

**From:** [Wrinn, Michael](#)  
**To:** [Callahan, Rich](#)  
**Cc:** [White, Daphne](#)  
**Subject:** FW: Update on Lupinski Property  
**Date:** Monday, March 11, 2024 8:16:53 AM

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Pls post with today's date, thanks - MEW

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**From:** Jim Murphy <jmurphy@gregoryandadams.com>  
**Sent:** Sunday, March 10, 2024 7:15 PM  
**To:** iuriivizer@yahoo.com; Tania Dobrianska <tanja\_vizer@yahoo.com>; David J. Crowell <Dave.Crowell@gmail.com>; peggygormley852@gmail.com; jencperk@gmail.com  
**Cc:** Jim Murphy <jmurphy@gregoryandadams.com>; rlupinskillc@gmail.com; kate@elsllc.net; Tom Quinn <tquinnpeak@gmail.com>; Andrew P. McConnell (amcconnell@scs-pc.com) <amcconnell@scs-pc.com>; Lotte Meijhuis <LMeijhuis@gregoryandadams.com>; Kathleen O'Neill <koneill@gregoryandadams.com>; Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>  
**Subject:** Update on Lupinski Property

**CAREFUL** - From outside - CHECK before you CLICK.

Dear Iuri, Tania, Dave, Peggy and Jennifer,  
I am writing to give you an update on the progress we have made toward seeking approval for Mr. Lupinski's reconfiguration of his backyard.

**First of all**, thank you for your patience, and for the back-and-forth communication in recent months.

**Secondly**, at the last hearing, it was clear that the Planning & Zoning Commission did not look favorably on the proposed design. Mr. Lupinski's design team had targeted to meet the regulations and also to protect neighboring properties. However, in light of the Commission's questions, comments and concerns, Mr. Lupinski has asked the team to completely reconfigure the design.

**Third**, as of the writing of this email, I have only had conversations about a draft of the plan but have not seen it. I do not expect to have the final plan until sometime late on Monday afternoon at the earliest. Starting from scratch has taken quite a bit of time and analysis for Tom Quinn, Andrew McConnell and Kate Throckmorton. Therefore, I will be appearing on behalf of Mr. Lupinski and the design team on Monday night at the public hearing scheduled for 7 PM by zoom. The purpose of our appearance will be to briefly describe the design changes and give the Commission a progress report, but not to actually ask for the approval.

**Fourth**, in order to ask the Commission for approval, and to ask each of you to approve the plan and allow any work as needed to occur on your property, we will of course be sending the proposed new design in detail to you and the Commission.

**Fifth**, as early this week as possible, when we file the final version of the new proposed plans, I will send a copy of those plans to each of you along with a modified letter reiterating Mr. Lupinski's commitments. At that point, I will be asking for your substantive approval or a call,

zoom or meeting to discuss any other concerns you might have.  
Best regards, Jim

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