

Robert Lupinski
53 Sugarloaf Drive
Wilton, CT 06897

Jennifer Cappel Perkins

47 Sugarloaf Drive

Wilton, CT 06897

Sarah and David Crowell

61 Sugarloaf Drive

Wilton, CT 06897

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
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