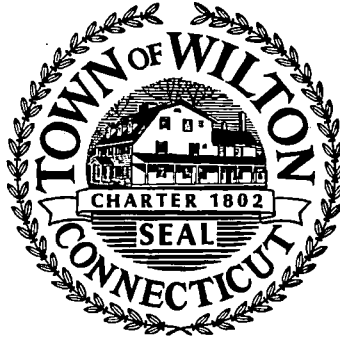


See Notes

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

RESOLUTION #0611-1Z

June 20, 2011

WHEREAS, the Wilton Planning and Zoning Commission has received an application for a Site Development Plan from Robert Lupinski to allow the filling of 1,000 cubic yards of soil, for property located at 53 Sugar Loaf Drive; in an R-2A, Single Family Residential District, Assessors Map #35, Lot #3, and 1.002 +/- acres; owned by Robert and Anna Lupinski and shown on the plans entitled:

Zoning/Location Survey Map of Property prepared for 53 Sugar Loaf Drive

Prepared by Walter H. Skidd, land surveyor, dated December 8, 2010, at a scale of 1"=30', No sheet #.

Grading, Sedimentation and Erosion Control Plan prepared for 53 Sugar Loaf Drive

Prepared by Katherine E. Throckmorton, landscape architect, dated April 4, 2011, at a scale of 1"=20', Sheet #SP.1.

WHEREAS, the Wilton Planning and Zoning Commission reviewed the Site Development Plan on June 13, 2011; and

WHEREAS, the Planning and Zoning Commission has determined that such application meets the threshold requirements for administrative review and has requested staff review the application and pursue appropriate action; and

WHEREAS, the Wilton Planning and Zoning Commission's agent has determined the application to be in substantial compliance with the Wilton Zoning Regulations;

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission's staff **APPROVES** the Site Development Plan effective July 5, 2011 and subject to the following conditions:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not limited to:

Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.

2. In accordance with Section 8-3.(i) of the Connecticut General Statutes, all work or physical improvements required and/or authorized by the approved Site Plan shall be completed within five years of the effective date of this resolution. This five-year period shall expire on July 5, 2016.

GENERAL CONDITIONS

3. There shall be no filling or earthmoving activities on the site on Sundays or holidays. All on-site work shall be limited between the hours of 8:00 AM and 5:00 PM on allowed working days. Truck deliveries shall be limited to the hours of 9:00 AM and 3 PM on allowed working days.
4. Public roads shall be swept and kept clean of any earth material resulting from truck spillage or earth material tracked onto public roadways from the site.

SITE WORK

- Received 6/22/11* →
5. The applicant shall submit a letter to the satisfaction of the staff, stamped and signed by a Connecticut-licensed engineer, verifying that the proposed site development plan will not exacerbate neighborhood drainage conditions. Such document shall be submitted prior to the issuance of a zoning permit.
 6. The soil stockpiles and slopes shall not exceed a slope of 2:1. In addition, the applicant's site development plan shall be revised in areas where the slopes are in excess of 2:1, particularly along the northerly property line.
 7. The applicant's site development plan shall be revised to specify the type of ground cover proposed to stabilize the slope. In addition, dust control measures shall be noted on the plan. Such measures shall be subject to staff review and approval.

Received 7/6/11 →

 8. The applicant's grading plan shall contain a live seal and original signature from either a professional engineer or landscape architect prior to the issuance of a zoning permit.

OK DW →

 9. The location of the drinking water well shall be located on the site development plan prior to the issuance of a zoning permit. Fill material shall not be placed on the well unless otherwise approved by the town Health Department.
 10. If the site work shown on the applicant's site plan has not been completed by October 15, 2011 an itemized bond estimate and bond for all site work shall be submitted to the Commission's staff, which shall include, but not be limited to sedimentation and erosion controls, re-grading, retaining walls and final stabilization ground cover. The applicant shall furnish to the Town a bond with proper surety, in the form and amount satisfactory to the Commission's staff. The bond shall remain in place until all site restoration work has been completed to the satisfaction of the Town.

11. A safety fence shall be installed on any retaining walls over five feet in height. Said improvement shall be completed to the satisfaction of staff prior to the issuance of zoning compliance.

SUBMITTAL OF REVISED PLANS AND APPLICATION:

- Received
OK, DW*
12. Three (3) completed revised sets, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:

- a. "According to Section 8-3.(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after the approval of the plan. Said five-year period shall expire on July 5, 2016."

- b. "For conditions of approval for Site Development Plan Amendment, see **Resolution #0611-1Z.**"

- END RESOLUTION -

GRUMMAN ENGINEERING, LLC

Consulting Civil Engineers
22 Knight Street
Norwalk, Connecticut 06851
(203) 853-3833
Fax: (203) 866-3757

June 21, 2011

Mr. Robert Lupinsky
53 Sugar Loaf Drive
Wilton, CT 06897

RECEIVED

JUN 22 2011

PLANNING & ZONING

Re: Stormwater Runoff
53 Sugar Loaf Drive, Wilton
GE #11-4346

Dear Mr. Lupinsky:

As requested, I have reviewed the site with respect to the drainage issue raised in a Planning & Zoning staff report dated May 25, 2011, item #4. The question posed was what is the net effect of the site construction with respect to stormwater runoff onto adjacent properties.

The issue at this site is removal of trees and placement of fill in the rear and side yard areas to level and increase lawn area. I was provided with a proposed grading plan prepared by E.L.S. dated 4/4/11, copies of the A-2 Survey by W. Skidd, L.S. and the P&Z staff report as mentioned above. Additionally, I walked the site on 6/20/11.

Using the above referenced materials, I performed a hydrologic analysis of the site in both the existing and proposed conditions. (See attached Hydrocad computer printout). The results of this analysis show that the runoff flowing from the site as proposed will be slightly reduced, (2.54 c.f.s. Ex. vs. 2.41 c.f.s. Prop.). This is as a result of the area adjacent to the building being flattened out to a 2% slope, which increases the time of concentration, (the time for water to flow through the site), as well as the assumption that the lower sloped fill area will be planted with pachysandra, or some other groundcover plant and will not be mowed as we discussed.

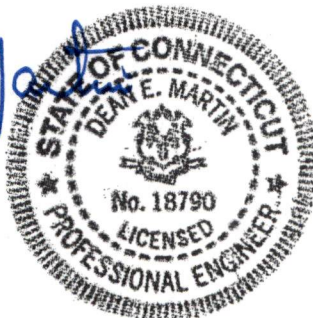
In conclusion, the proposed conditions runoff will be reduced slightly from the existing conditions runoff rate and therefore there will be no adverse impact on the down slope neighboring properties.

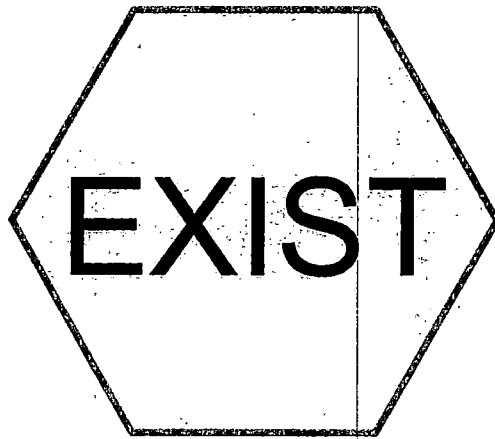
Respectfully submitted,

GRUMMAN ENGINEERING, LLC


Dean E. Martin, P.E.

attachments





Existing runoff



Drainage Diagram for Lipinsky EX
Prepared by GRUMMAN ENGINEERING LLC, Printed 6/21/2011
HydroCAD® 9.10 s/n 01412 © 2010 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Existing runoff

Runoff = 2.54 cfs @ 12.13 hrs, Volume= 0.205 af, Depth> 2.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

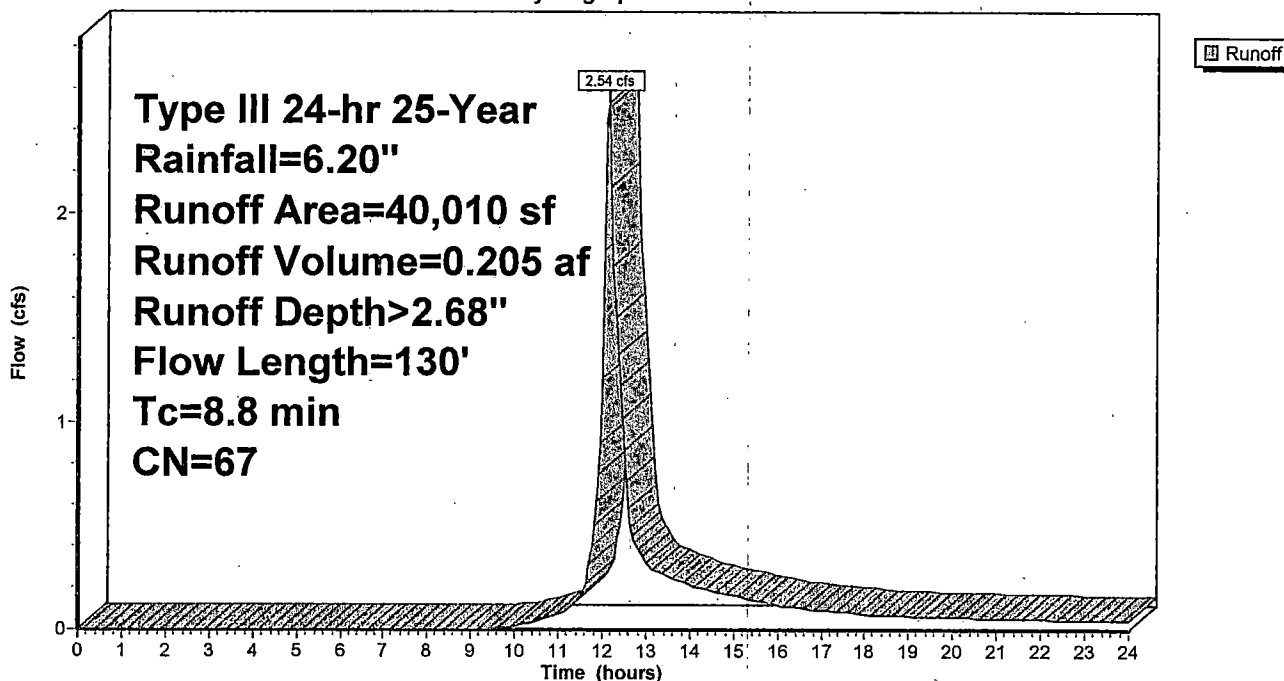
Type III 24-hr 25-Year Rainfall=6.20"

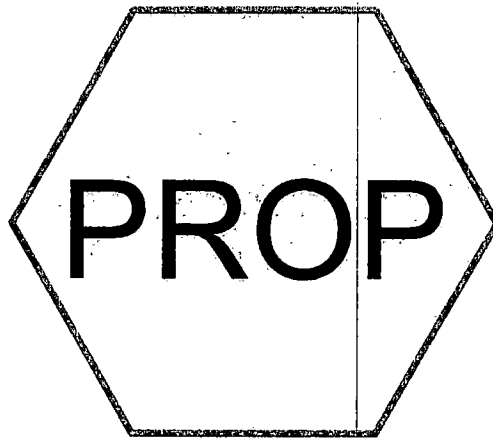
Area (sf)	CN	Description
* 3,637	98	Impervious
15,400	69	50-75% Grass cover, Fair, HSG B
20,973	60	Woods, Fair, HSG B
40,010	67	Weighted Average
36,373		90.91% Pervious Area
3,637		9.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	57	0.1400	0.35		Sheet Flow, Grass: Short n= 0.150 P2= 3.50"
6.1	73	0.2190	0.20		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.50"
8.8	130	Total			

Subcatchment 1S: Existing runoff

Hydrograph





Proposed Runoff



Drainage Diagram for Lipinsky PROP
Prepared by GRUMMAN ENGINEERING LLC, Printed 6/21/2011
HydroCAD® 9.10 s/n 01412 © 2010 HydroCAD Software Solutions LLC

Lipinsky PROP

Prepared by GRUMMAN ENGINEERING LLC

HydroCAD® 9.10 s/n 01412 © 2010 HydroCAD Software Solutions LLC

Type III 24-hr 25-Year Rainfall=6.20"

Printed 6/21/2011

Page 4

Summary for Subcatchment PROP: Proposed Runoff

Runoff = 2.41 cfs @ 12.16 hrs, Volume= 0.208 af, Depth> 2.49"

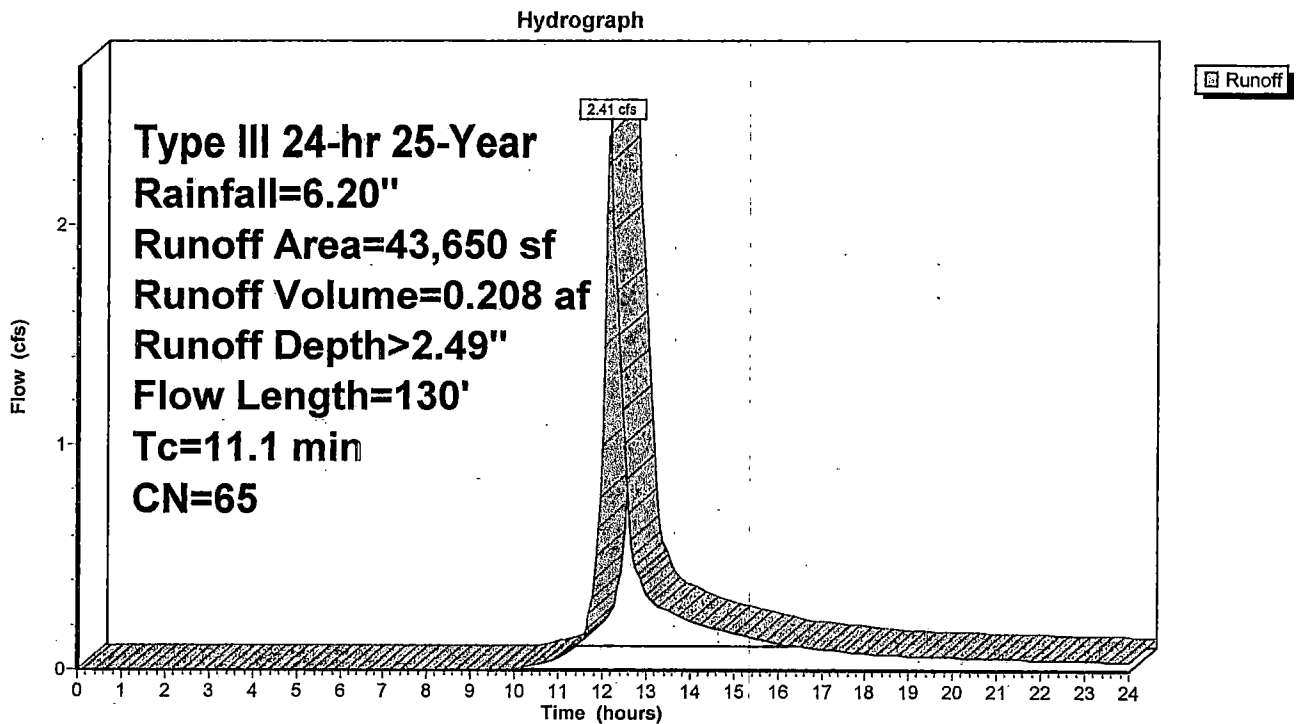
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Type III 24-hr 25-Year Rainfall=6.20"

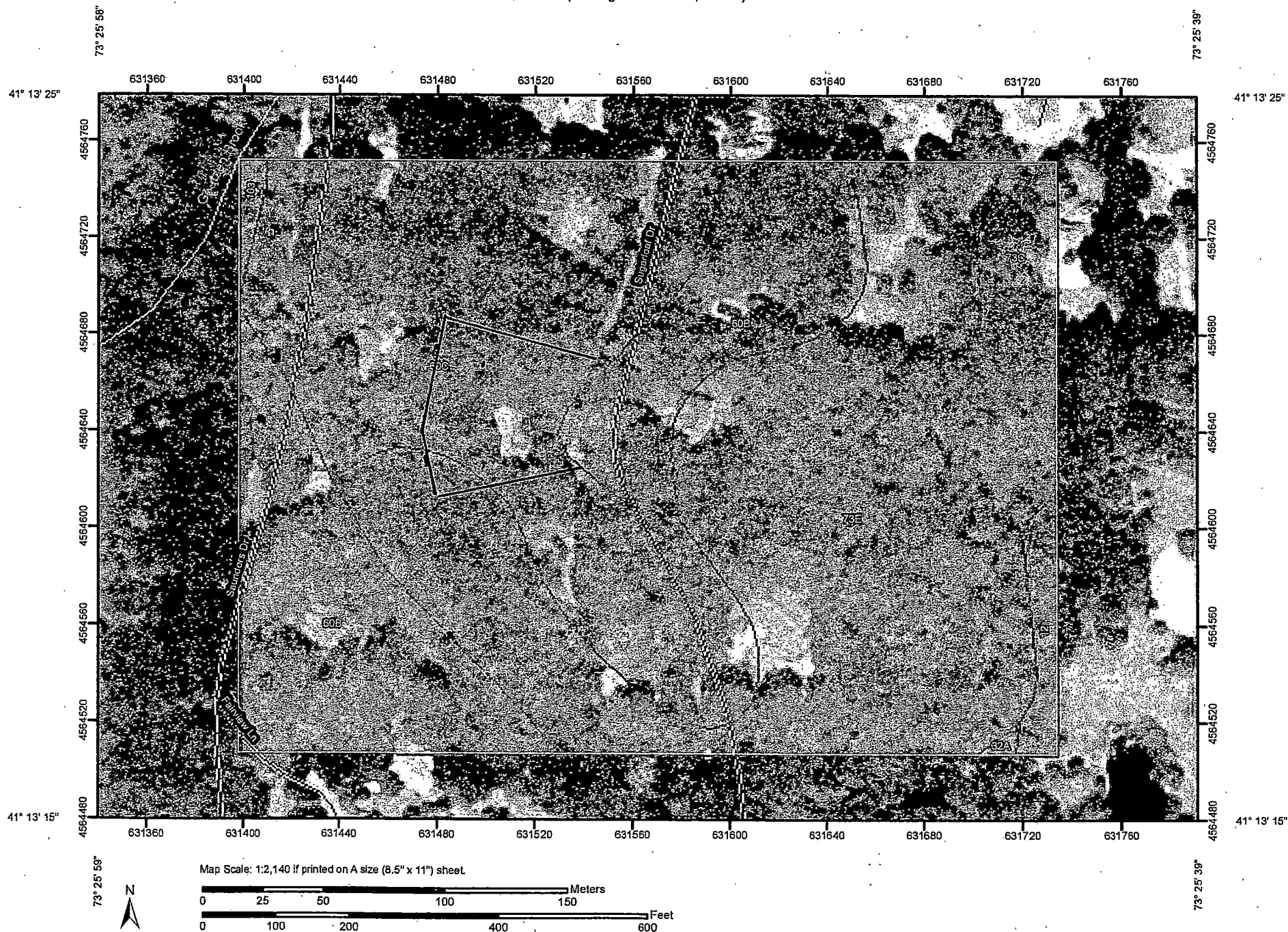
Area (sf)	CN	Description
* 4,054	98	Impervious
22,063	61	>75% Grass cover, Good, HSG B
11,533	60	Woods, Fair, HSG B
6,000	67	Brush, Poor, HSG B
43,650	65	Weighted Average
39,596		90.71% Pervious Area
4,054		9.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.5	40	0.0200	0.15		Sheet Flow, Grass: Short n= 0.150 P2= 3.50"
3.1	25	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 3.50"
1.6	23	0.0870	0.24		Sheet Flow, Grass: Short n= 0.150 P2= 3.50"
1.9	42	0.4800	0.37		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"
11.1	130	Total			

Subcatchment PROP: Proposed Runoff




Hydrologic Soil Group—State of Connecticut
(53 Sugar Loaf drive, Wilton)



MAP LEGEND

Area of Interest (AOI)


 Area of Interest (AOI)

Soils


 Soil Map Units

Soil Ratings

 A

 A/D

 B

 B/D

 C

 C/D

 D

Not rated or not available

Political Features


 Cities

Water Features

 Oceans

Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:2,140 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 10, Mar 31, 2011

Date(s) aerial images were photographed: 7/16/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — State of Connecticut				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
12	Raypol silt loam	D	0.3	1.5%
32A	Haven and Enfield soils, 0 to 3 percent slopes	B	0.0	0.1%
60B	Canton and Charlton soils, 3 to 8 percent slopes	B	4.5	22.1%
60C	Canton and Charlton soils, 8 to 15 percent slopes	B	6.5	31.8%
73C	Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky	B	0.6	2.7%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	B	8.4	41.3%
103	Rippowam fine sandy loam	D	0.1	0.4%
Totals for Area of Interest			20.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

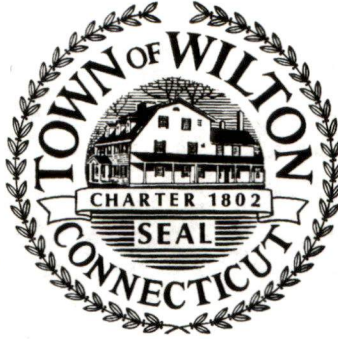
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

PLANNING & ZONING
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Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

PLANNING AND ZONING STAFF REPORT

May 25, 2011

APPLICANT: Robert Lupinski- SDP
ZONE: Single Family Residential District, R-2A
LOCATION: 53 Sugar Loaf Drive
OWNERS: Robert and Anna Lupinski
ACREAGE: 1.002 Acres +/-

OTHER APPLICATIONS:

SITE PLAN CONSIDERATIONS:

The site development application involves a request to conduct grading and landscaping work on a residential property located at 53 Sugar Loaf Drive. The property is steeply sloped along the westerly and northerly property lines. The property owner has imported and rough-graded approximately 1,000 cubic yards of fill material in this area; presumably for purposes of achieving a larger backyard area. The property owner was reportedly unaware of the provision requiring Commission review for the importation of fill material in excess of 100 cubic yards.

COMMENTS AND QUESTIONS:

1. An existing silt fence, requested by the Town, has been breached by accumulating silt. The material collecting in front of the silt fence should be removed and the fence should be reset.

- Need to check
2. The grading plan should locate the location of the property's drinking water well.
 3. Existing rough grading exceeds 2:1 slope along the northerly property line. The applicant should be mindful that all finished grades cannot exceed a 2:1 slope.
 4. The applicant should provide a letter, stamped by a Connecticut licensed engineer verifying that the plan, as designed, will not exacerbate neighborhood drainage conditions.
 5. The application process does not require a public hearing; however, the Commission by way of the zoning regulations may hold a public informational meeting.
 6. The Commission may impose a time schedule for the completion of all filling activity. Ideally, work should be done through the summer with loam and seeding (and watering) occurring no earlier than mid-September (note, seed generally does not germinate after June 15th due to excessive heat).
 7. What provisions will be made to control dust; particularly if the activity extends into the dry summer months.
 8. The regulations require the posting of a performance bond during the period of construction. The applicant's consultant should prepare a cost estimate and the applicant should be prepared to post a bond up until the time that the project is complete. The bond, in the form of either a letter of credit or certified check, is held by the town until the site is fully stabilized.
 9. Regulations require a safety fence for all walls over five feet in height. Please address by showing a detail on the plan and required locations, if applicable.
 10. The applicant's grading plan needs to contain a live seal of a professional engineer or landscape architect.
 11. Is the fill material void of tree stumps or other organic materials that may be susceptible to settling?
 12. The type of ground cover used to stabilize the slope must be noted on the proposed site plan.

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

T R A N S M I T T A L

Date: August 9, 2011

From: Daphne White, Assistant Town Planner *DW*

To: Tax Assessor
Building Department

Subject: Filing of Final Approved
Plans for your Files

Items: SP#190I, Casey Healy/TIAA, 10 Westport Road, to allow a 197
surface parking spaces in two phases, Resolution #0111-1P

SDP, Ramadani, 12 Center Street, for the construction of a one-story
additional dining area and for site improvements, Resolution #0509-5Z

SP#364, McArdle/ECS Transportation, 394 Danbury Road, to allow a
640 square foot restaurant/coffee shop, Resolution #0511-10P

SP#368, Standard Petroleum of Connecticut, 287 Danbury Road, for
improvements to an existing motor vehicle service station and a
convenience store and for the replacement of underground fuel storage
tanks within an aquifer protection zone, Resolution #0711-17P

SP#369, JP Morgan Chase Bank, 920 Danbury Road, to allow a
branch bank with drive thru facilities w/ site modifications, Resolution
#0611-13P

SP#193D, ASML, Inc., 77 Danbury Road, to allow a 3,140 loading dock addition and for site improvements, Resolution #0711-16P

SP#363, Cugno/McMenemy, 67 Belden Hill Road, to allow for additions and alterations to a historically and architecturally significant residential building, Resolution #0411-8P

SDP, Lupinski, 53 Sugar Loaf Drive, to allow the filing of 1,000 cubic yards of soil, Resolution #0611-1Z

REGULAR MEETING

- A. Ms. Poundstone called the Regular Meeting to order at 8:02 P.M., seated members Bayer, Gardiner, Gould, Hulse, Nabulsi, Poundstone, Pratt, and Rudolph, and referred to Connecticut General Statutes Section 8-11, Conflict of Interest.

B. APPROVAL OF MINUTES

1. May 23, 2011 – Regular Meeting

MOTION was made by Mr. Bayer, seconded by Mr. Hulse, and carried (8-0) to approve the minutes of June 13, 2011 as drafted.

C. SITE DEVELOPMENT PLAN REVIEW

1. SDP, Lupinski, 53 Sugar Loaf Drive, Import 1000 yards of fill material to level yard area and build 5' stone wall

Present was Robert Lupinski, applicant.

Mr. Nerney briefly reviewed zoning regulations regarding the importation of greater than 100 yards of material onto a site, which he explained triggers the need to file a Site Development Plan application with the Planning and Zoning Commission. He noted that the applicant has a topographically challenging lot which he wishes to regrade for the enjoyment of his family. He noted further that staff had issued a violation notice to the applicant in connection with the work that was already completed and since then the applicant has come in to speak with staff and has complied with the proceedings as required.

In response to questions from the Commission, Mr. Lupinski indicated that he had not addressed all of the items/issues noted in the Planning and Zoning Staff Report of May 25, 2011.

Mr. Nerney referenced the issue of potential off-site impacts, noting that the Town will require some form of statement from a licensed engineer that the site modifications will not adversely impact neighboring properties, particularly with respect to drainage issues. He explained that it is not so much the volume of runoff that needs to be addressed but rather the velocity and he noted that some form of diversion/attenuation (e.g. a swale) may need to be employed. He explained that such a professional certification also provides protection to the applicant should complaints be filed in the future by any of the

surrounding neighbors.

The Commission questioned whether the outstanding issues could be handled administratively by staff. Mr. Nerney stated that the application could be handled administratively as long as what is noted and required of the applicant in the Staff Report is agreed to by the Commission.

Ms. Gould felt that the applicant needs professional assistance on the site and also needs to work with staff to develop a workable plan.

Mr. Nerney noted that the applicant has engaged the services of Environmental Land Solutions and he recommended that the applicant call the Planning and Zoning office to schedule a meeting with staff to go over the punch list item by item.

Mr. Gardiner referred to Section 29-11.A.6.r pertaining to Storm Water Management, noting that the regulations appear to require a report from the Town Engineer as well.

Mr. Rudolph questioned whether the source of the materials brought on site needs to be considered. Mr. Nerney explained that the CT Department of Environmental Protection, not the Town, regulates such issues, noting that tree stumps, for example, are not permitted because they are susceptible to settling. He indicated that the material brought onto the property appears to be clean per their visits to the site.

It was the consensus of the Commission that the application should be handled administratively by staff, with the understanding that the Commission was fully supportive of the issues raised in the Staff Report, and should further issues arise, the application can be brought before the Commission again for its further review/guidance. The Commission asked the applicant to work with staff going forward.

D. ACCEPTANCE OF NEW APPLICATIONS

E. PENDING APPLICATIONS

1. **CHZ#11329, Gueron, Extend Cannon Crossing Overlay District (CXD) on underlying R-2A Zone for property known as Assessor's Map 34, Lot 42**
Withdrawn.

2. **REG#11330, Gueron, Amendments to Sections 29-2.B.13 and portions of Section 29-6 to establish additional regulatory criteria for the Cannon Crossing (CXD) District**
Withdrawn.

and will afford the Town a significant cost-saving opportunity in the future to utilize gas versus oil. He stated that the Town hopes to eventually connect all school facilities as well as the Town Hall complex to less costly natural gas which also offers many environmental advantages.

Ms. Poundstone felt that the subject application was a strong one and she suggested that the Commission offer encouragement/positive feedback to the Board of Selectmen.

MOTION was made by Ms. Gould, seconded by Mr. Hulse, and carried unanimously (9-0) to provide a response to the Board of Selectmen indicating that the Commission has reviewed the matter and supports the proposed improvements, which it believes are consistent with the goals/objectives of the 2010 Plan of Conservation and Development.

G. REPORT FROM CHAIRMAN

1. Reports from Committee Chairmen

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

- 1. SDP, Lupinski, 53 Sugar Loaf Drive, Import 1000 yards of fill material to level yard area and build 5' stone wall [Discussion June 13, 2011]**
- 2. SP#367, Wilton Auto Park, LLC, 380 Danbury Road, Automotive sales and service facility [P.H. June 13, 2011]**
- 3. SP#368, Standard Petroleum of CT, 287 Danbury Road, Modifications to existing service station and replacement of underground fuel storage tanks within an aquifer protection district [P.H. June 27, 2011]**
- 4. SP#369, JP Morgan Chase Bank, 920 Danbury Road, Bank with drive-through facilities [P.H. June 27, 2011]**
- 5. SUB#905, Ruddy, 95 Old Boston Road, 2-lot subdivision [P.H. June 27, 2011]**

White, Daphne

From: White, Daphne
Sent: Wednesday, June 08, 2011 10:03 AM
To: White, Daphne; Ahern, Mike; Bartek, Stephen; Kohn, David A; Root, Robert; Schole, Steven; Sesto, Pat; Zbell, Jennifer; Thurkettle, Tom
Subject: SDP, Lupinski, 53 Sugar Loaf Drive, Import 1,000 yards of fill, SP#367, Wilton Auto Park, LLC, 380 Danbury Road, Automotive sales and service facility, SP#366, TIAA, 10 Westport Road, 202 parking spaces, REG#11331, Greyrock, CHZ#11329, REG#11330, Gueron

Hello everyone,

This is a reminder that the Planning and Zoning Commission will review the new projects (in addition to on-going projects) listed above on Monday, June 13, 2011. If there are issues that you think need to be addressed we would prefer to have your comments by noon, Friday, June 10, 2011, prior to the public hearing.

Thank you in advance for your comments.

Daphne

Sent 5/23/11

also called +
spoke to Robert
on 6/13/11 to
remind him of
PZC meeting
tonight

Mr. Lupinski - 5/23/11

Just a reminder
your application
will be heard
on Mon. June 13,

2011.

PZC
563-0185

APPLICATIONS

Design, 920 Danbury Road, Expand existing shopping center

Extend Cannon Crossing Overlay District (CXD) on underlying
property known as Assessor's Map 34, Lot 42

Amendments to Sections 29-2.B.13 and portions of Section 29-
al regulatory criteria for the Cannon Crossing (CXD) District

Wicks Early Learning Center, LLC, 59 Danbury Road, Refitting of
portion of interior for child day care center

5. REG#11331, Greyrock of Wilton, Amendments to Section 29-5.B.10 of zoning
regulations pertaining to affordable housing
6. SP#366, Teachers Insurance and Annuity Association of America, 10 Westport Road,
Construction of 202 surface parking spaces

F. COMMUNICATIONS

1. Mandatory Referral (MR#134) pertaining to installation of curbing and extension of
natural gas line in areas of Wilton Center extending from Wolfpit Road to
Ridgefield Road

G. REPORT FROM CHAIRMAN AND COMMISSION MEMBERS

H. REPORT FROM PLANNER

I. FUTURE AGENDA ITEMS

1. SDP, Lupinski, 53 Sugar Loaf Drive, Import 1000 yards of fill material to level yard
area and build 5' stone wall [Discussion June 13, 2011]
2. SP#367, Wilton Auto Park, LLC, 380 Danbury Road, Automotive sales and service
facility [P.H. June 13, 2011]
3. SP#368, Standard Petroleum of CT, 287 Danbury Road, Modifications to existing
service station and replacement of underground fuel storage tanks within an aquifer
protection district [P.H. June 27, 2011]

C. SITE DEVELOPMENT PLAN REVIEW

D. ACCEPTANCE OF NEW APPLICATIONS

1. **SDP, Lupinski, 53 Sugar Loaf Drive, Import 1000 yards of fill material to level yard area and build 5' stone wall**
2. **SP#367, Wilton Auto Park, LLC, 380 Danbury Road, Automotive sales and service facility**

MOTION was made by Ms. Poundstone, seconded by Mr. Bayer, and carried unanimously (8-0) to accept the applications and set a discussion date of June 13, 2011 for the Site Development Plan (Lupinski), and a public hearing date of June 13, 2011 for SP#367.

E. PENDING APPLICATIONS

1. **SP#360, Plan B Retail Design, 920 Danbury Road, Expand existing shopping center**

Tabled.

2. **CHZ#11329, Gueron, Extend Cannon Crossing Overlay District (CXD) on underlying R-2A Zone for property known as Assessor's Map 34, Lot 42**

Tabled.

3. **REG#11330, Gueron, Amendments to Sections 29-2.B.13 and portions of Section 29-6 to establish additional regulatory criteria for the Cannon Crossing (CXD) District**

Tabled.

Mr. Nerney advised Commissioners that pending applications **SP#361** and **SP#362** for Ropo, LLC at 490 Danbury Road, were inadvertently omitted from the agenda this evening and will therefore be discussed at the meeting on May 9, 2011.

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

T R A N S M I T T A L

Date: April 27, 2011

From: Daphne White
Assistant Town Planner

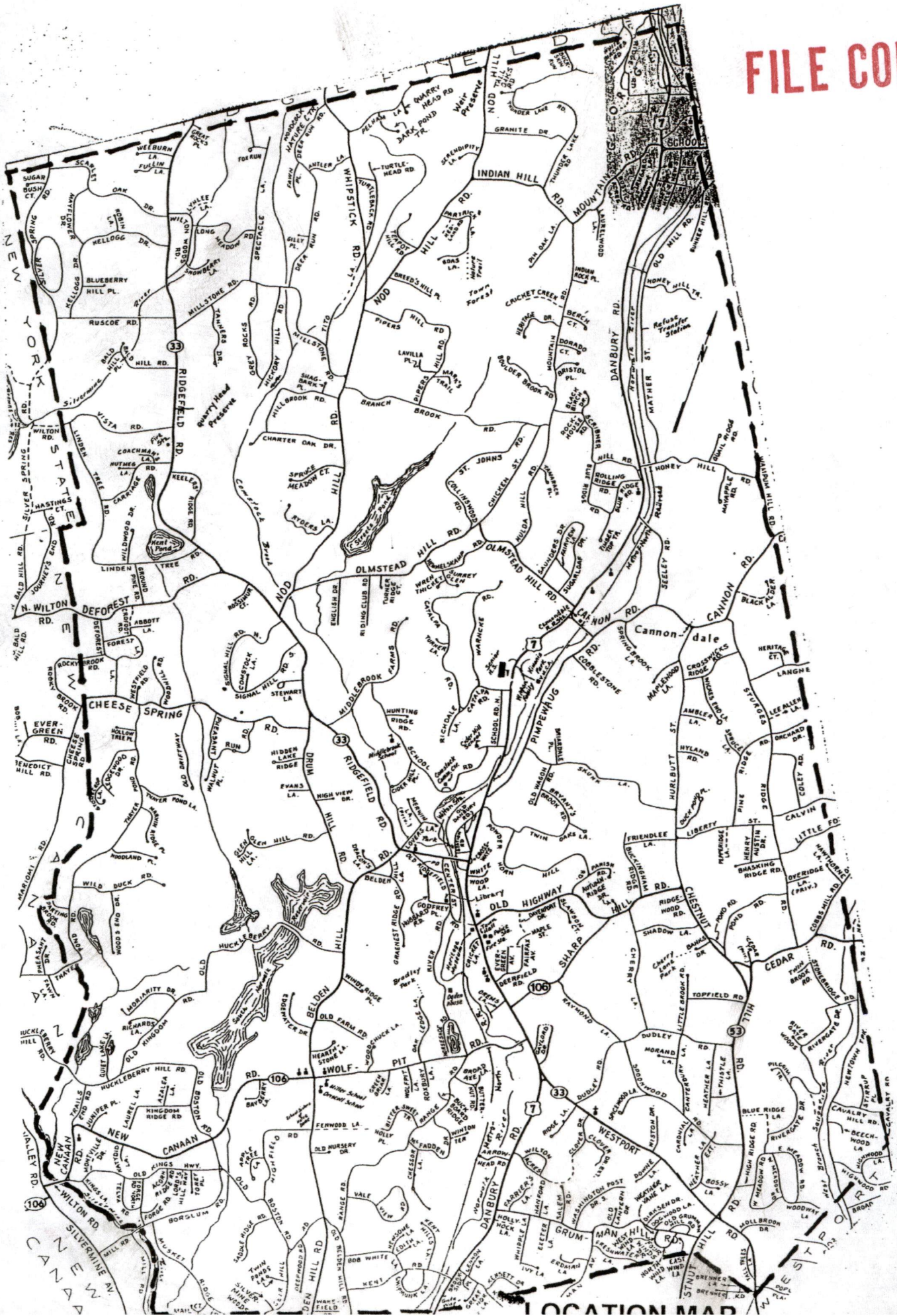
To: Director of Environmental Affairs-Wetlands/Conservation
Department of Public Works
Fire Department/Fire Marshal-David Kohn
Department of Health
Building Department
Police Department/Steve Bartek

Items: SDP, Lupinski, 53 Sugar Loaf Drive, Import 1,000 yards of fill material to level yard area and build a 5' retaining wall, Planning and Zoning Commission review 06/13/11, (need comments by 06/08/11).

SP#367, Wilton Auto Park, LLC, 380 Danbury Road, Automotive sales and service facility, Planning and Zoning Commission public hearing 06/13/11, (need comments by 06/08/11).

Please review attached information and return any comments as soon as possible.
Thank you.

FILE COPY



SDY
53 *Sug 7*

ROBERT LUPINSKI
ANNA LUPINSKI
7 MALLARD RD.
NORWALK, CT 06850-2004

51-7221/2211

1559

DATE 04/11/11

PAY TO THE
ORDER OF

Town of Wilton

Two hundred ten and

\$ 210.00

DOLLARS



Security Features
Included
Details on Back



First County Bank®

It's where you belong.
Stamford, CT

MEMO

Site development. Robert Lupinski

⑆ 221172212⑆ 128011602⑆ 1559

RECEIVED

APR 11 2011

PLANNING & ZONING

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.

29-9.C. to import
Section 29 - BRING IN 1000 yards of fill^{material} to level the
yard area and build 5' stone wall.

APR 11 2011

FILE COPY

ROBERT LUPINSKI
APPLICANT'S NAMEPLANNING & ZONING
ADDRESSROBERT & ANNA LUPINSKI
OWNER'S NAME53 SUGAR LOAF DR
ADDRESSWILTON CT 06897
PROPERTY LOCATIONR-2
ZONING DISTRICT

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
			35	3	1.0021

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.

\$210 FILING FEE + \$50/Unit or \$50/2000 sq. ft. payable to: **Town of Wilton.**

ANY OTHER PLAN OR DOCUMENT AS REQUIRED BY ZONING REGULATIONS.

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.

Robert Lupinski
APPLICANT'S SIGNATURE203 253 2787
TELEPHONERobert Lupinski
OWNER'S SIGNATURE203 253 2787
TELEPHONE

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

53 SUGARLOAF DR.

PROPERTY ADDRESS

LOT ACREAGE

R-2
ZONING DISTRICT

FILE COPY

211'
LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	N/A	N/A	N/A	N/A
BUILDING FOOTPRINT [SF]	N/A	N/A	N/A	N/A
BUILDING COVERAGE [SF/%] (round up)	N/A	N/A	N/A	N/A
BUILDING HEIGHT [FT - Story]	N/A	N/A	N/A	N/A
FLOOR AREA RATIO (F.A.R.)	N/A	N/A	N/A	N/A
PARKING SPACES (round up)	N/A	N/A	N/A	N/A
LOADING SPACES	N/A	N/A	N/A	N/A
SITE COVERAGE [SF/%]	N/A	N/A	N/A	N/A

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)

LOADING CALCULATION (Use separate page, if necessary)

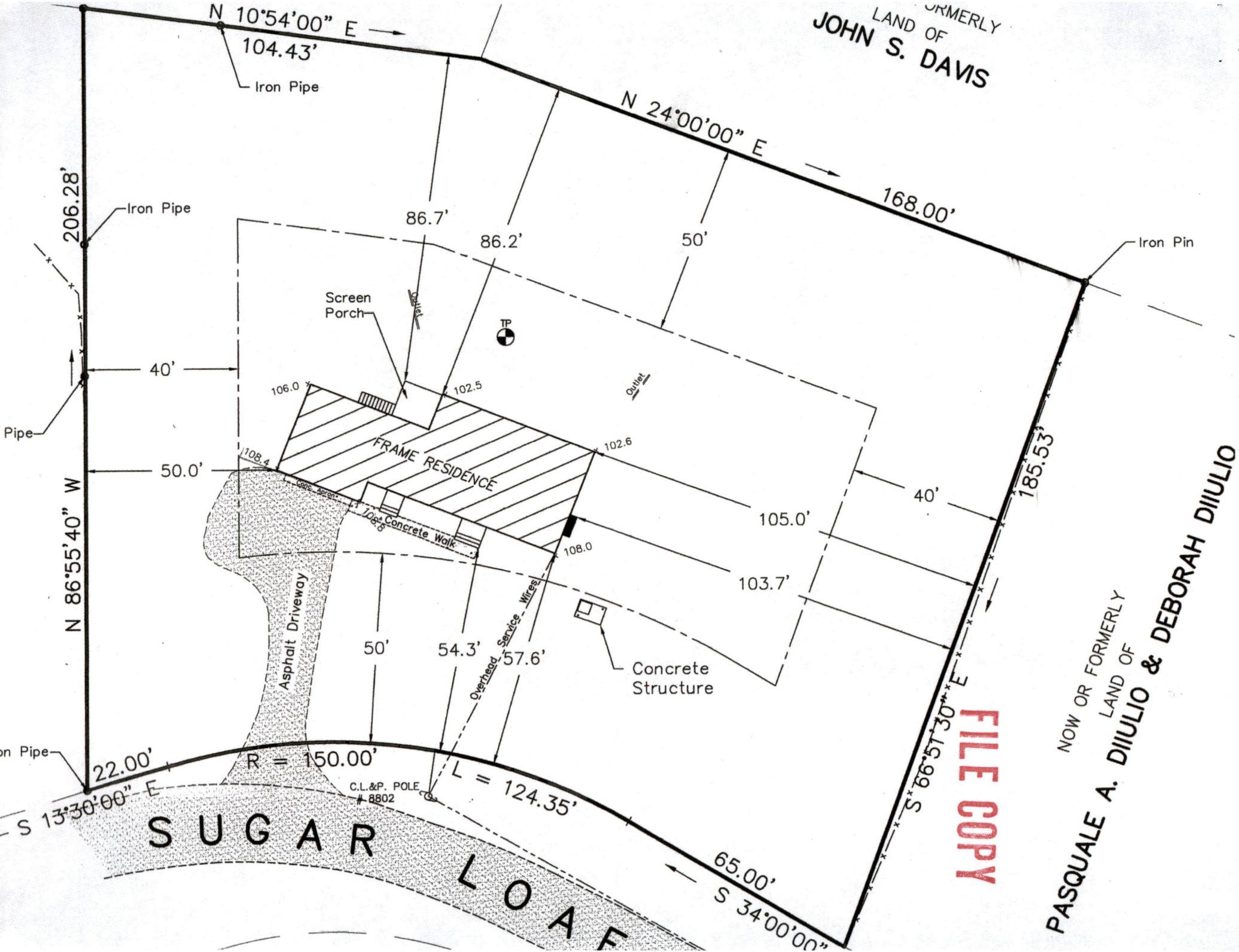
PLAN OF CONSERVATION AND DEVELOPMENT

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:

APPLICANT'S SIGNATURE

FORMERLY
LAND OF
JOHN S. DAVIS



FILE COPY

NOW OR FORMERLY
LAND OF
PASQUALE A. DIULIO & DEBORAH DIULIO

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, I the said grantor do for my heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensealing of these presents I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and I have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, I the said grantor do by these presents bind myself and my heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 22nd day of November in the year of 2010.

Signed, Sealed and Delivered in the presence of

Laura Bufano Casale
LAURA BUFANO CASALE

Catherine Duddy
Catherine Duddy

Elizabeth A. Quinn,
by William Martin, acting herein as
her attorney-in-fact.

Elizabeth A. Quinn, acting herein by William Martin, her attorney-in-fact

State of New Jersey :

SS: Lincroft

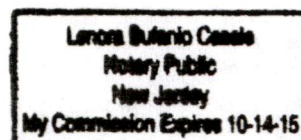
County of Monmouth :

On this the 22nd day of November, 2010, before me the undersigned officer, personally appeared Elizabeth A. Quinn, acting herein by William Martin, her attorney-in-fact known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Laura Bufano Casale

Title of Officer



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

CONNECTICUT - WARRANTY DEED - SURVIVORSHIP

FILE COPY

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

SCHEDULE A

FILE COPY

ALL that certain piece, parcel or tract of land, in area 1.00 acres plus, situated in the Town of Wilton, County of Fairfield and State of Connecticut and designated as Lot #21 on a certain map entitled "Map of Section 1 of Sugar Loaf Acres, Wilton, Conn." certified "Substantially Correct" by Harry E. Bryan Pres. Civil Engineer & Surveyor Samuel W. Hoyt, Jr. Co., Inc., S. Norwalk, Conn., which map is on file in the office of the Town Clerk of the said Town of Wilton as Map No. 1250.

Said premises are bounded:

NORTHERLY:	185.53 feet by land now or formerly of Edward G. Saunders and Brothers;
EASTERLY:	211.35 feet by public highway known as Sugar Loaf Drive;
SOUTHERLY:	206.28 feet and being designated as Lot #19 as shown on said map;
WESTERLY:	104.43 feet and being Lot #16 as shown on said map; and again
WESTERLY:	168.00 feet and being Lot #20 as shown on said Map No. 1250.

Said premises subject to:

1. Limitations of use imposed by Governmental authority.
2. Taxes of the Town of Wilton next due and payable.
3. Easement from Edward G. Saunders et al to The Connecticut Light and Power Company dated November 23, 1948 and recorded in the land records of the Town of Wilton in Volume 56 at Page 253.
4. Covenants and agreements that run with the land as set forth in Warranty Deed from Edward G. Saunders et al to Peter B. Ready and Jeanne H. Ready dated September 7, 1955 and recorded in the Land Records of the Town of Wilton in Volume 67 at Page 546.

Received For Record
Dec 02, 2010 At 11:12A
ATTEST: Bettie J. Rasognetti
Wilton Town Clerk