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February 20, 2024

Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897
Attn: Mir. 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 Mr. Chairman and Members of the Commission,

I write with respect to two topics:

Placement of retaining walls:

During the previous hearings regarding the Lupinski property, a question arose regarding the placement of retaining walls near the Lupinski property line.

We respectfully submit that placement of a retaining wall of less than 6 feet in height adjacent to the property line is specifically permitted under section 29-4.E.5 which reads as follows:

EXCEPTIONS TO YARD REQUIREMENTS

5. Walls and Fences: The yard requirements of these Regulations shall not be deemed to prohibit the erection or construction of any fence or wall, including any necessary retaining wall, provided that such wall or fence does not exceed six feet in height measured above the finished grade. Walls or fences greater than six feet in height shall be permitted in the required yard areas only if that proportion of such wall or fence which exceeds six feet is not less than three-fourth open construction. The provisions of this section shall not apply to hedges or other such living fences.

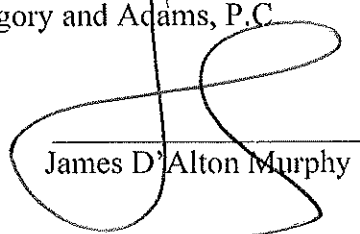
We believe that the positioning of the proposed Lupinski retaining walls with a reduced height of 4 feet 11 inches is proper under section 29-4.E.5.

Addition of second chain-link fence and silt fence:

Mr. Lupinski proposes the installation of double chain-link fencing and double silt fencing at each section of the work as it progresses. These additional fences are illustrated on the enclosed drawing number D.1 dated February 20, 2024, prepared by Environmental Land Solutions (ELS).

Respectfully submitted,
Gregory and Adams, P.C.

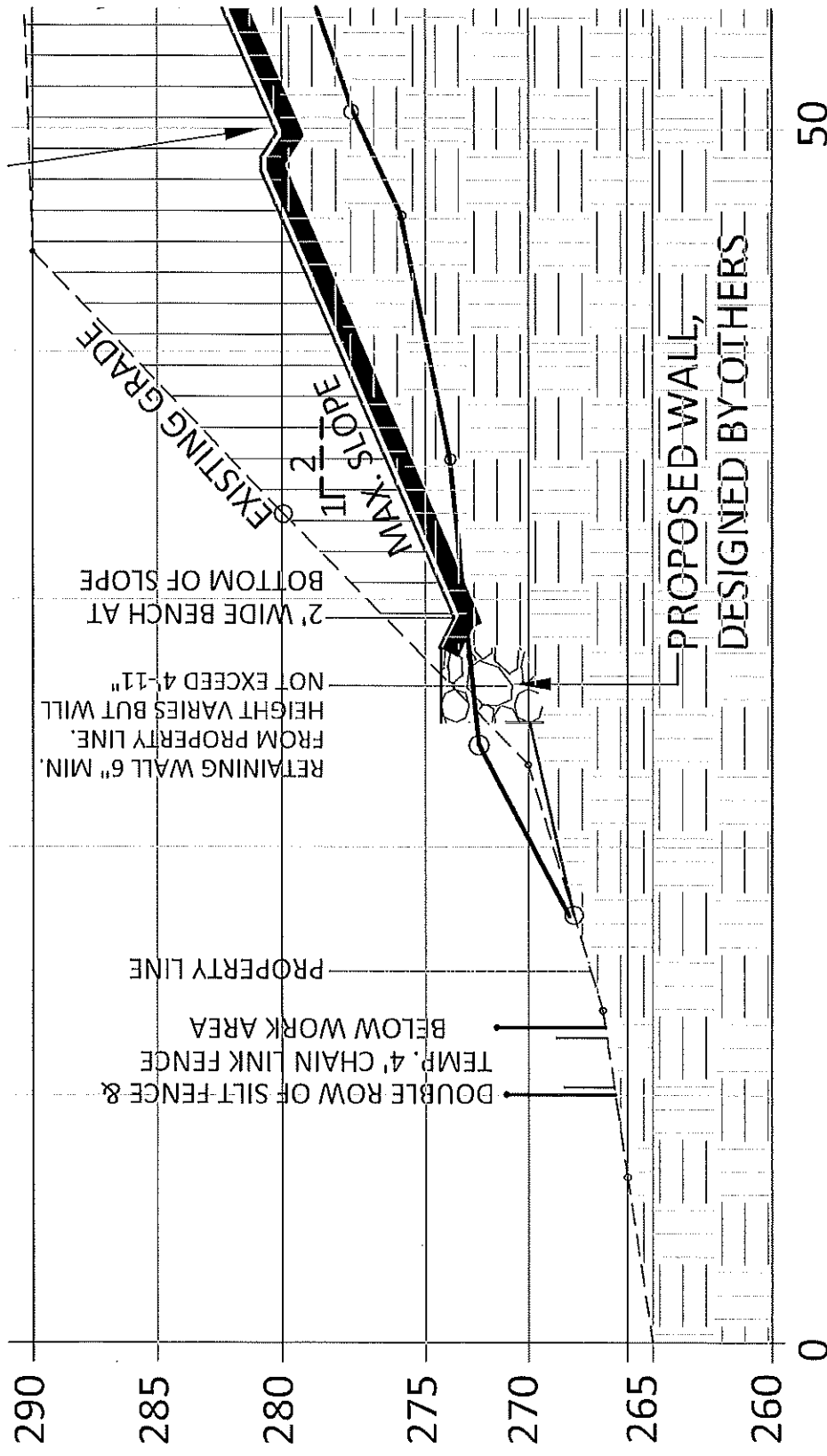
By:


James D'Alton Murphy

JD'AM/lhm

Enclosure

cc: Mr. Robert Lupinski
Kate Throckmorton, ASLA – Environmental Land Solutions, LLC
Tom Quinn, PE – Peak Engineers, LLC
Andrew McConnell, PE – Structural Consulting Services



PARTIAL SECTION A-A'

REVISIONS:		DRAWING TITLE: DOUBLE CHAIN LINK FENCE-SECTION	DATE: 2-20-24
		PROJECT: LUPINSKI RESIDENCE 53 SUGAR LOAF DRIVE WILTON, CONNECTICUT	SCALE: NTS
		DRAWING NO.: D.1	
ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 KNIGHT STREET, SUITE 203 NORWALK, CT 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elslc.net www.elslc.net			