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PLEASE REPLY TO SENDER:
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March 13, 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:

I enclose the following in support of the above-referenced application:

1. Environmental Land Solutions, LLC (“ELS”) letter to the Commission dated March 12, 2024.
2. Sedimentation and Erosion Controls and Compliance Plan (SE-1) prepared by ELS dated March 12, 2024.
3. Notes and Details (SE-2) prepared by ELS dated March 12, 2024.
4. Peak Engineers, LLC (“Peak”) letter to the Commission dated March 12, 2024.
5. Grading Plan (GP-1) prepared by Peak dated August 31, 2023 and last revised March 12, 2024.
6. Site Retaining Boulders Plan prepared by Structural Consulting Services, LLC dated March 13, 2024.
7. Robert Lupinski letter to his neighbors dated March 13, 2024.

These materials reflect major changes in the proposed design and for the most part eliminate walls. The details of the changes are called out in Kate Throckmorton’s letter of March 12, 2024 and Tom Quinn’s letter also dated March 12, 2024. We look forward to describing these significant changes to the Commission at the hearing of March 25th.

Very truly yours,

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

JD'AM/ko
Enclosures

March 13, 2024

Page 2 of 2

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

LandUse/Clients/Lupinski/2024-Feb20ApplicationtoPZC/3-13-24submission/PZCitr3-13-24updatedplans



Environmental Land Solutions, LLC

Environmental Analysis, Landscape Architecture & Planning

March 12, 2024

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:

Following the public hearing on February 26, 2024, the proposed site plans have been changed in the following manner.

1. The proposed finish grading has been shown on a plan prepared by Peak Engineers, LLC, entitled "Grading Plan," sheet GP-1. This plan consolidates the proposed grading and drainage on one sheet; with the new slope cross sections.
2. The plans by Environmental Land Solutions (ELS) have been reconfigured with the same information as before to show proposed sedimentation and erosion controls, and their related details and notes. The erosion control protections to downhill residences have not changed. The proposed double row of silt fencing and chain line fencing remain, with several minor updates to the plans. The changes to the ELS plans are as follows.
 - a. The sedimentation and erosion controls previously shown on sheet LP-1 and LP-2 have been consolidated on to sheet SE-1. This plan also reflects the grading revisions depicted on the "Grading Plan" prepared Peak Engineers, LLC.
 - b. The previous details and notes on Sheet LP-1, LP-2 and LP-3 were consolidated onto sheet SE-2. The notes were updated to remove references to proposed wall construction.
 - c. The following details were added to the ELS plan set on Sheet SE-2.
 - i. Double row of chain link fence.
 - ii. Anti-tracking pad detail.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kate Throckmorton', with a large, stylized loop at the end.

Kate Throckmorton, ASLA
Landscape Architect

Sugarloaf-response ltr-1.wpd

Peak Engineers, LLC

PROVIDING CIVIL ENGINEERING SERVICES

Office: 4 Old Mill Road, Redding, Connecticut

Postage: PO BOX 312, Georgetown, CT 06829

Tel 203-834-0588

Email: tquinn@peakengineersllc.com

March 12, 2024

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

Re: 53 Sugar Loaf Drive, SDP #6-23,
Robert Lupinski
53 Sugar Loaf Drive
Wilton, CT

Dear Commission Members:

Peak Engineers, LLC has prepared the attached Grading plan, dated revised March 12, 2024. The plan revises the proposed grading on the Lupinski Property as follows:

1. All walls along Gormley and Vizer property lines will be removed.
2. Property to the south, Cappel: The south west wall will be removed, except for the lowest base stones, which trespass.
3. Property to the south, Cappel- The south east wall, built on the property line, will remain.
4. For the Gormley and Vizer property lines: The finished slope will be flatter than the maximum allowed by the town zoning regulations.
5. For the Gormley and Vizer property lines: The grading will provide for a swale/sump at the base of the slope (between the base of the slope and the property line).
6. No walls will be built uphill of the Gormley Property.
7. Vizer: The slope will extend uphill to a four foot stone slope treatment. Then there will be a flat area (terrace) that is a minimum of 10' wide (measured uphill). The flat area will

include a gravel sump. Then another four foot high slope treatment. After this second treatment the slope will extend up to meet current grade.

8. Crowell: The walls along the Crowell property will be removed except for 15 feet of wall located in the north east corner of the Lupinski property. This section of wall, per the survey, does not trespass onto the Crowell property.
9. Crowell: A four foot tall slope treatment will be constructed a minimum of 5' from the property line. The treatment will be about 60' long.
10. The stone infiltration trench, locate at the top of the slope, indicated on the previous plan, will remain on this plan.
11. The infiltration galleries and drainage system, indicated on the previous plan, will remain on this plan.

Yours:

A handwritten signature in black ink, reading "Thomas S. Quinn". The signature is written in a cursive, flowing style with a large initial 'T' and 'Q'.

Thomas S. Quinn, P.E.
For Peak Engineers, LLC

Robert Lupinski
53 Sugarloaf Drive
Wilton, CT 06897

Jennifer Cappel Perkins
47 Sugarloaf Drive
Wilton, CT 06897

Margaret Welz Gormley
40 Saunders Drive
Wilton, CT 06897

Sarah and David Crowell
61 Sugarloaf Drive
Wilton, CT 06897

Yuri and Tania Vizer
46 Saunders Drive
Wilton, CT 06897

March 13, 2024

**Re: Request for consent to conduct remedial work on properties adjacent to
53 Sugarloaf Drive.**

Dear Ms. Perkins, Mr. and Mrs. Crowell, Mr. and Mrs. Vizer and Ms. Gormley,

At the outset, I would like to again offer my apologies for having created the existing conditions at my property, and for the inconvenience it has caused each of you.

I am writing to formalize and clarify the commitments I am making to each of you, my adjacent neighbors, in connection with my commitment to the Planning & Zoning Commission and its Staff to rectify any inadvertent trespass involving the retaining wall on my property, as well as alterations to the grading of my yard. All remedial work will be carried out in full compliance with the zoning regulations and adherence to the plans and associated documents filed with the Planning & Zoning Commission.

In particular, I commit to the following:

1. I will promptly begin and complete the work as shown in the plans and other filings with the Planning and Zoning Commission. Those plans and filings are:
 - a. Environmental Land Solutions, LLC ("ELS") letter to the Commission dated March 12, 2024.
 - b. Sedimentation and Erosion Controls and Compliance Plan (SE-1) prepared by ELS dated March 12, 2024.
 - c. Notes and Details (SE-2) prepared by ELS dated March 12, 2024.
 - d. Peak Engineers, LLC ("Peak") letter to the Commission dated March 12, 2024.
 - e. Grading Plan (GP-1) prepared by Peak dated August 31, 2023 and last revised March 12, 2024.
 - f. Site Retaining Boulders Plan prepared by Structural Consulting Services, LLC dated March 13, 2024.

2. I will ensure timely completion of the work, with a specific start date immediately after approval by the Planning and Zoning Commission and a completion date of no later than the middle of August. Work will only be conducted Monday through Friday between the hours of 7:30 am and 5:30 pm.
3. I will ensure that all contractors performing work, whether on the Lupinski property or adjacent parcels, will be properly licensed and insured.
4. I, or a contracting entity on my behalf, will obtain all necessary permits from the Town of Wilton.
5. At the completion of the work, I will have all building materials, fencing and debris removed from adjacent properties and will restore your property to its previous condition.
6. I will maintain adequate general liability insurance, as illustrated by the copies of the insurance certificate which has been issued and previously delivered to each of you.
7. I will maintain regular communication with the Planning & Zoning Commission and Michael Wrinn, Director of Planning & Zoning, to facilitate tracking of the progress of the work.
8. I will request and coordinate on regular inspections by Mr. Wrinn or his designee and comply with recommendations they make to ensure full compliance with the zoning regulations and the plans mentioned above.

I represent and warrant to each of you (i) that I am the sole owner of the property known as 53 Sugarloaf Drive, Wilton, Connecticut and that I have full authority to enter into this commitment to you, (ii) that the performance of the work described in this letter does not violate the terms of any agreement or mortgage I am a party to or that any part of the property is subject to, and (iii) I will engage to perform the work described above only qualified contractors who are capable of completing the work within the time frame I have included above.

As you are aware, I require your permission to remove any trespassing boulders and soil, to install erosion control features and a chain-link fence on your property to undertake this remedial work. The Planning & Zoning Commission will not approve my pending application until your consent is obtained for the portion of the work to take place on your property.

I respectfully request that you signify your permission to proceed with the work by countersigning and returning a copy of this letter.

Once again, I offer my apologies for the inconvenience caused by this situation.

Yours sincerely,

Robert Lupinski

CC: Planning & Zoning Commission
Michael Wrinn
Frank Smeriglio, PE
Jim Carlon, Esq
Kate Throckmorton, ASLA
Tom Quinn, PE
Andrew McConnell, PE
James D'Alton Murphy, Esq.

Reviewed and approved by:

Jennifer Cappel Perkins

David Crowell

Sarah Crowell

Margaret Welz Gormley

Yuri Vizer

Tania Vizer

Letter to Perkins Gromley Vizer and Crowell 03-10-24