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PLEASE REPLY TO SENDER:
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March 20, 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:

Enclosed please find the following:

1. Sedimentation & Erosion Controls and Compliance Plan (SE-1) prepared by Environmental Land Solutions, LLC ("ELS") dated March 12, 2024 and revised March 19, 2024.
2. Notes and Details (SE-2) prepared by ELS dated March 12, 2024.
3. Retaining Boulder Elevations (D.1) prepared by ELS dated March 19, 2024.
4. Grading Plan (GP-1) prepared by Peak Engineers, LLC dated August 31, 2023 and last revised March 19, 2024.
5. Drainage Narrative, Current vs Post (March 12, 2024 Grading Plan) prepared by Peak Engineers, LLC dated March 19, 2024.
6. Site Retaining Boulders plan prepared by Structural Consulting Services, P.C. dated March 13, 2024 and revised March 20, 2024.
7. Neighbor Agreement letter dated March 18, 2024.

Following are responses provided by Tom Quinn, P.E. to recent comments made by Director Wrinn:

Comment #1 What is the difference in the amount of fill being removed under this plan from the earlier version the Commission was reviewing?

Response: The Peak Engineers Grading Plan (dated revised March 19, 2024) will require removal of approximately 1,600 cubic yards more earth and stone than the plan previously reviewed by the Commission. The previously reviewed plan was prepared by Environmental Land Solutions and dated January 26, 2024.

Comment #2 Timetable for completion needed.

Response: The estimated timetable for completion of the work indicated on the March 19 plan is essentially the same as the previous plan, 17 ½ weeks.

Comment #3 Site Retaining Boulders – Sincer these are not manufactured units with square edges, how is soil retained between the boulders?

Response: The boulder row will be constructed with stones of similar size and be fitted in a row to maximize surface area and minimize “gaps between stone”. The backside of the row will have an envelope of ¾” stone wrapped in filter fabric. Any gaps along the top of the stones will be infilled with stone wrapped in rectangular wire baskets to bridge gaps and maintain soil level. Please see the two attached details titled; Site Retaining Boulders and Site Retaining Boulders-Typical Front View.

Comment #4 Need to provide a detail with a head-on view of the wall. Does this become the standard stone wall?

Response: Please see the attached detail by Environmental Land Solutions, LLC dated March 18, 2024 which depicts a typical front view of the boulder row.

Comment #5 Details show boulders as being 5’ tall, typically how wide are they? Trying to understand how these are going to be placed.

Response: Please see detail provided by Structural Consulting Services, PC. Said detail, typical for a wall with an exposed height of 4’ requires the boulder to be a minimum of 5’ tall (one foot being buried). The detail also requires the boulder to have a minimum width at its base of 4’ and a minimum width at it top of 2’-6”.

Comment #6 Wall is considered a retaining wall, will need calculations and a review/approval by the building department.

Response: Calculations have been prepared by Structural Consulting Services, P.C. and are attached to this letter.

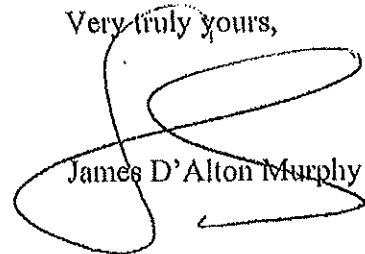
March 20, 2024
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Comment #7 Provide updated drawings from structural engineer of lateral slope loads for this new plan and on the wall itself.

Response: Please see the attached sketch by Structural Consulting Services, P.C.

We look forward to presenting this design proposal at the meeting of March 25, 2024.

Very truly yours,



James D'Alton Murphy

JD'AM/ko
Enclosures

cc: By email with enclosures:
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.

Robert Lupinski
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Sarah and David Crowell
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Margaret Welz Gormley
40 Saunders Drive
Wilton, CT 06897

Yuri and Tania Vizer
46 Saunders Drive
Wilton, CT 06897

March 18, 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. All the work will be completed in compliance with the drawings listed above.
3. 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.
4. I will ensure that all contractors performing work, whether on the Lupinski property or adjacent parcels, will be properly licensed and insured.
5. I, or a contracting entity on my behalf, will obtain all necessary permits from the Town of Wilton.
6. 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.
7. 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.
8. 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.
9. 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 agreement to the terms and conditions of this letter and grant your permission for me to proceed with the work by countersigning and returning a copy of this letter. Note, this letter is for the joint and several benefit of each of you and may be relied upon individually by each of you.

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.

Agreed and Accepted 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