser WB

Finishes

Standard Finish

WB - Weathered Brass

Powder Coated Finishes

WH - White
BK - Black
VG - Verde Green
TT - Tucson Tan
TK - Titanium Knight

Custom Colors

P - Painted

Stock powder coated colors displayed are subject to varying lead-times and will incur an additional cost. A Limited Warranty applies to all powder coated products.

Custom colors are available upon request. Please inquire about cost and lead times. Contact factory for custom colors and matching paint options.