

**Wrinn, Michael**

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**From:** David J. Crowell <dave.crowell@gmail.com>  
**Sent:** Monday, July 24, 2023 6:00 PM  
**To:** Wrinn, Michael; Bunting, Timothy  
**Cc:** sprayfoamart@gmail.com  
**Subject:** P& Z Meeting re 53 Sugarloaf Drive - July 24th - Conditional Approval from Crowells

**CAUTION:** This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Hello Mr. Wrinn: My neighbors (Yuri and Tania Vizer copied) just told me this meeting is scheduled for this evening and I will try to attend via Zoom. I had not received notice of this meeting hence the delay in sending this email. I granted approval to Mr. Lupinski's request on behalf of David and Sarah Crowell for 61 Sugarloaf Drive on the basis all work would be completed within 60 days of the date when he is permitted to commence work (not when he actually elects to start work.) That approval was after discussing this with Mr. Lupinski and him assuring me that it will be done in less time than 60 days, but he would like a buffer hence the longer 60 day time frame. I had additional comfort given the Viziers' retained an attorney and their approval was pending Mr. Lupinski's commitment that all work will be done in a professional and workmanlike manner by licensed contractors and with time is of the essence timing, not to exceed 60 days. Mr. Lupinski has declined to make the commitment and execute the settlement agreement so absent legally binding assurances with associated consequences such as fines, I am not supportive of granting him permission and am withdrawing my consent if that is in fact the case. His property has been under construction for 10 years now and I have zero confidence that after 10 years of no work and illegal work that he will deliver on a 60 day promise. We will just be left to look at more dirty piles and blight for years to come with little recourse or consequence as has been the case for the last decade. Of course, if Mr. Lupinski commits to the 60 days and the Town of Wilton will be able to enforce this deadline with meaningful remedies then I remain supportive. I assume that given the dangers too life and property by the conditions of the illegal retaining wall that the Town of Wilton will seek comfort that any remediation is quick, in compliance with code and done by someone that is duly qualified and licensed.

Best regards, David and Sarah Crowell - 61 Sugarloaf Drive, Wilton CT 06897

David & Sarah Crowell  
61 Sugarloaf Dr.  
Wilton, CT 06897

RECEIVED  
JUL 24 2023  
PLANNING & ZONING

June 03, 2023

To whom it may concern:

As owner of the referenced premises, the undersigned authorizes Robert Lupinski to file for a Site Plan Permit to deconstruct portions of the retaining wall on our shared property line and remove any portion of the wall that may extent onto our property.

Sincerely,

Sarah Crowell



Date: 6-22-23

David Crowell



Date: 6-22-23

Jennifer Perkins  
47 Sugarloaf Dr  
Wilton, CT 06897

RECEIVED  
JUL 24 2023  
PLANNING & ZONING

July 20, 2023

To whom it may concern:

As owner of the referenced premises, the undersigned authorizes Robert Lupinski to file for a Site Plan Permit to deconstruct portions of the retaining wall on our shared property line and remove any portion of the wall that may extend onto our property.

Sincerely,



Jennifer Perkins

7-20-2023

Date:

**From:** [David J. Crowell](#)  
**To:** [Jim Murphy](#)  
**Cc:** [Andrew P. McConnell \(amcconnell@scs-pc.com\)](#); [Callahan, Rich](#); [James Carlon \(jcarlon@dmoc.com\)](#); [Lotte Meijhuis](#); [Wrinn, Michael](#); [Sarah Bolt](#); [Tania Dobrianska](#); [Tom Quinn](#); [iuriivizer@yahoo.com](#); [jencperk@gmail.com](#); [kate@elsllc.net](#); [peggygormley852@gmail.com](#); [rlupinskillc@gmail.com](#)  
**Subject:** Re: Summary of Major Changes to Lupinski Proposal  
**Date:** Wednesday, March 13, 2024 6:59:10 PM

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CAREFUL - From outside - CHECK before you CLICK.

Hi Jim: This is as clear as mud to me and I am nearing my frustration level with this disjointed process. Here's what I need as a regular neighbor to digest a proposal:

Delta between the mess I'm looking at today and what it will look tomorrow. I will leave gradients and technical details to the town as that's their role. My simple purpose is to walk out, have a coffee and not stare at some monstrosity and dirt piles.

I don't need hard copies. If I get a pdf I'm good with that. It's a waste of paper and I just throw it away.

Notice and consultation. The end work product will accommodate the preferences of the neighbors. We did not build it and if it detracts from our property views, value and enjoyment then that's not something I'm interested in entertaining.

Clear vision of what the town will approve given their direction to you. I'm done reviewing plans that the Commission views as simple fixes that inure solely to the benefit of the trespassing and negligent party.

This email and these plans provide little in the way of information we can digest without hiring professional engineers and I'm not doing that unless your client wants to write a check to a third party we nominate.

— Crowells

On Mon, Mar 11, 2024 at 5:31 PM Jim Murphy <[jmurphy@gregoryandadams.com](mailto:jmurphy@gregoryandadams.com)> wrote:

Dear All,

Tom Quinn has updated his letter; please see items #1 and #9.

He has also signed it.

Please disregard the draft I sent a few minutes ago.

Regards, Jim

**James D'Alton Murphy, Esq.**

Member CT, VT and NY Bar

Cell: 203-249-2345

Direct Dial: 203-571-6309

Email: [jmurphy@gregoryandadams.com](mailto:jmurphy@gregoryandadams.com)

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**From:** Jim Murphy <[jmurphy@gregoryandadams.com](mailto:jmurphy@gregoryandadams.com)>

**Sent:** Monday, March 11, 2024 5:24 PM

**To:** Michael Wrinn ([michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org)) <[michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org)>; Callahan, Rich <[Rich.Callahan@WILTONCT.ORG](mailto:Rich.Callahan@WILTONCT.ORG)>; David J. Crowell <[Dave.Crowell@gmail.com](mailto:Dave.Crowell@gmail.com)>; Tania Dobrianska <[tanja\\_vizer@yahoo.com](mailto:tanja_vizer@yahoo.com)>; [iurivizer@yahoo.com](mailto:iurivizer@yahoo.com); [peggygormley852@gmail.com](mailto:peggygormley852@gmail.com); [jencperk@gmail.com](mailto:jencperk@gmail.com)

**Cc:** Jim Murphy <[jmurphy@gregoryandadams.com](mailto:jmurphy@gregoryandadams.com)>; [rlupinskillc@gmail.com](mailto:rlupinskillc@gmail.com); [kate@elsllc.net](mailto:kate@elsllc.net); Tom Quinn <[tquinnpeak@gmail.com](mailto:tquinnpeak@gmail.com)>; Andrew P. McConnell ([amcconnell@scs-pc.com](mailto:amcconnell@scs-pc.com)) <[amcconnell@scs-pc.com](mailto:amcconnell@scs-pc.com)>; Lotte Meijhuis <[LMeijhuis@gregoryandadams.com](mailto:LMeijhuis@gregoryandadams.com)>; James Carlon ([jcarlon@dmoc.com](mailto:jcarlon@dmoc.com)) <[jcarlon@dmoc.com](mailto:jcarlon@dmoc.com)>

**Subject:** Summary of Major Changes to Lupinski Proposal

Dear Michael, Rich, Dave, Tania, Iuri, Jim, Peggy, and Jennifer,

**BY WAY OF AN UPDATE:** Our Design Team has been working quite a bit on emails of draft plans, meetings since the last hearing, including this weekend and today, to make major changes to the proposal.

The changes are intended to address the concerns of the Commission members and each of Robert's neighbors.

Attached is a written description of the changes as put together by Tom Quinn.

This is only an update by email and, although Michael Wrinn is addressed here, it is not a "new filing" with P&Z. This email does not include the drawings/plans which are still being worked on.

At the hearing tonight, we are first on the agenda at 7:00 by zoom. The link to the meeting is on the P&Z agenda. Our design Team will be available, but we will not be allowed to "present" the new design since it is not yet filed. We will answer any questions posed by the Commission.

**WHAT'S NEXT:** First, we will be filing a complete revised package with the Commission very soon. That package will include drawings and a revised letter from Robert to his neighbors.

Second, I respectfully request that each neighbor let me know if you have questions once you have seen the revised package.

Third, we are happy to have a call, zoom or in person meeting with anyone who would like to know more.

Fourth, we will present the details of the revised plan at the next P&Z public hearing scheduled for March 25<sup>th</sup>, by zoom at 7:00 PM.

Thank you, Jim

**James D'Alton Murphy, Esq.**

Member CT, VT and NY Bar

Cell: 203-249-2345

Direct Dial: 203-571-6309

Email: [jmurphy@gregoryandadams.com](mailto:jmurphy@gregoryandadams.com)

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**To:** [Jim Murphy](#)  
**Cc:** [Andrew P. McConnell \(amcconnell@scs-pc.com\)](#); [Callahan, Rich](#); [James Carlon \(jcarlon@dmoc.com\)](#); [Kathleen O'Neill](#); [Lotte Meijhuis](#); [Wrinn, Michael](#); [Tania Dobrianska](#); [Tom Quinn](#); [White, Daphne](#); [iuriivizer@yahoo.com](#); [jencperk@gmail.com](#); [kate@elsllc.net](#); [peggygormley852@gmail.com](#); [rlupinskillc@gmail.com](#)  
**Subject:** Re: FW: Lupinski - Application to Planning and Zoning Commission SDP#9-23  
**Date:** Wednesday, March 13, 2024 5:55:19 PM

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CAREFUL - From outside - CHECK before you CLICK.

I'm not an engineer but for my property it looks like I'll be looking at 3 retaining walls instead of two and instead of a flat area above the existing retaining stone boulder there will be a steep slope pointed toward the wall and at my property. You can have a 4' wall placed well inside your property, but I don't want a slope grade towards my property. The ground must be even with the top of the rock wall or lower, ie zero slope toward the Crowells. If this is an inaccurate depiction let me know.

On Wed, Mar 13, 2024 at 4:59 PM Jim Murphy <[jmurphy@gregoryandadams.com](mailto:jmurphy@gregoryandadams.com)> wrote:

**Dear Dave, Iuri, Tania, Jim, Peggy and Jennifer,**

I am pleased to report that we have filed a set of revised design application materials with P&Z this afternoon, both by email and on paper.

I am forwarding that same package to each of you here also by email, and Kate Throckmorton is delivering a set of the entire package to each of your homes this afternoon/early evening.

One item is missing; Robert's most up to date letter reciting his commitments is in his email for review and signature. When he sends it back I will send it to you.

**Dave,**

Thank you for your most recent e-mail requesting actual drawings of the proposed regrading. Please let me know if this e-mail of the drawings will suffice. If not, please let me have your address in Florida so we can send you a set on paper. Also, due to geography I would like to schedule a zoom or a call once you have had a chance to look at the package.

**Iuri, Tania and Peggy,**

Thank you to Peggy for her e-mail expressing a preference for an in-person meeting. I agree and I will circulate some suggested dates and times for next week.



**Jennifer,**

We still are hoping to hear from you and please give me a call at 2:03 249-2345 or let me know when and where I may call you.

Please let me know if anybody has any questions or concerns.

Best regards, Jim

**James D'Alton Murphy, Esq.**

Member CT, VT and NY Bar

Cell: 203-249-2345

Direct Dial: 203-571-6309

Email: [jmurphy@gregoryandadams.com](mailto:jmurphy@gregoryandadams.com)

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**From:** Kathleen O'Neill <[koneill@gregoryandadams.com](mailto:koneill@gregoryandadams.com)>

**Sent:** Wednesday, March 13, 2024 3:40 PM

**To:** Wrinn, Michael <[Michael.Wrinn@WILTONCT.ORG](mailto:Michael.Wrinn@WILTONCT.ORG)>; White, Daphne <[Daphne.White@WILTONCT.ORG](mailto:Daphne.White@WILTONCT.ORG)>; Callahan, Rich <[Rich.Callahan@WILTONCT.ORG](mailto:Rich.Callahan@WILTONCT.ORG)>

**Cc:** Jim Murphy <[jmurphy@gregoryandadams.com](mailto:jmurphy@gregoryandadams.com)>; Lotte Meijhuis <[LMeijhuis@gregoryandadams.com](mailto:LMeijhuis@gregoryandadams.com)>

**Subject:** Lupinski - Application to Planning and Zoning Commission SDP#9-23

Hello Michael, Daphne and Rich,

Attached please find Jim's letter to the Commission dated March 13, 2024 and the enclosures it references. Paper copies of all materials were delivered to the Annex a short while ago.

Would you please confirm your receipt of this email?

Thank you.

Kathleen

**Kathleen O'Neill, Paralegal**

Direct Dial: 203-571-6315

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