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February 1, 2024

By E-mail and Hand Delivery

Planning and Zoning Commission

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

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

Re: Lupinski- Application to Planning and Zoning Commission (SDP#9-23)
Premises: 53 Sugarloaf Drive, Wilton, Connecticut

Dear Chairman Tomasetti and Members of the Commission:

This firm represents Robert Lupinski with respect to the pending application for site plan approval. This letter is submitted as a supplement to revised application materials which are to be submitted by Kate Throckmorton, ASLA, of Environmental Land Solutions, LLC ("ELS").

A number of questions arose from members of the Commission, and also from members of the public, at the public hearing of January 8, 2024. In response to those questions, Mr. Lupinski and his design team met with Mr. Wrinn in person, and then met with a number of the neighbors by Zoom. In addition, the design team met again on January 30th in person with two adjacent neighbors and were joined by Mr. Wrinn at that second meeting for a discussion of revisions and improvements to the plan and a walking tour of the site.

In advance of the January 30, 2024 site meeting, and again at the site meeting itself, the design team provided copies of revised design drawings for the remedial work at the Lupinski site and also a proposed construction schedule for the beginning, conduct and completion of the remedial work. Those documents, which were prepared by ELS and which will be formally filed with the Commission by Kate Throckmorton, are listed here in detail as follows:

1. Proposed Site Summary (PREZ) last revised January 26, 2024;
2. Phase One – Remediation Plan (LP.1) last revised January 26, 2024;
3. Site Development Plan-2 (LP.2) last revised January 26, 2024;
4. Proposed Site Development for Fall 2023 & Details (LP.3) last revised January 26, 2024; and
5. Proposed Construction Schedule for Proposed Site Plans dated January 26, 2024.

This letter is to confirm that Mr. Lupinski intends to proceed with the remedial work based upon the above-listed plans and schedule. It is our intention to make a full presentation to the Commission at the upcoming hearing of February 12, 2024, based upon these drawings and schedule.

At the time of that hearing, Mr. Lupinski and his design team will also be asking that the Planning and Zoning Commission approve the remedial work, and if so, we respectfully suggest that certain conditions be applied to the approval as follows:

1. All the work will be conducted in compliance with the drawings listed above.
2. The work will commence in the middle of March 2024 and the actual commencement date will be as early as weather permits.
3. The work will be completed within approximately 83 working days with work only occurring Monday through Friday between the hours of 7:30 am and 5:30 pm. This schedule will take approximately 16 2/3 weeks.
4. All contractors performing work, whether on the Lupinski property or adjacent parcels, will be properly licensed and insured.
5. Mr. Lupinski and any related contracting entity will obtain all necessary permits from the Town of Wilton.
6. Mr. Lupinski will provide evidence of insurance naming adjacent property owners as additional insured.
7. At the completion of the work:
 - a. No building materials will be left on adjacent properties.
 - b. Any damage occurring to adjacent properties during the course of the work will be promptly repaired.
 - c. Any work area on adjacent properties will be cleaned up and free of any debris.

We look forward to presenting the new design to the Commission at the upcoming public hearing.

Very truly yours,

/s/ James D'Alton Murphy
James D'Alton Murphy

JD'AM/ko

Enclosures

cc: Tania & Yuri Vizer
Peggy Gormley
Jennifer Cappel Perkins
Dave Crowell
James P. Carlon, Esq.
Robert Lupinski
Kate Throckmorton, ASLA – Environmental Land Solutions, LLC
Thomas Quinn – Peak Engineers, LLC
Andrew McDonald, P.E.
Lotte Miehuis – Gregory and Adams, P.C.

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January 26, 2024

Re: Proposed Construction Schedule for proposed Site Plans, prepared for 53 Sugarloaf Drive, Wilton, CT, last revised January 26, 2024.

Schedule is based on working dates and is weather dependent.

No work will be scheduled on Saturdays and Sundays.

Snow and/or rain days within this schedule will extend the finish date.

Site work begins start mid-March

<u>Construction Phase</u>	<u>Time to complete</u>
Silt fence and chain link install	3 days
Track pad	1 day
Excavation and hauling	20 days (5 truckloads per day) total trips 100
Lower and reconstruct north wall (Crowell)	5 days
Deconstruct west wall (Vizer) (time include removing material from property)	10 days
Construct and blend in existing walls	20 days
Lower west wall (Gormley)	5 days
Deconstruct south wall (Cappel)	4 days
Remove and fill in north patio	3 days
Drainage galleries install	4 days
Grade and topsoil	5 days
<u>Clean up</u>	<u>3 days</u>
Total	83 working days (16.5 week)

Site work finishes Mid July

Sugarloaf 53-wilton-Schedule 1-26-24