



APPLICATION FOR ZONING APPROVAL & ZONING COMPLIANCE

Town of Wilton, Connecticut

This application shall be submitted along with the appropriate checklist and shall be accompanied by a survey and 1 set of architectural plans showing proposed construction where applicable.

ANY changes to the plans after initial approval must be reviewed and reapproved by Planning and Zoning.

Applicant to fill out upper portion only and sign.

Address of Property: 53 Sugarloaf Dr Date _____

Proposed Activity: _____

Owner Robert Lupinski Tel. 203-253-2787 Email rlupinski11c@gmail.com

Owner's Mailing Address: 53 Sugarloaf Dr

Owner's Email: _____

Agent/Contractor (If Applicable): _____ Tel. _____

Agent/Contractor's Email: _____

APPLICANT DECLARATION

I hereby represent the information provided in this application, including submitted plans and addendum documents, to be both true and accurate. With the issuance of this document the undersigned certifies that to the best of his/her knowledge and belief, the use or structure described above conforms with the Town of Wilton Zoning Regulations or is a valid non-conforming use under such Regulations.

I further understand that any modification, expansion or reduction in the scope of the project shall be subject to the issuance of a new or revised Zoning Permit prior to commencement of such work. I understand that the failure to fully disclose information or the failure to properly represent site conditions, whether existing or proposed, could result in the inability to obtain a Certificate of Zoning Compliance upon project completion.

Application is also being made for Zoning Certificate of Compliance. Upon completion of this project, the undersigned shall notify the Zoning Officer so that a final inspection can be made.

Robert Lupinski
Applicant Signature (Print and Sign)

5/19/2023
Date

*****FOR OFFICE USE ONLY*****

ZONING INFORMATION AND APPROVALS

Zone R-2A Parcel # 35-3 Lot Size 1.0 AC Zoning Permit # _____

Front Setback: _____ Rear Setback: _____ Left Setback: _____ Right Setback: _____

ZBA Variances Issued/Board Approval# _____

Notes _____

Approved By _____

Zoning Officer

Date _____

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning

8 Knight Street, Suite 203, Norwalk, CT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836

June 5, 2023

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

Re: Proposed Site Development Plan for Lupinski Residence
Compliance of Existing Retaining Walls and Regrading
53 Sugarloaf Drive, Wilton, CT

Dear Commission Members:

Environmental Land Solutions, LLC (ELS) has been retained by Robert Lupinski to provide this narrative for the Site Development Plan application. This report describes the existing site conditions and the proposed site work that will bring the site into zoning compliance. Applicable sections of the Zoning Regulations include 29-9.c "Filling of Land," and 29-9-I "Slope Protection."

BACKGROUND

In 2011, ELS was retained to prepare a Site Development Plan application for filling (1000 ± CY) in the rear yard of the site with the formation of a 2:1 (H:V) slope along the western portion of the site. According to Mr. Lupinski, this work commenced in 2011 and has continued to date. The work area now includes several retaining walls along the south, west and northern property lines, varying 3' to 20' ± in height. Portions of the wall extend off the site. These walls were not included in the 2011 approval. The town GIS mapping information reflects that earth filling commenced in 2012 and continued through 2016. Wall construction appears to have started in 2016. The existing walls are visible in the 2019 aerial.

Mr. Lupinski received a "Notice of Violation," from the Zoning Enforcement Officer, on February 22, 2023 for the construction of a retaining wall without a permit. ELS was retained to assist in resolving the matter. A new survey was obtained reflecting the current site condition and a Structural Engineer was retained. A Site Development application and plan have been prepared by ELS that accompany this narrative.

PROPOSED CONDITIONS

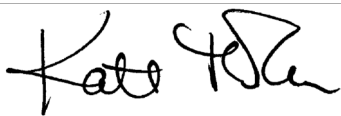
The applicant proposes to bring the existing retaining walls and earth fill areas on the property in compliance with the zoning regulation Sections 29-9.C. "Filling of Land" and 29-9.I. "Slope Protection." This will be accomplished by removing the top of the existing retaining wall, and retaining the base stones of the existing wall. The intent is to bring the wall height to 4'-11", and avoid the requirement for a safety fence at the top of the wall. The affected soil areas will be regrading to a 2:1 (H:V) slope. These changed will result in site condition that will conform to Zoning Regulations Sections 29-9.C. and 29-9.I. During this process, soil will be required to be removed from the site, and topsoil will be imported to finished the slope. Some of the existing soil stockpiles will be removed from the site to enable this work. It is estimated that 1,500 CY will be exported from the site, and 140 CY of topsoil will be imported to the site.

ELS has prepared a Site Development Plan that includes sedimentation and erosion controls, and a construction sequence for the project. Wall details have been provided by Structural Consulting Services, PC. A 5' wide access strip around the perimeter of the site, on adjoining properties, is shown and needed for the installation of a double row of silt fence to define the perimeter work fence. The outer silt fence row will be a wire back fencing. The perimeter controls, when properly installed and maintained are expected to control sediment and erosion controls and contain small rocks. All machine work will be restricted to the Lupinski property. The existing rock faces that extend less than 1' off the site are proposed to be reduced by cutting and chipping the stone face back to within the site.

Site work will begin by removing the soil stockpiles in the back yard off the site. Onsite soil stockpile will be restricted to these existing areas. The wall deconstruction will begin by reducing the existing soil slope in the northwestern corner of the site and create a machine access route to the northwest corner of the site. The wall work will begin with the construction of the new 4'-11" high retaining, along 80' length along the northwest corner of the site where a wall is not constructed today. The site work will progress south from there.

Work is expected to take place as soon as permission is obtained. Site work is expected to take two months to complete. Seeding and mulching over the finished soil surface is expected to take place in the fall. Seeding and mulching will include either a hydroseed application (seed and mulch) or hand seeding with an erosion control blanket installed over the seed and mulch to aid germination and vegetation growth.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Throckmorton".

Kate Throckmorton, ASLA
Landscape Architect

Sugarloaf Drive 53-Wilton nar.wpd

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

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

53 SUGARLOAF DRIVE
PROPERTY ADDRESS

1.0 AC (43,651 SF)
LOT ACREAGE

R2A
ZONING DISTRICT

211.36'
LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	N/A	10,576± SF	N/C	10,576± SF
BUILDING FOOTPRINT [SF]	N/A	2,845± SF		2,845± SF
BUILDING COVERAGE [SF/%] (round up)	3055.57 SF (7%)	3299 SF 7.56%	2963 SF 6.79%	2963 6.7%
BUILDING HEIGHT [FT - Story]	2½ STORY - 35'	26.07'	N/C	26.07'
FLOOR AREA RATIO (F.A.R.)	N/A			
PARKING SPACES (round up)	N/A			
LOADING SPACES	N/A			
SITE COVERAGE [SF/%]	(12%) 5238 SF	7.5% 33000 SF	6.7% 2963 SF	6.7% 2963 SF

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.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

Robert Lupinski
APPLICANT'S SIGNATURE

06/06/2023
DATE

35-1 PRESTA ANTHONY & SHANNON 37 SUGAR LOAF DR WILTON CT 06897	35-2 CAPPEL BRITA M EST OF 2161 CAPES COVE DR SHERRILLS FRD NC 28673-9	35-3 LUPINSKI ROBERT & ANNA 53 SUGAR LOAF DR WILTON CT 06897
35-4 CROWELL DAVID & SARAH SV 61 SUGAR LOAF DR WILTON CT 06897	35-5 HINSHAW JOHN T & LESLIE C 71 SUGAR LOAF DR WILTON CT 06897	35-6 JOHNSON DAVID L & ROBIN A 79 SUGAR LOAF DR WILTON CT 06897
35-10 DUFFY A P 66 SAUNDERS DR WILTON CT 06897	35-11 MOTYKA ELENA L 58 SAUNDERS DR WILTON CT 06897	35-12 DAVIS JOHN S 46 SAUNDERS DR WILTON CT 06897
35-13 GORMLEY MARGARET WELZ 130 SAUNDERS DR FAIRFIELD CT 06824	35-14 GOLDBAS JAKE & 24 FAIRVIEW LA WILTON CT 06897	35-15 KANG JUDITH & MEI TOMMY & SV 20 FAIRVIEW LA WILTON CT 06897
35-16 OGRADY RICHARD M 8 FAIRVIEW LA WILTON CT 06897	35-17 BRIAN LAPREZIOSA WC 25 FAIRVIEW LA WILTON CT 06897	35-18 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131
35-19 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	35-20 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	35-30 GUNDELL CAROLYN R 80 SUGAR LOAF DR WILTON CT 06897
35-31 SOCCI PHILIP D JR & 72 SUGAR LOAF DR WILTON CT 06897	35-32 MARCONE SUE 64 SUGAR LOAF DR WILTON CT 06897	35-33 MUPPALLA NARASIMHA & 48 SUGAR LOAF DR WILTON CT 06897
35-34 SANTARSIERO JOSEPH III 38 SUGAR LOAF DR WILTON CT 06897	35-35 ANDRIUK ALEXANDER 28 SUGAR LOAF DR WILTON CT 06897	35-40-1 SUH SUN D 31 TIMBER TOP TR WILTON CT 06897
35-40-2 BISCEGLIE JUSTIN & KAITLIN & 33 TIMBER TOP TR WILTON CT 06897	35-41-1 GABRIELE RICHARD & JONNA MARIE PO BOX 7014 WILTON CT 06897	47-25 PRIEST JOHN E & HEATHER L 19 FAIRVIEW LA WILTON CT 06897
48-50-1 CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131		

RETURN TO:
DAVID B. HIRSCHORN, ESQ.
138 GOODHILL ROAD
WESTON, CT 06883

CONNECTICUT - WARRANTY DEED - SURVIVORSHIP

To all People to Whom these Presents Shall Come,
Greetings:

Know Ye, That

ELIZABETH A. QUINN of Lincroft, NJ, acting herein by William Martin, her
attorney-in-fact

for the consideration of Three Hundred Forty-five Thousand One Hundred Fifty and no/100
(\$345,150.00) DOLLARS

received to my full satisfaction of

ROBERT LUPINSKI and ANNA LUPINSKI of 7 Mallard Road,
Norwalk, CT

do give, grant, bargain, sell and confirm unto the said
ROBERT LUPINSKI and ANNA LUPINSKI

and unto the survivor of them, and unto such survivor's heirs and assigns forever

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Conveyance Tax Received
TOWN \$ 862.88 STATE \$ 1725.75

Bettye Joan Rasognetti
Town Clerk of Wilton

10-14-15

Project Processionals

Proposed Site Development Plan for Wall compliance & Site Grading

Lupinski Residence
53 Sugar Loaf Drive
Wilton, CT 06897
Map# 35, Lot #3

1. Kate Throckmorton, Landscape Architect
Environmental Land Solutions
8 Knight Street, Ste# 203
Norwalk , CT 06851
2. Andrew P. McConnell, Principle
Structural Consulting Services, PC
67 Federal Road
Brookfield, CT 06804
3. Walter Skidd
WALTER H. SKIDD - LAND SURVEYOR LLC
1992 Stratfield Road
Fairfield, CT 06825

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning
8 Knight St., Suite 203, Norwalk, CT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836