



August 21, 2023

**Via email delivery**

Mr. Robert Sanders, Chairman  
Architectural Review Board  
c/o Michael Wrinn  
Director of Planning and Land-Use Management/Town planner  
Town of Wilton, Town Annex  
238 Danbury Road. Wilton, CT 06897

**Re: request for an informal pre-application meeting with the planning and zoning commission to discuss, on a preliminary basis, proposed multi-family residential development at 64 Danbury Rd.**

Dear Chairman Sanders, members of the commission and Mr. Wrinn,

I am writing to respectfully request to be put on the next agenda in early September for a pre-application meeting with the Architectural Review Board (ARB) to discuss our concept plan.

Attached are draft architectural plans and an engineering layout for our proposed plan for 100 rental apartments as a replacement for the northern-most building of the Wilton Corporate Park.

Our goal at this meeting will be to:

1. Re-familiarize the ARB members with site.
2. Show our latest conceptual plans.
3. Discuss the architectural character of the buildings.
4. Receive comments from Board members.

We look forward to discussing our plan with the Board. Thank you for your consideration.

Very truly yours,

**Fuller Development, LLC**

A handwritten signature in blue ink that reads "Samuel B. Fuller".

**Samuel. B. Fuller**  
**President**

## **64 Danbury Road Development Narrative**

64 Danbury Road is a Condominium parcel representing the northernmost office building of the Wilton Corporate Park.

The site is constrained by its narrow width with a 20' grade change from east to west, very steep slopes, a watercourse, stormwater pipes that drain this watercourse and the adjacent office properties.

The proposed schematic plan addresses these site constraints and provides a unique design consisting of 3-unit modules featuring two garages, a single story "flat" apartment with two back-to-back townhomes over the garages and the flat. The buildings are 3 stories tall. These modules can be connected to form buildings with 8 to 18 apartments in each building. Having multiple buildings allows for grade changes to be made up between the buildings.

This plan has 100 total apartments consisting of 32 one-bedroom, 28 two-bedroom, 34 two-bedroom + den and 6 three-bedroom apartments. There are 68 garages with 16 tandem spaces in front and 133 surface spaces for a total of 217. Assuming 2 parking spaces per unit, 200 spaces would be needed. The plan would be to share parking (49 spaces) with the adjacent office buildings under a long-term parking agreement. A 1,500 square foot clubhouse and pool is also planned.

This plan conforms with the requirements in the zoning regulations for the DE-5 zone which the commission adopted in parallel with our approvals for our development at 141 Danbury Road. This proposal would include 10% of the homes to be deed restricted as affordable to persons earning no more than 80% of the Area Median Income.



SITE PLAN LEGEND

- - - - - UPLAND REVIEW AREA
- - - - - PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- ===== PROPOSED CURB
- ===== PROPOSED RETAINING WALL
- ===== PROPOSED BUILDING
- ⬆️ PROPOSED SIGN
- ⬆️ PROPOSED LIGHT FIXTURE
- ⬆️ PROPOSED CATCH BASIN
- ⬆️ PROPOSED YARD DRAIN
- ⬆️ PROPOSED MANHOLE
- ⬆️ PROPOSED ACCESSIBLE SYMBOL

| AREA AND BULK REQUIREMENTS                            |              |          |          |
|---|--------------|----------|----------|
|   | DE-5R (EAST) | EXISTING | PROPOSED |
| MIN. FRONT YARD                                       | 50           | 101.35   | 50.2     |
| MIN. SIDE YARD (EACH)                                 | 25           | 65.44    | 26.86    |
| MIN. SIDE YARD (RESIDENTIAL)                          | 50           | NA       | 79.87    |
| MIN. REAR YARD  | 50           | 495.2    | 59.92    |
| MIN. PARKING & LOADING SETBACKS (SIDE AND REAR YARDS) | 10           | 14.0     | 10       |
| MIN. PARKING & LOADING SETBACKS (RESIDENTIAL)         | 50           | 95.0     | 74.33    |
| MAX. BUILDING HEIGHT (FEET)                           | 3 / 39       | < 39     | < 39     |
| MAX. BUILDING COVERAGE (%)                            | 40%          | 21.74%   | 25.64%   |
| MAX. SITE COVERAGE (%)                                | 75%          | 46.41%   | ~49.5%   |
| MIN. LOT SIZE (ACRES)                                 | 3            | 22.27    | 22.27    |
| MIN. LOT FRONTAGE                                     | 150          | > 150    | > 150    |

PARKING SUMMARY

- SURFACE SPACES - 133
- GARAGE SPACES - 68
- TANDEM SPACES - 16
- ACCESSIBLE SPACES - TBD
- TOTAL SPACES - 217



SIGN LEGEND

- A STOP
- B RESERVED PARKING PERMIT REQUIRED
- C VAN ACCESSIBLE

PRELIMINARY

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

64 Danbury Road

Fuller Development

Wilton, CT

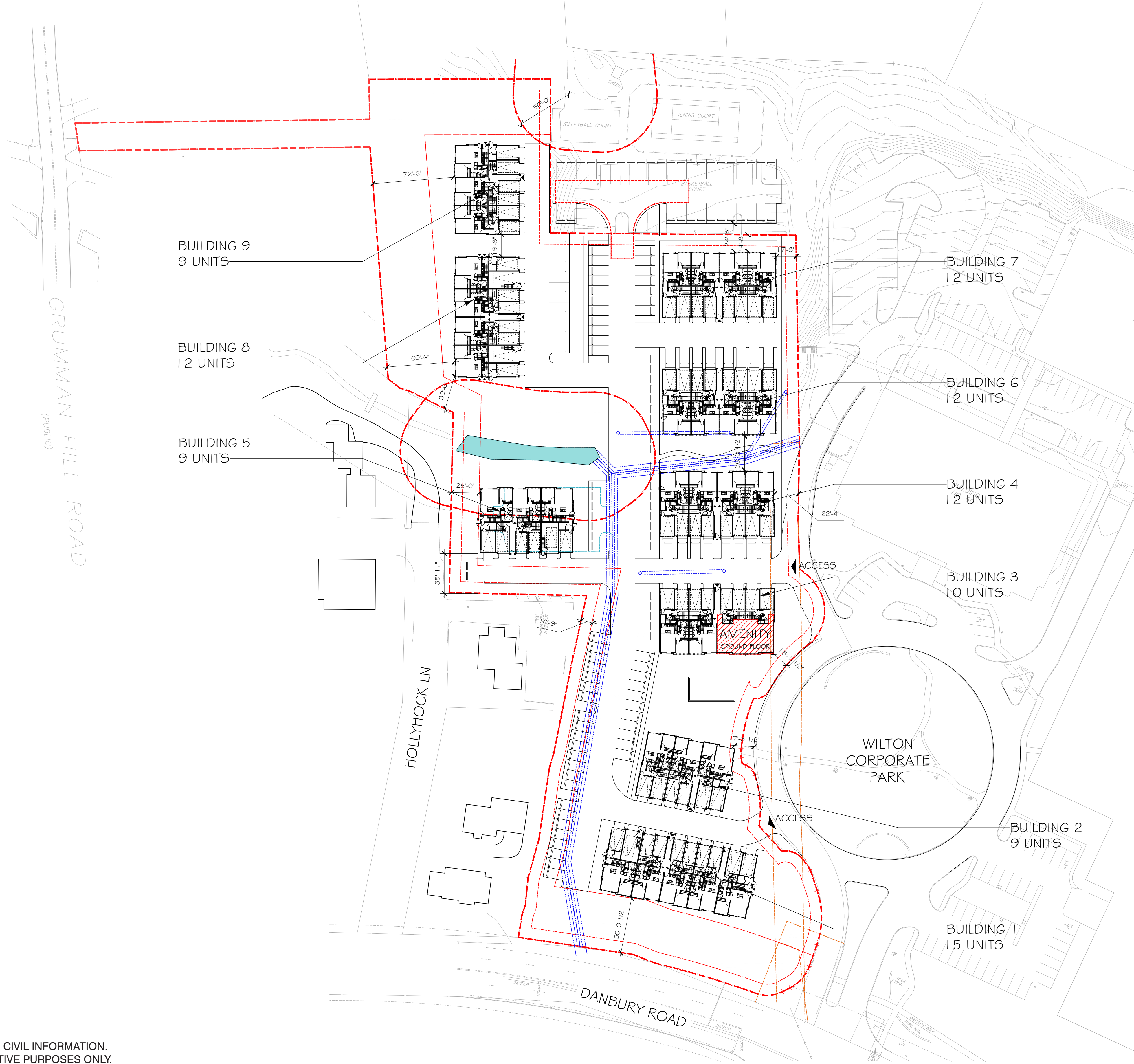
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|----------------------|--------------------------|-------------|
| PROJECT NO:          | F0173                    |             |
| DATE:                | 08/09/2023               |             |
| FILE:                | F0173-001-C-100-SITE.dwg |             |
| DRAWN BY:            | XXX                      |             |
| DESIGNED/CHECKED BY: | EWL                      |             |
| APPROVED BY:         | JWB                      |             |

SITE PLAN

SCALE: 1" = 30'

C-100





UNITS: 100

|             |    |      |
|-------------|----|------|
| 1 BR:       | 32 | 32 % |
| 2 BR:       | 28 | 28 % |
| 2 BR + DEN: | 34 | 34 % |
| 3 BR:       | 6  | 6 %  |

PARKING  
GARAGES: 68 + 16 TANDEM  
SURFACE: SEE CIVIL ENG. PLAN

AMENITY  
+/- 1,516 SQ. FT.

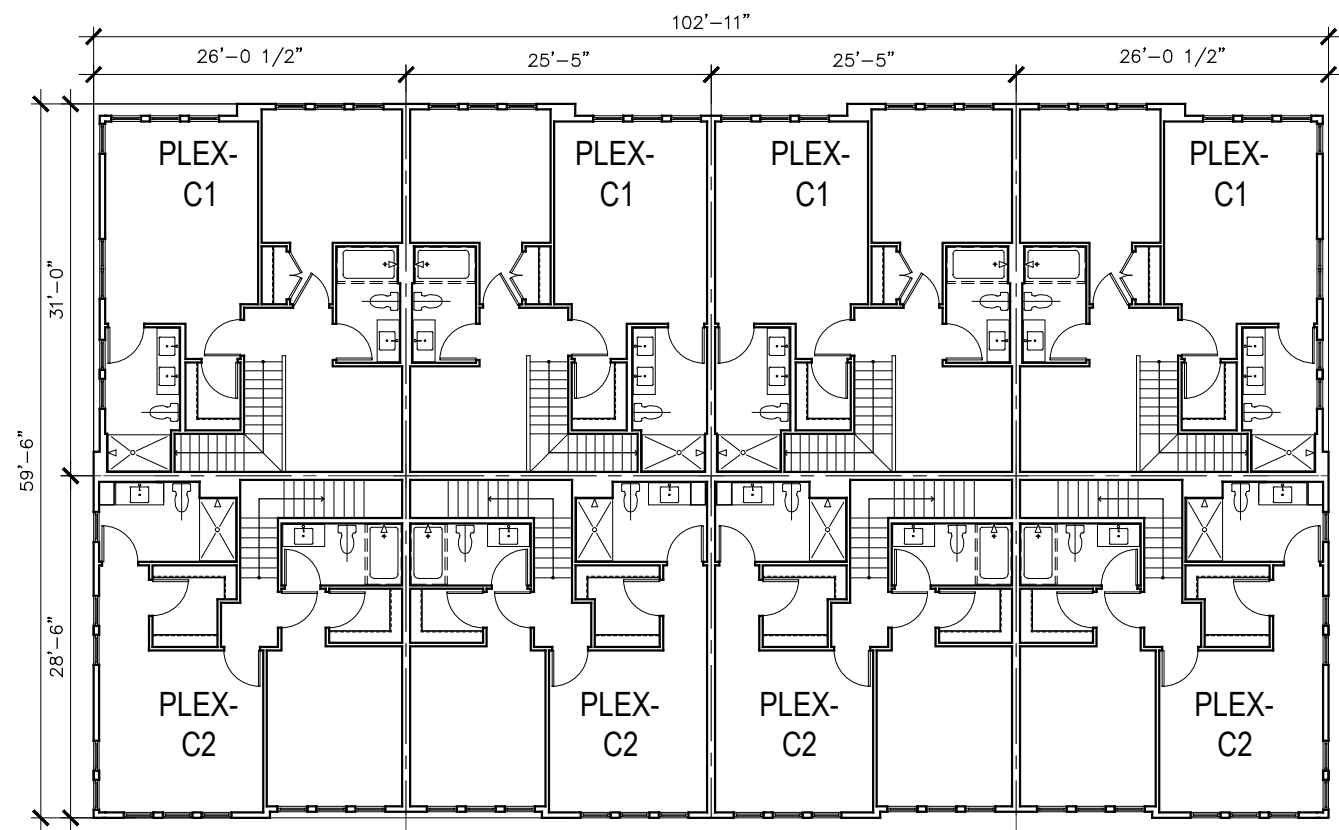
\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

## ILLUSTRATIVE SITE PLAN

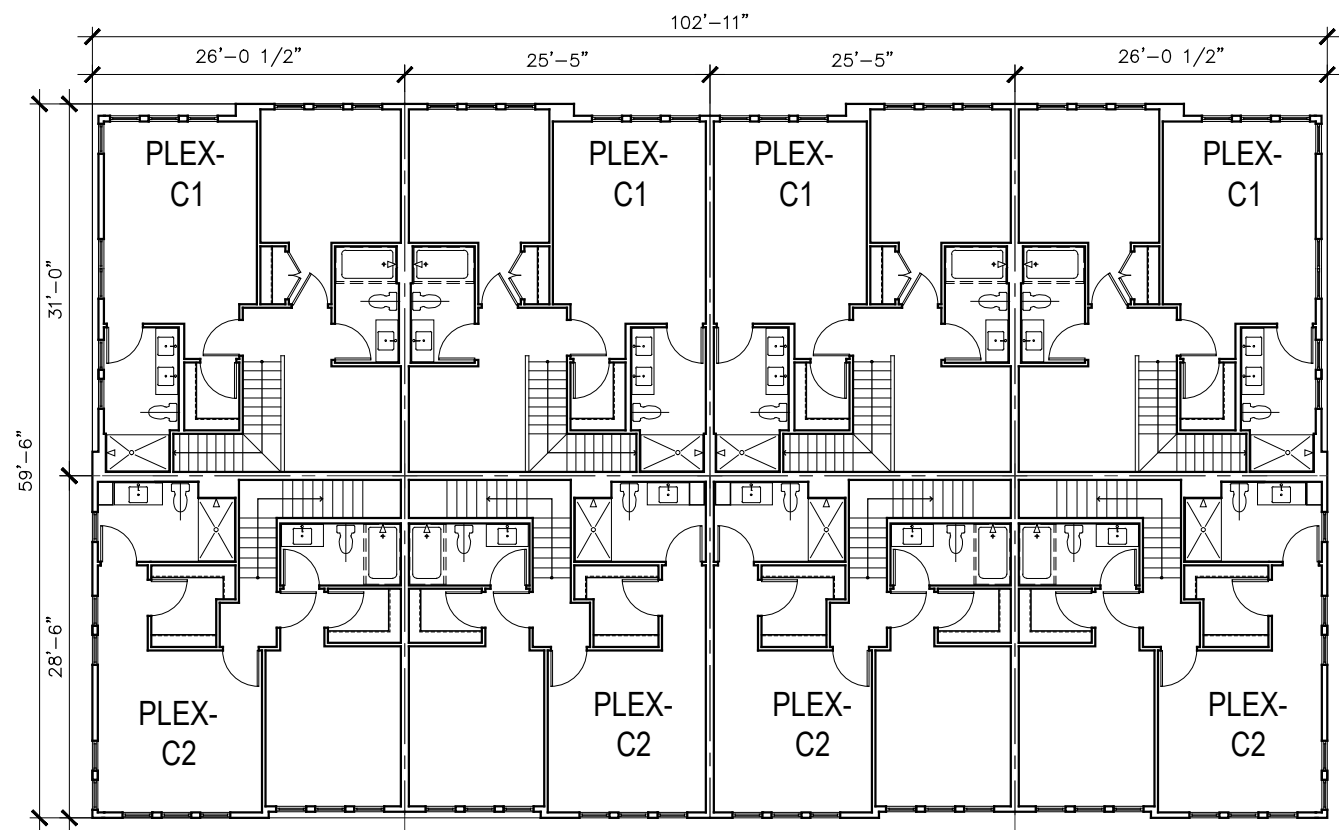
SITE PLAN SUBMISSION

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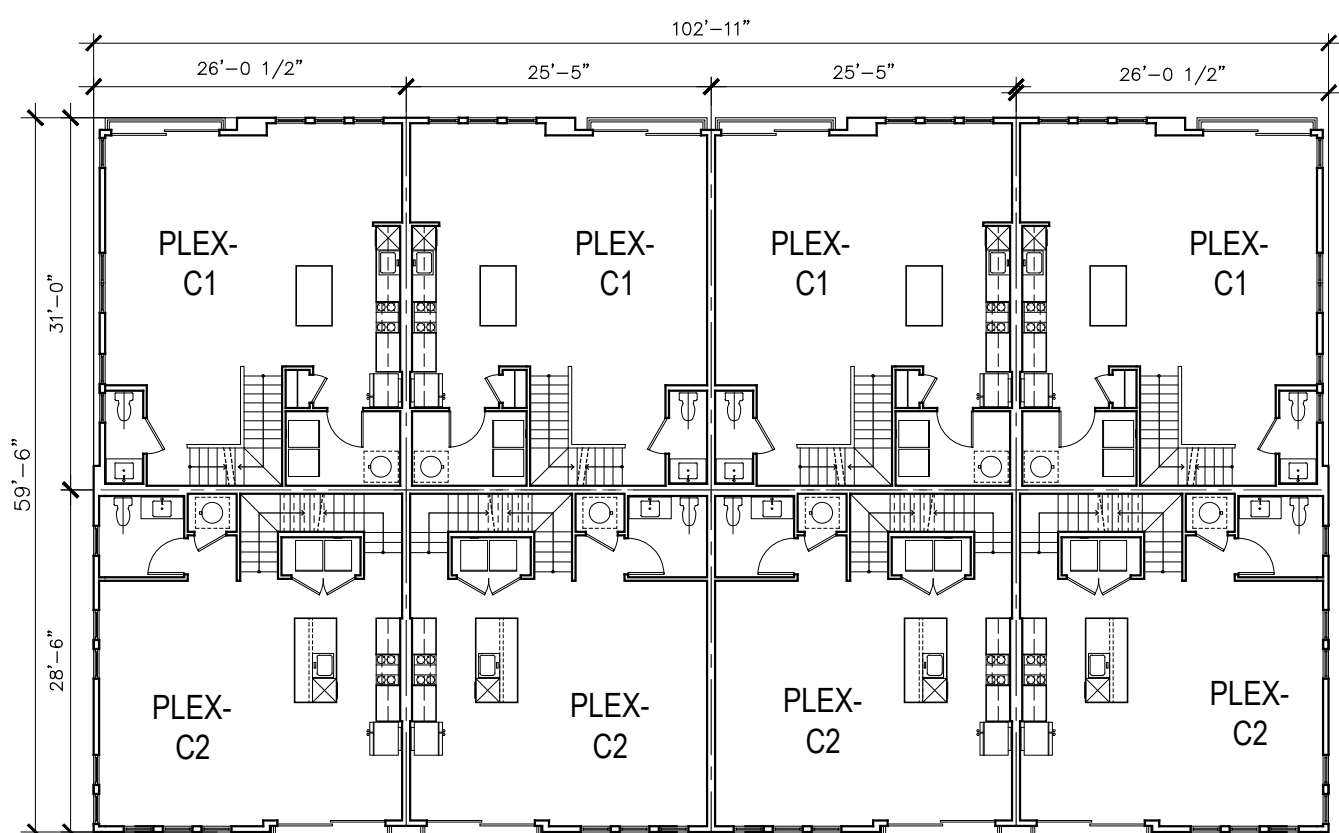




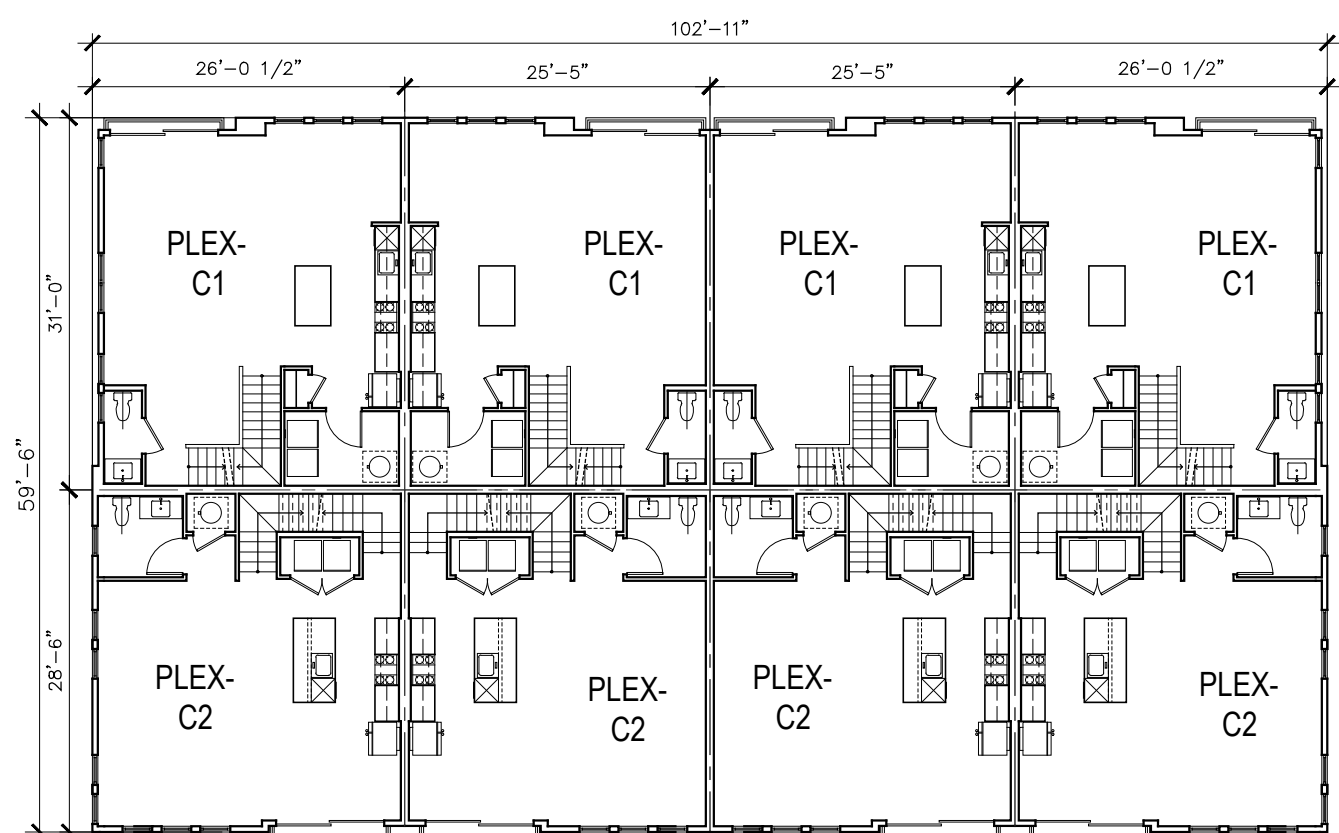
PLEX - BUILDINGS 4, 6, AND 7  
3RD FLOOR



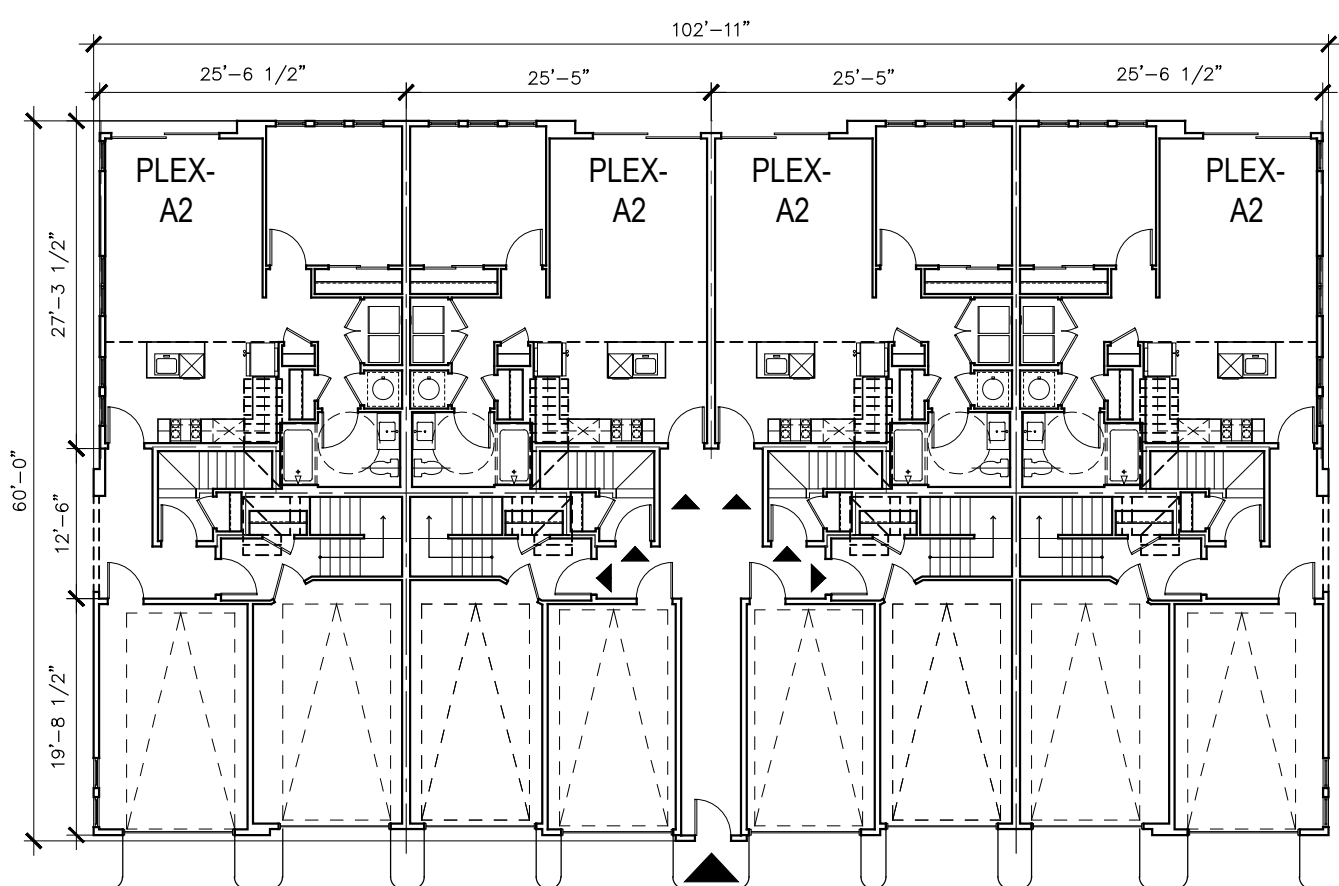
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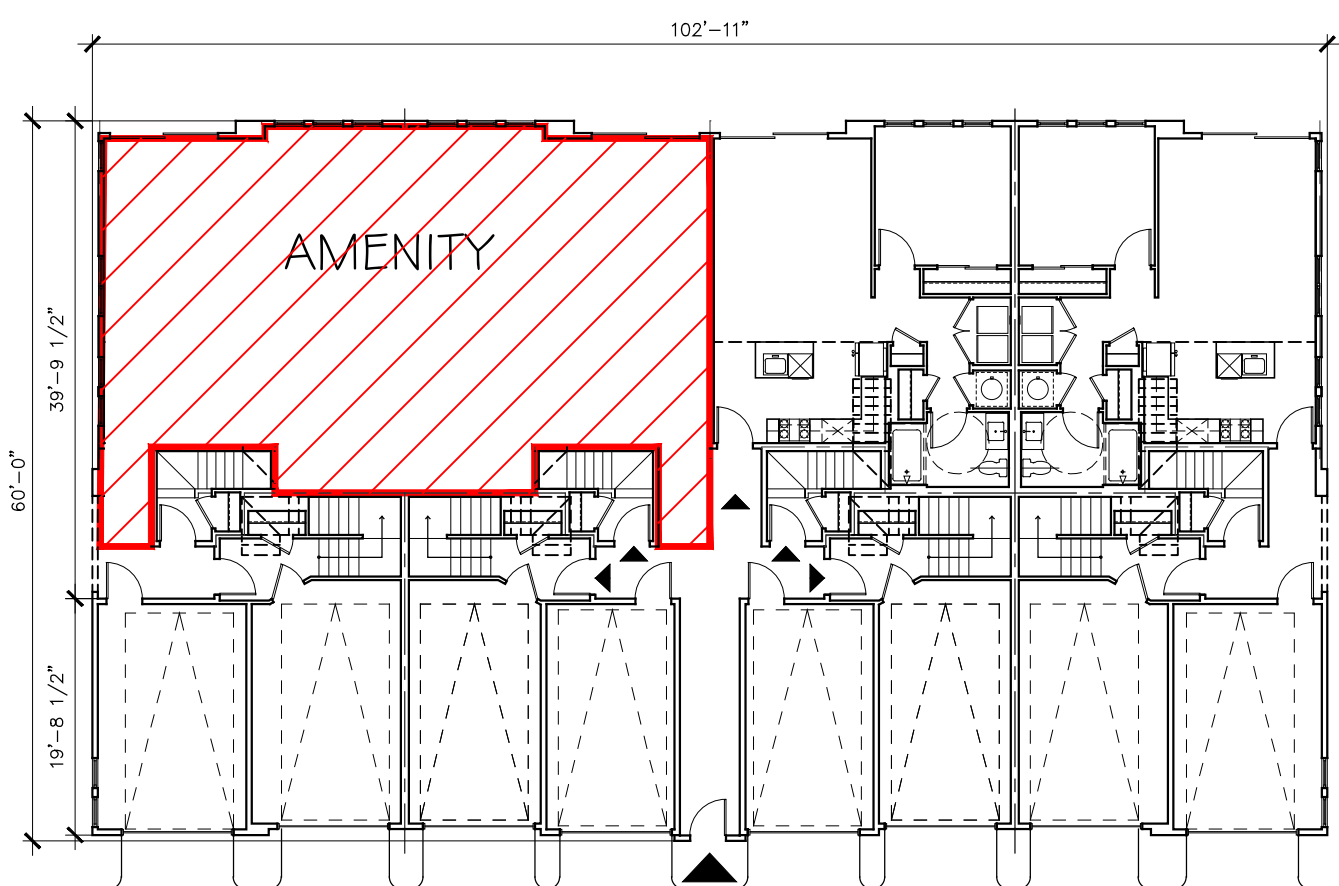
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2ND FLOOR



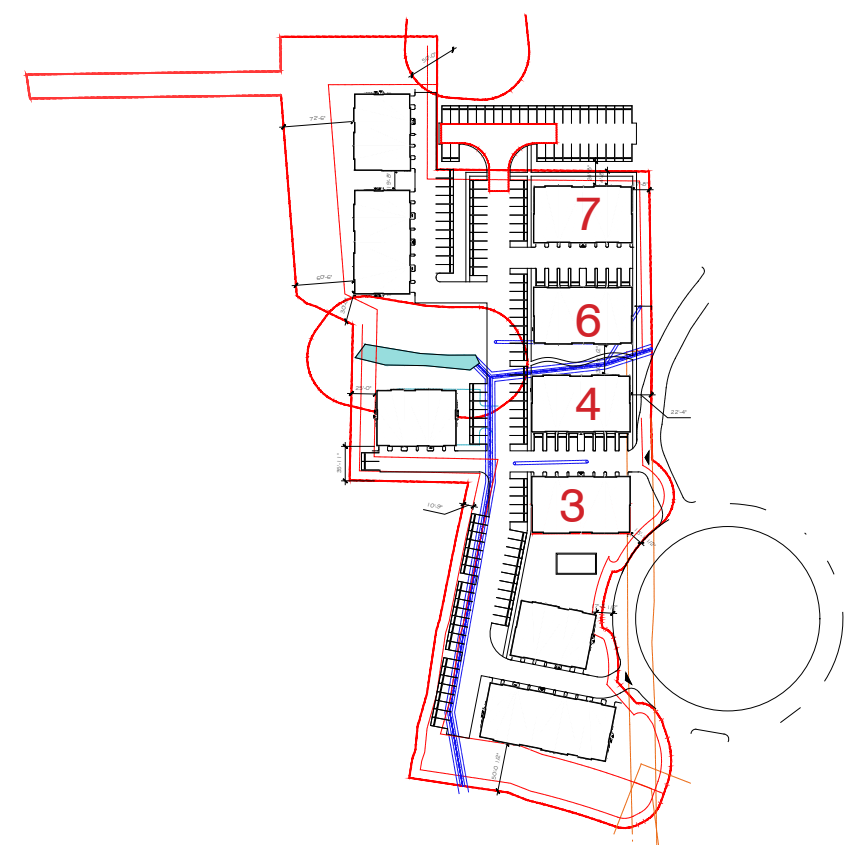
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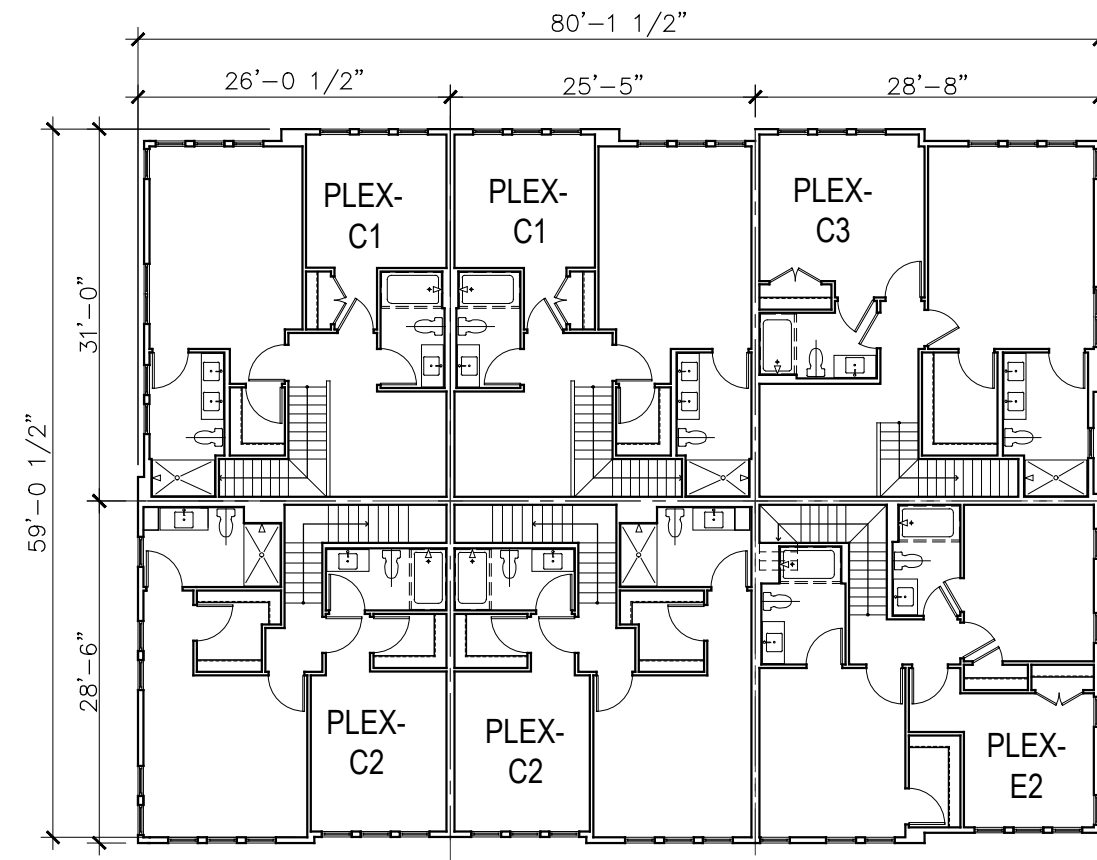
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1ST FLOOR



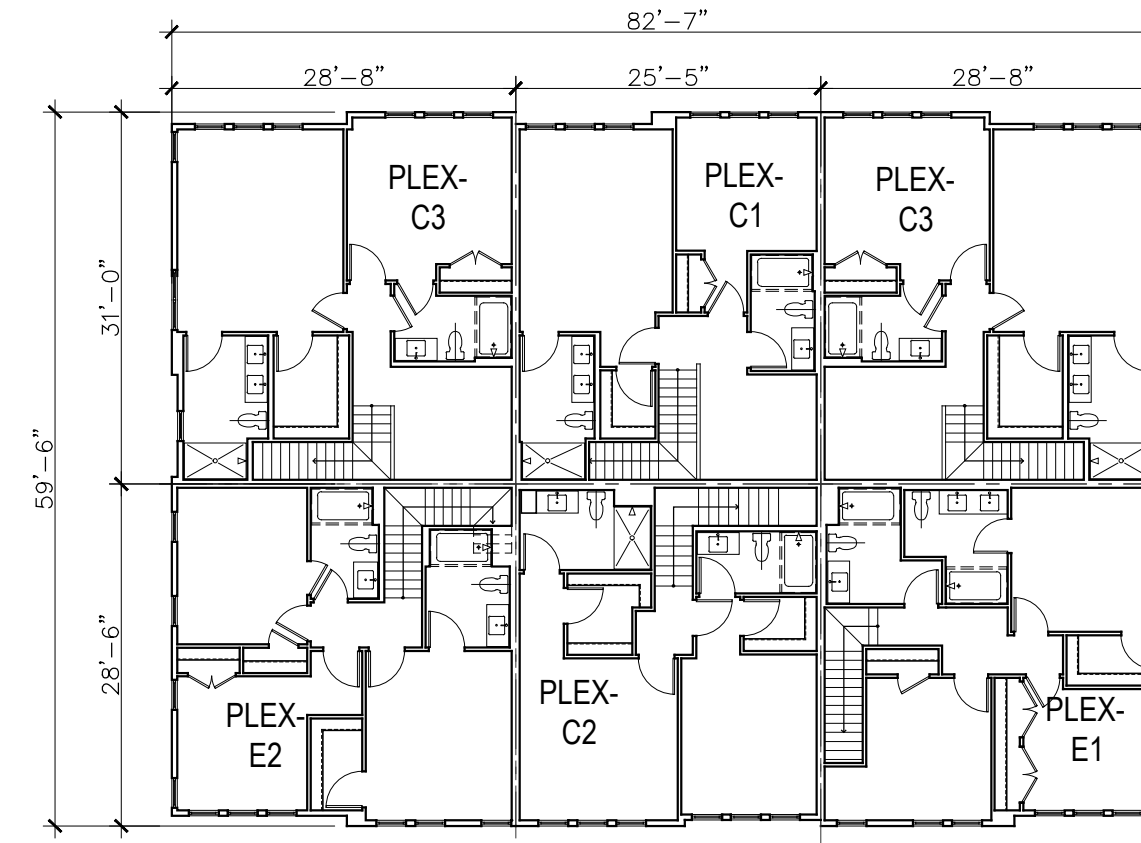
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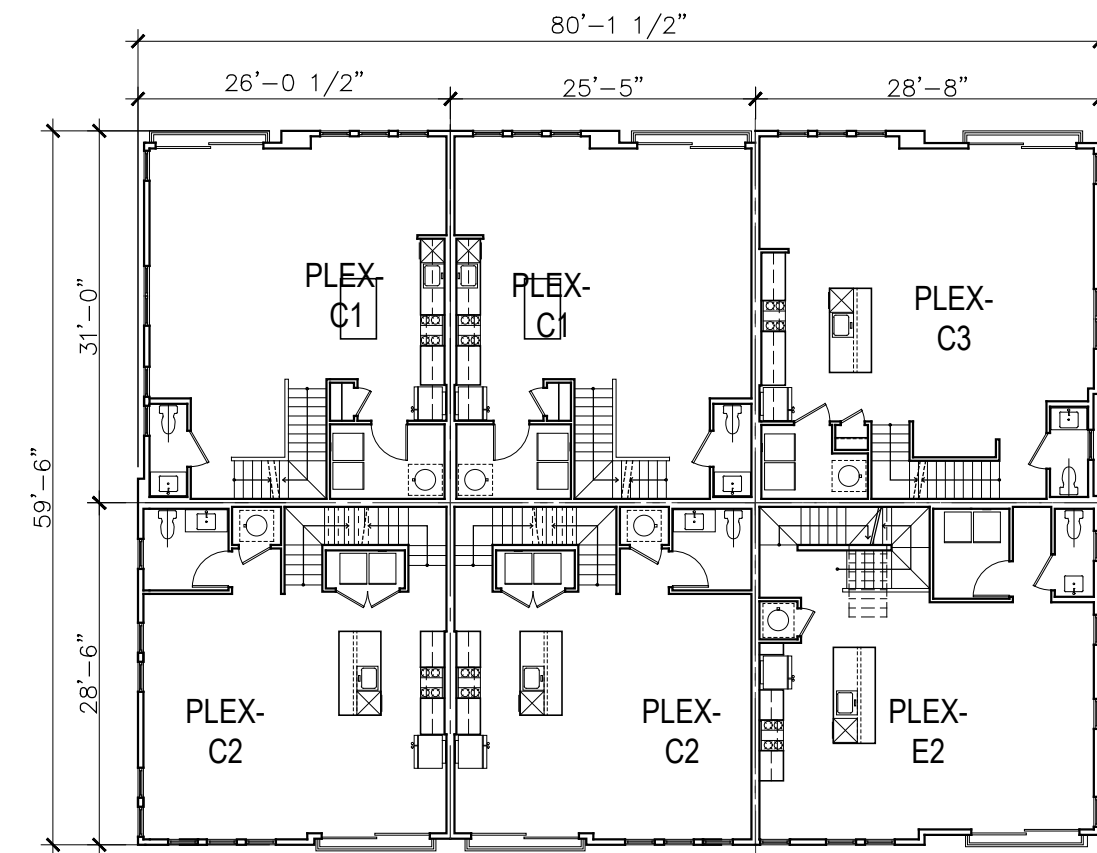
KEY PLAN



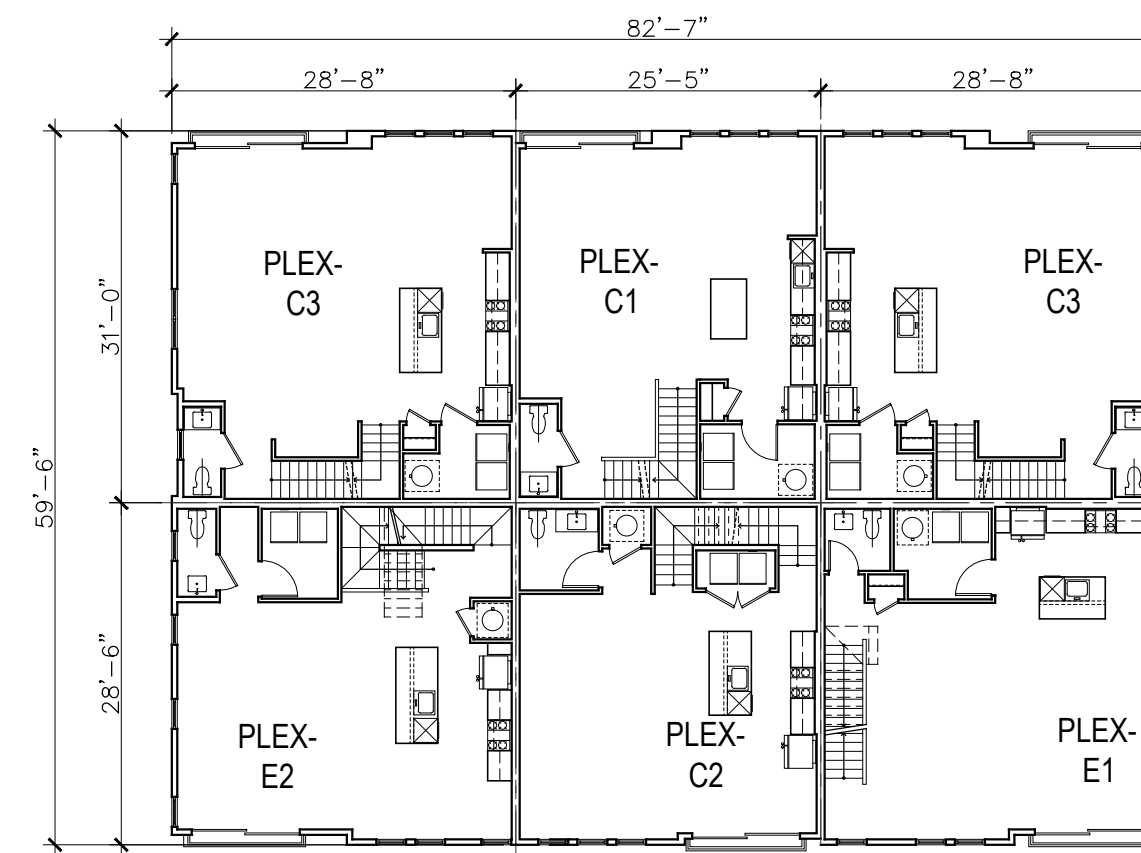
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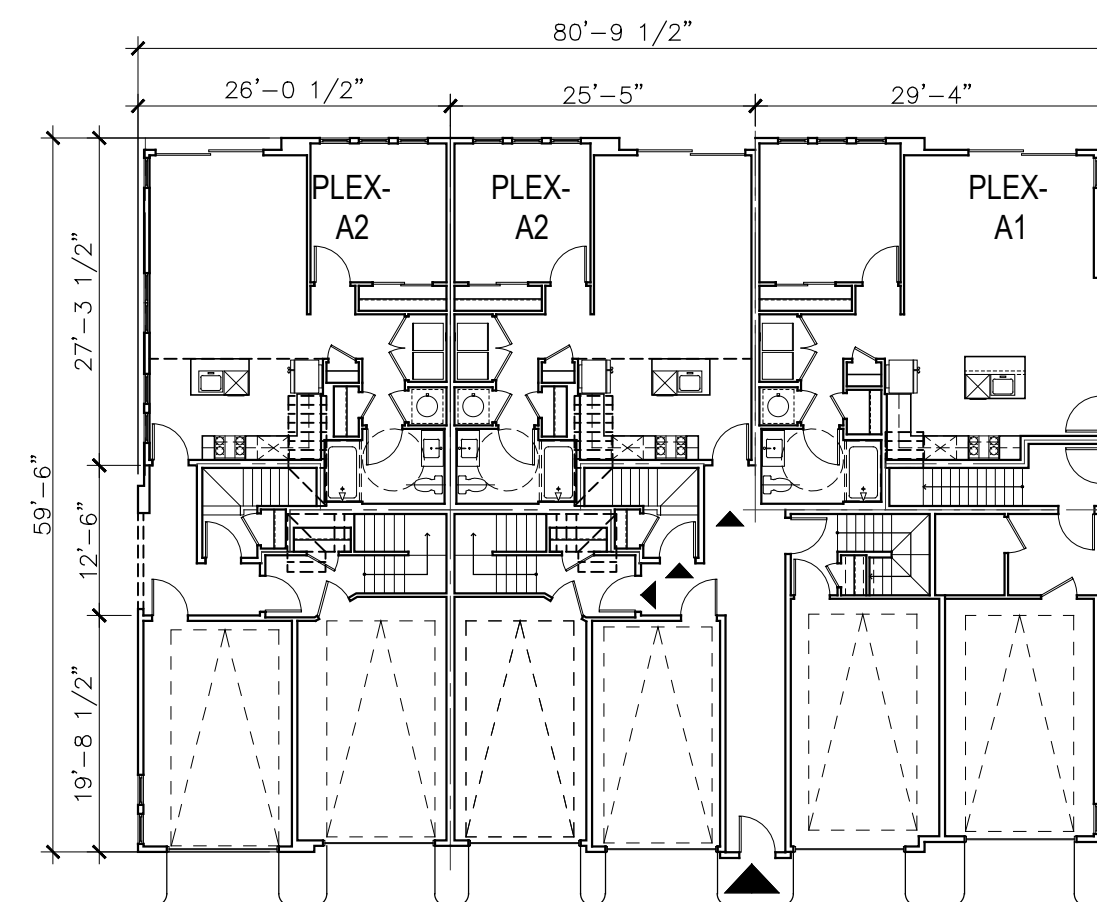
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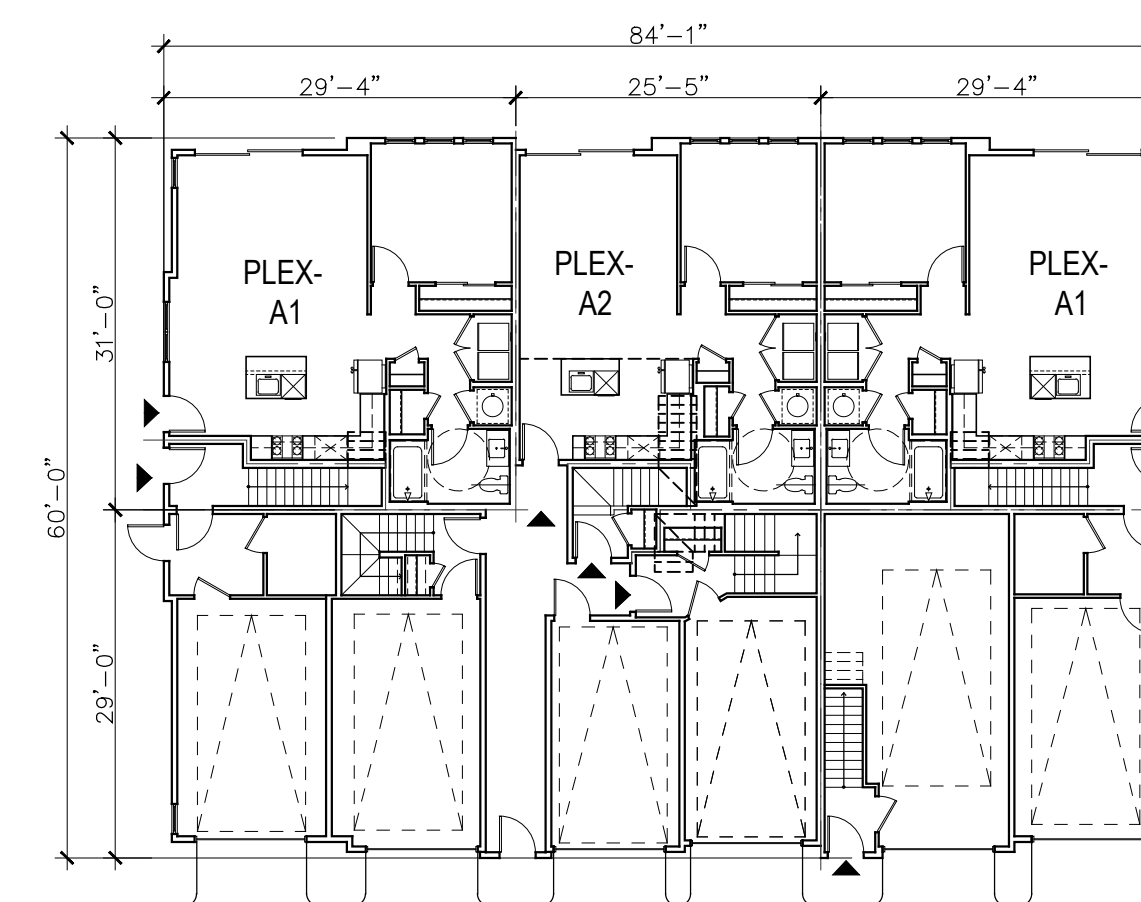
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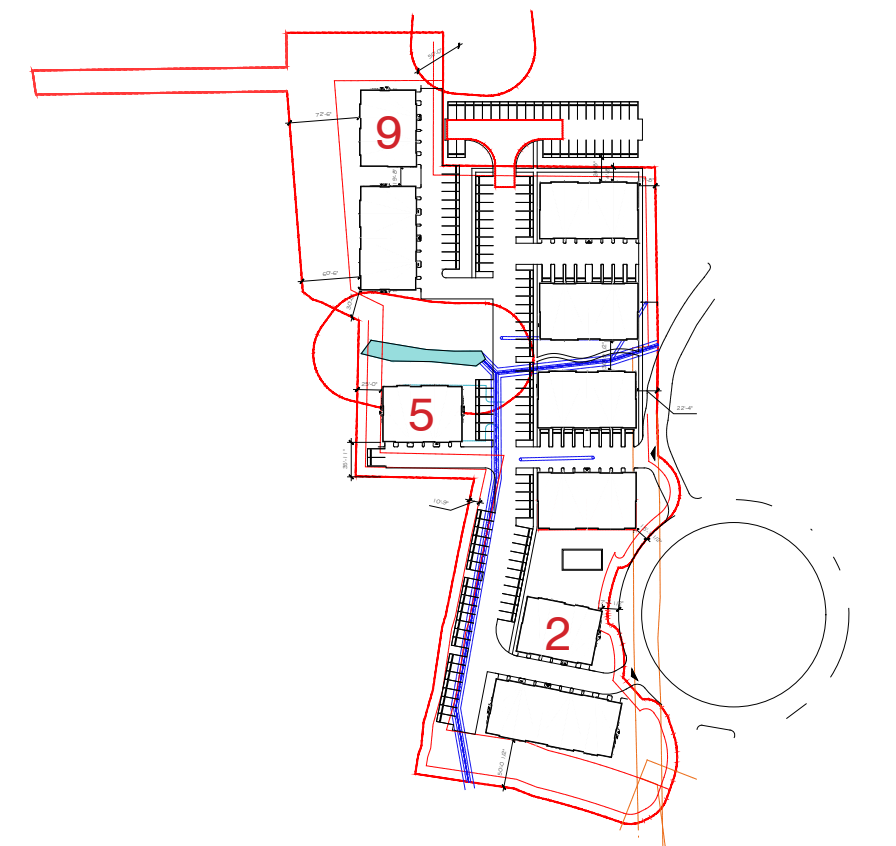
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PLEX - BUILDING 2 (AND 9)  
1ST FLOOR

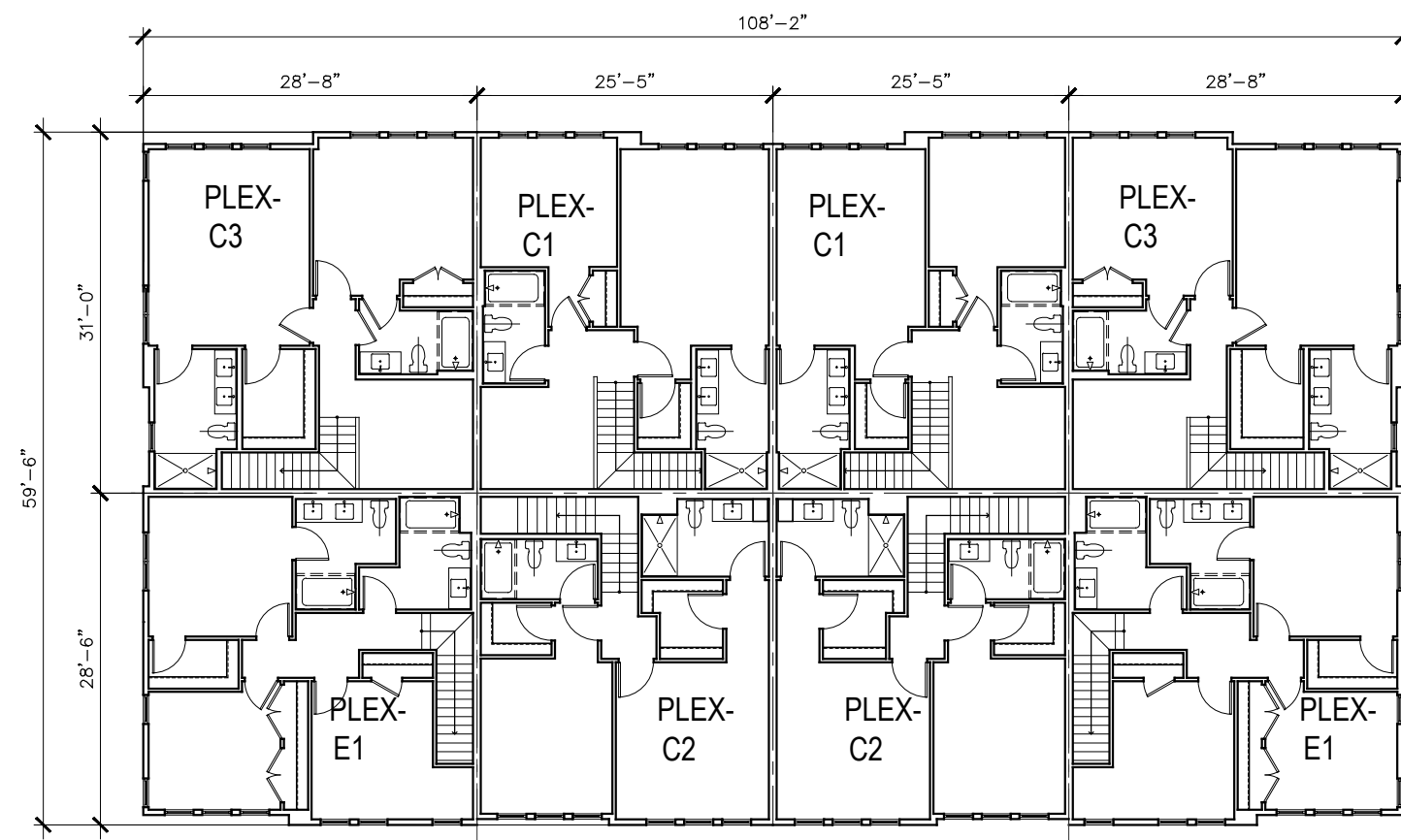


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1ST FLOOR

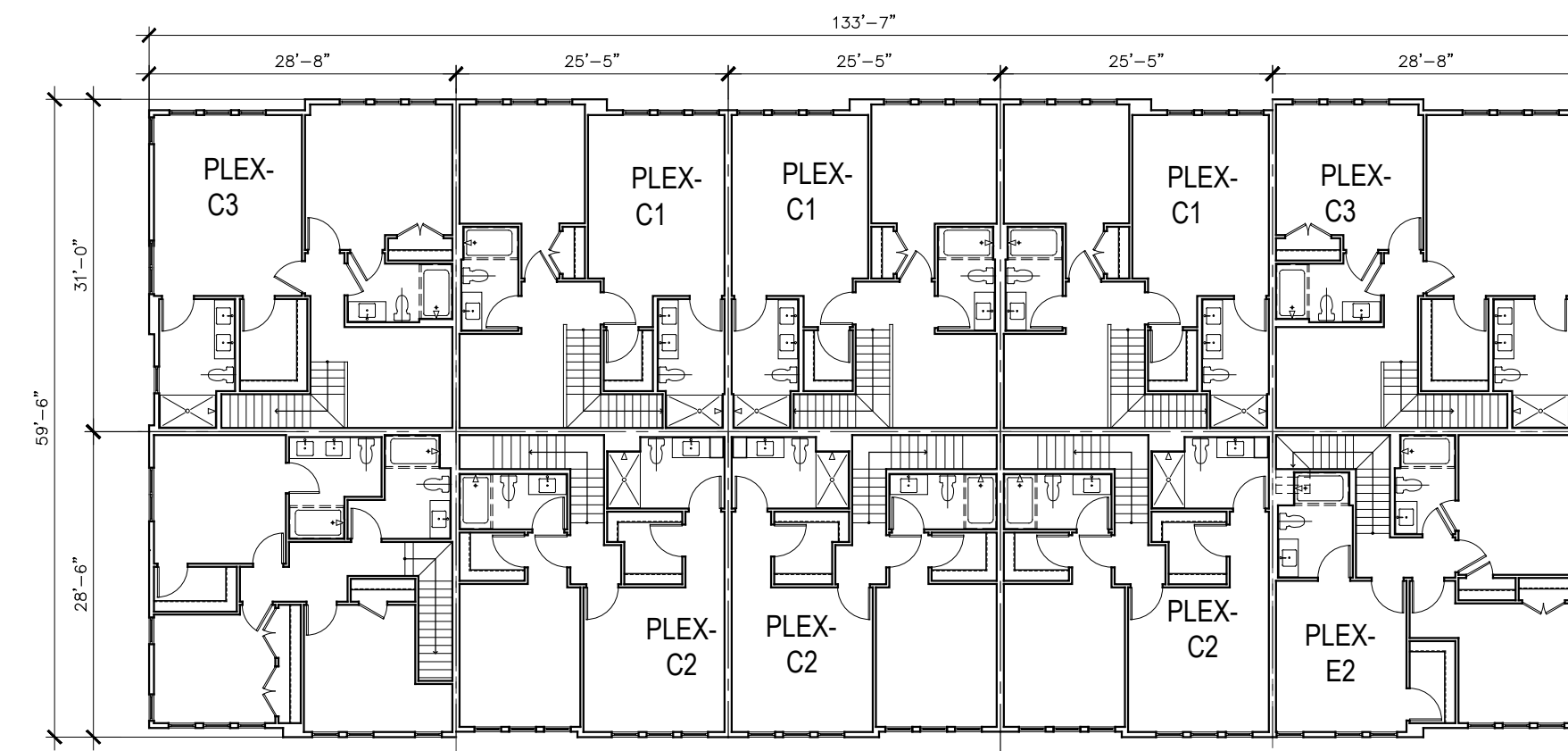


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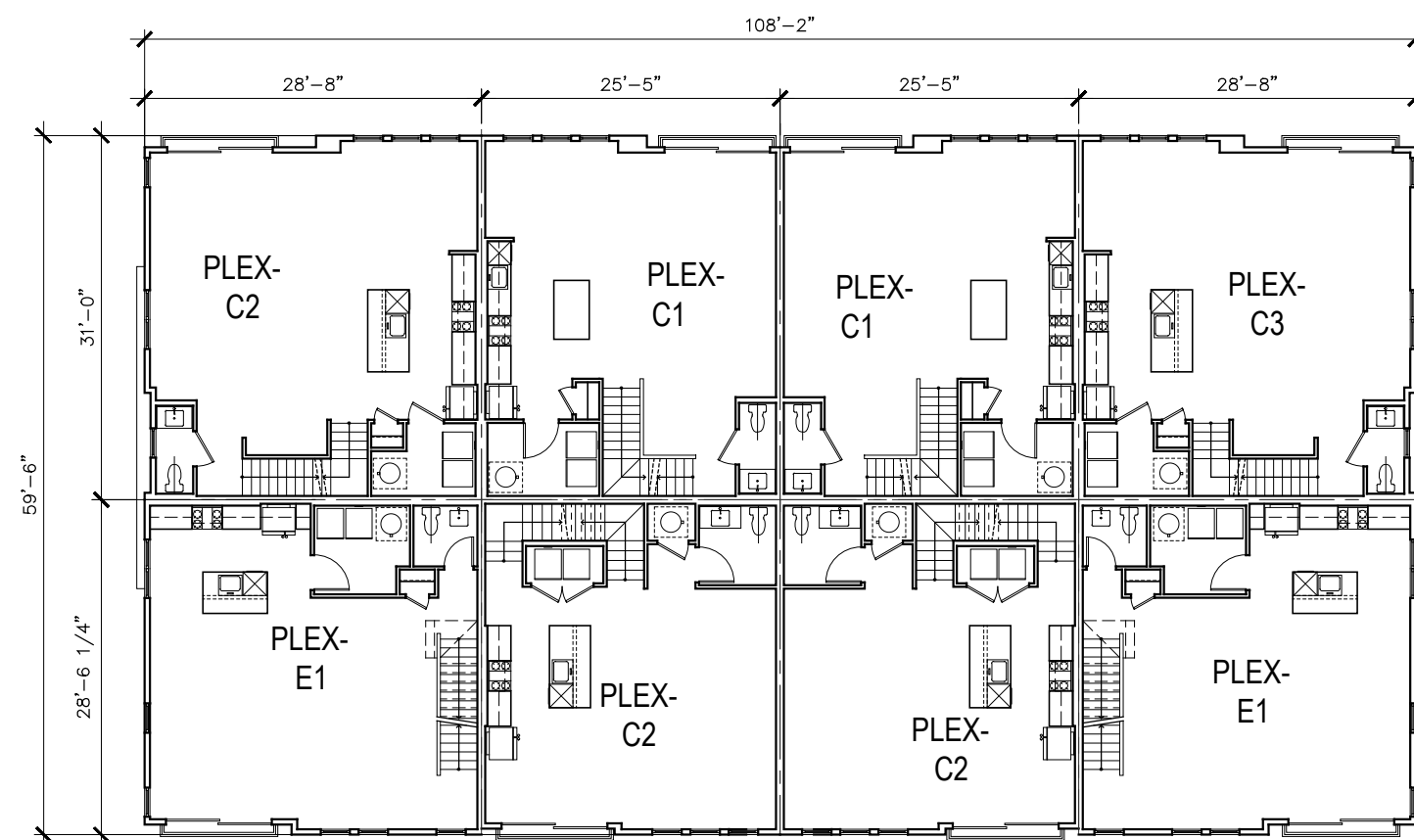




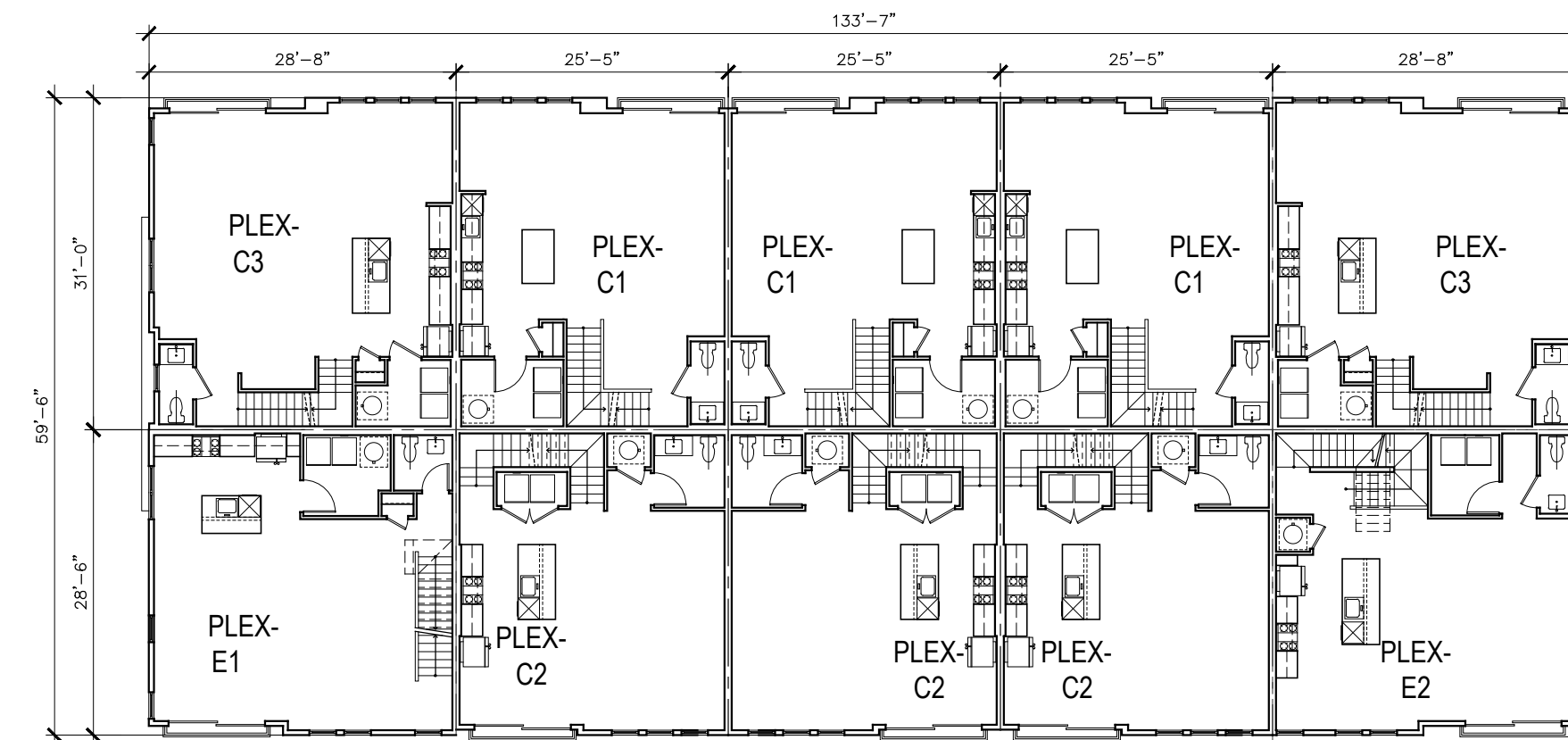
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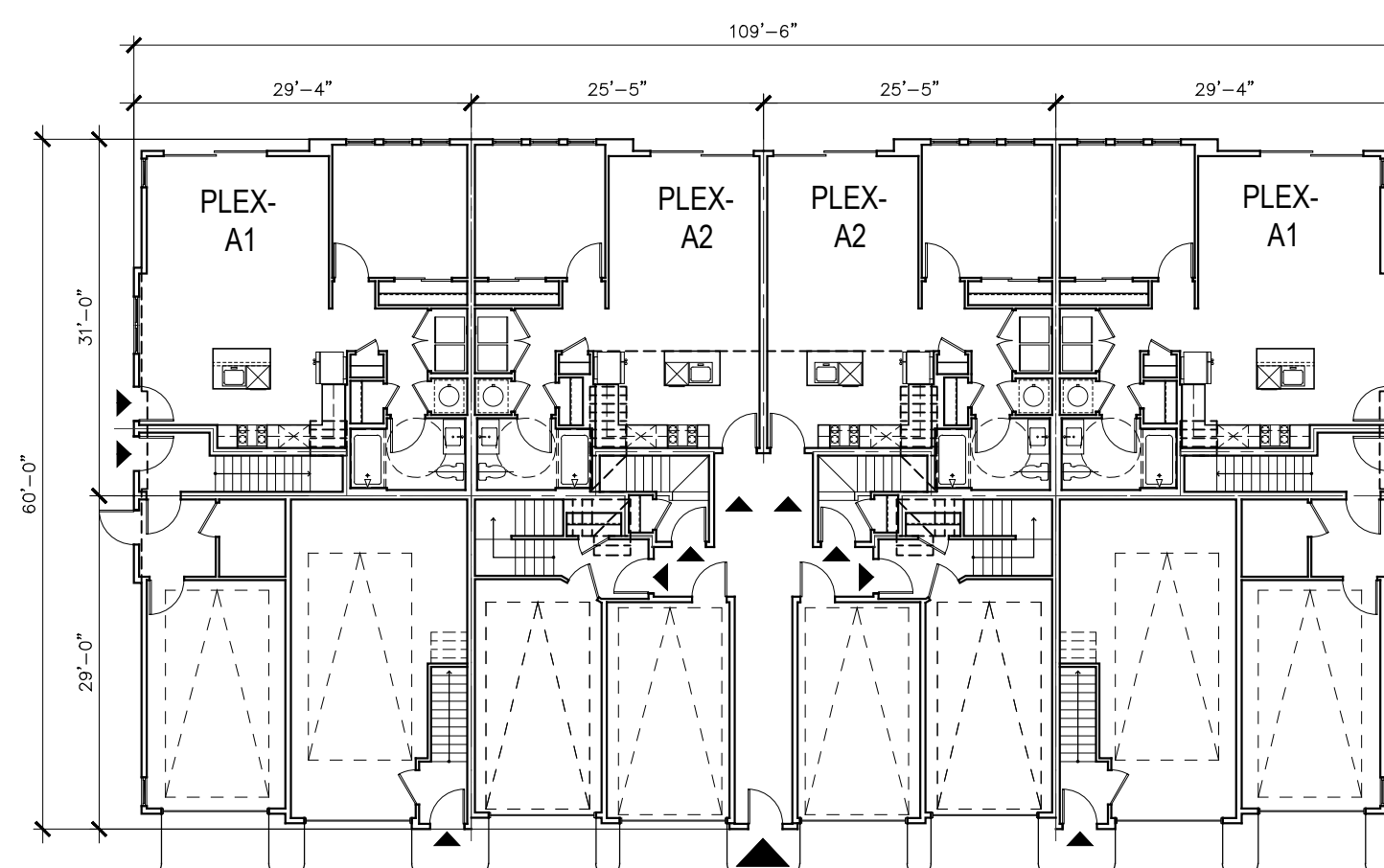
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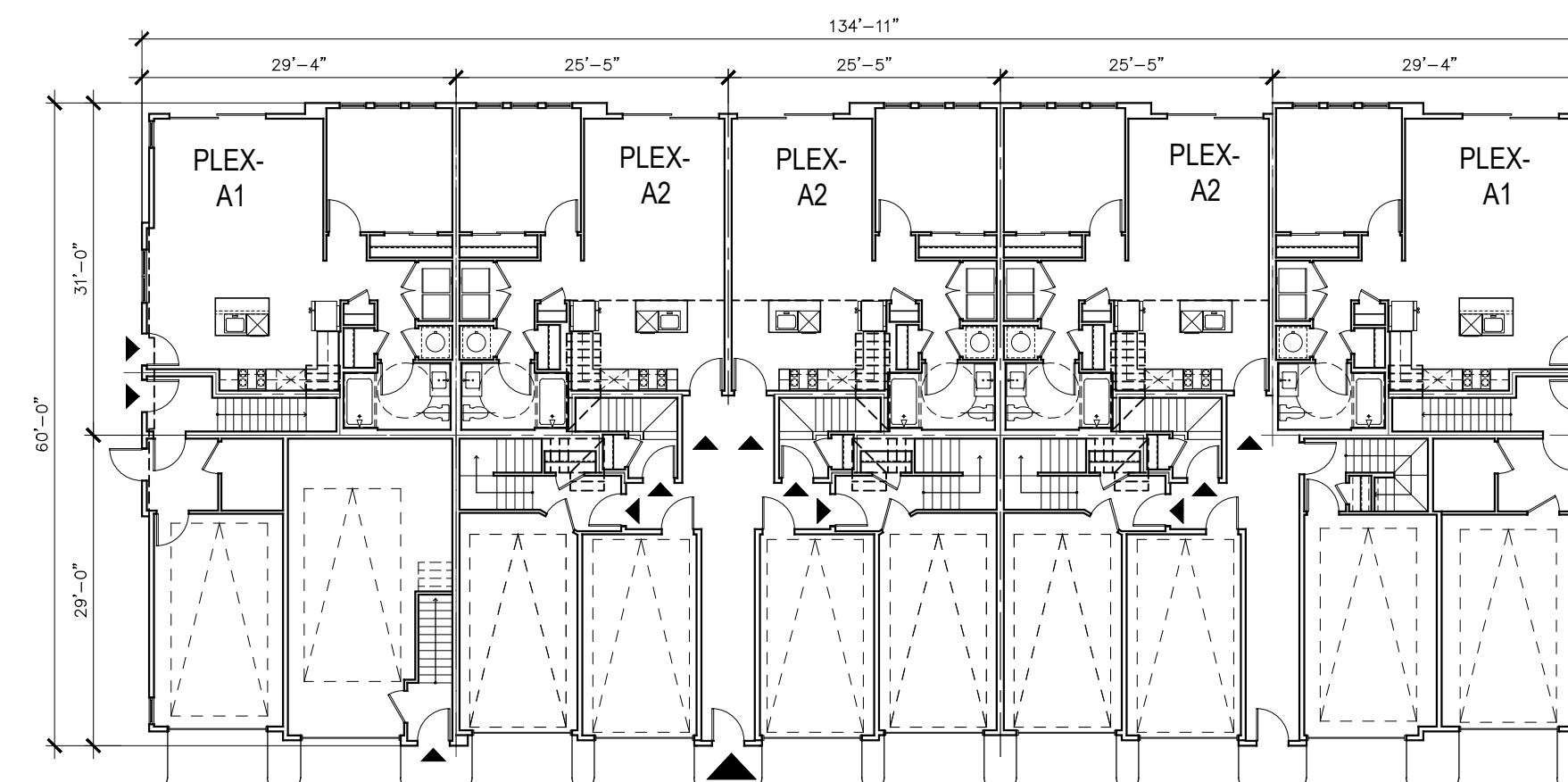
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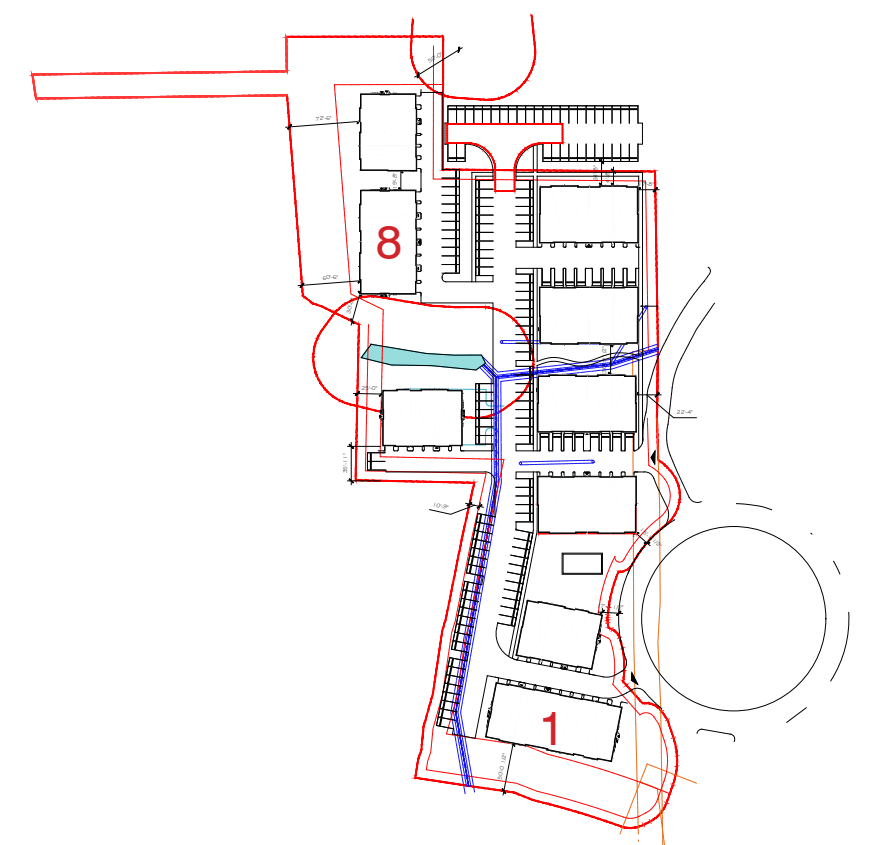
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PLEX - BUILDING 8  
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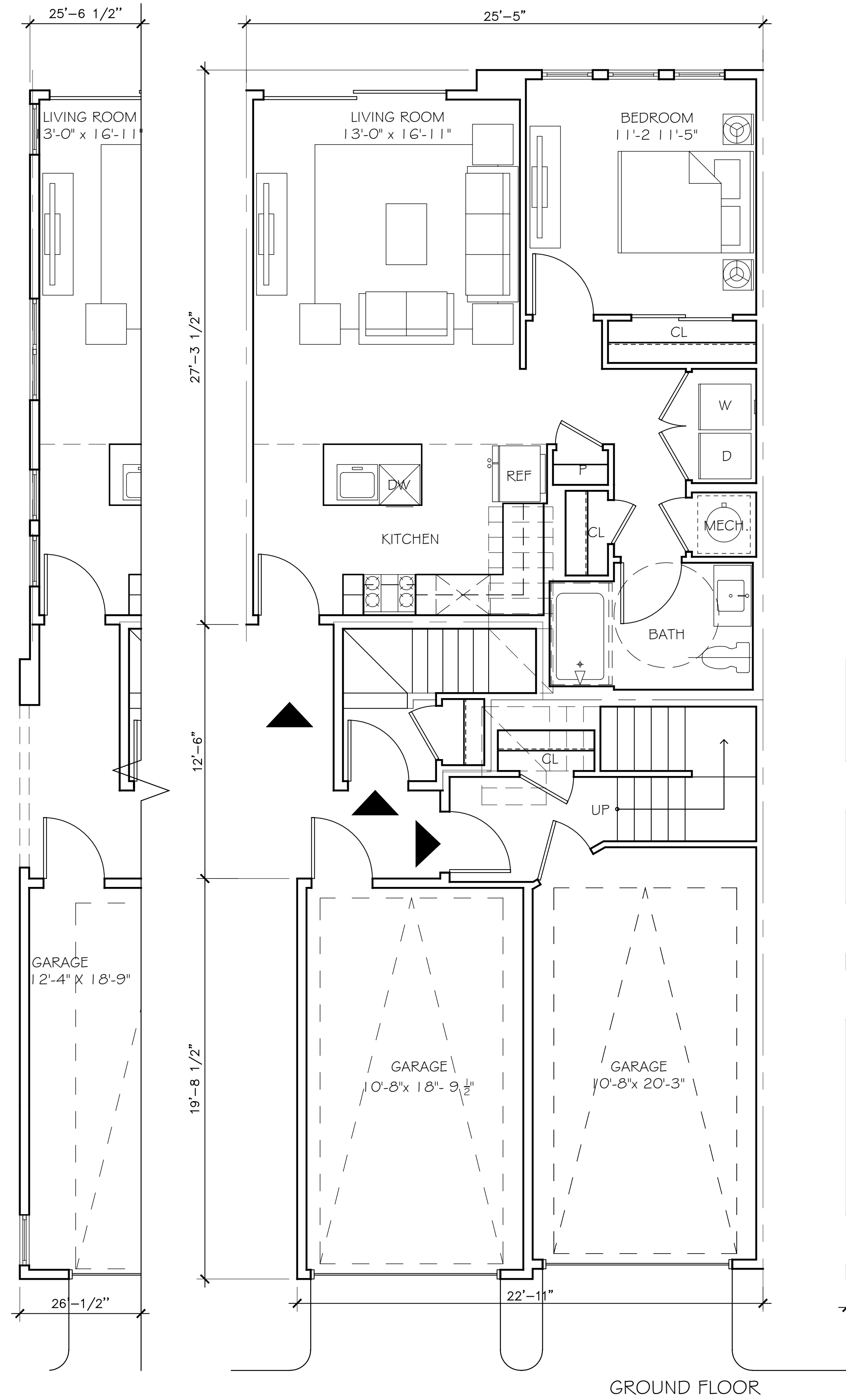


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1ST FLOOR



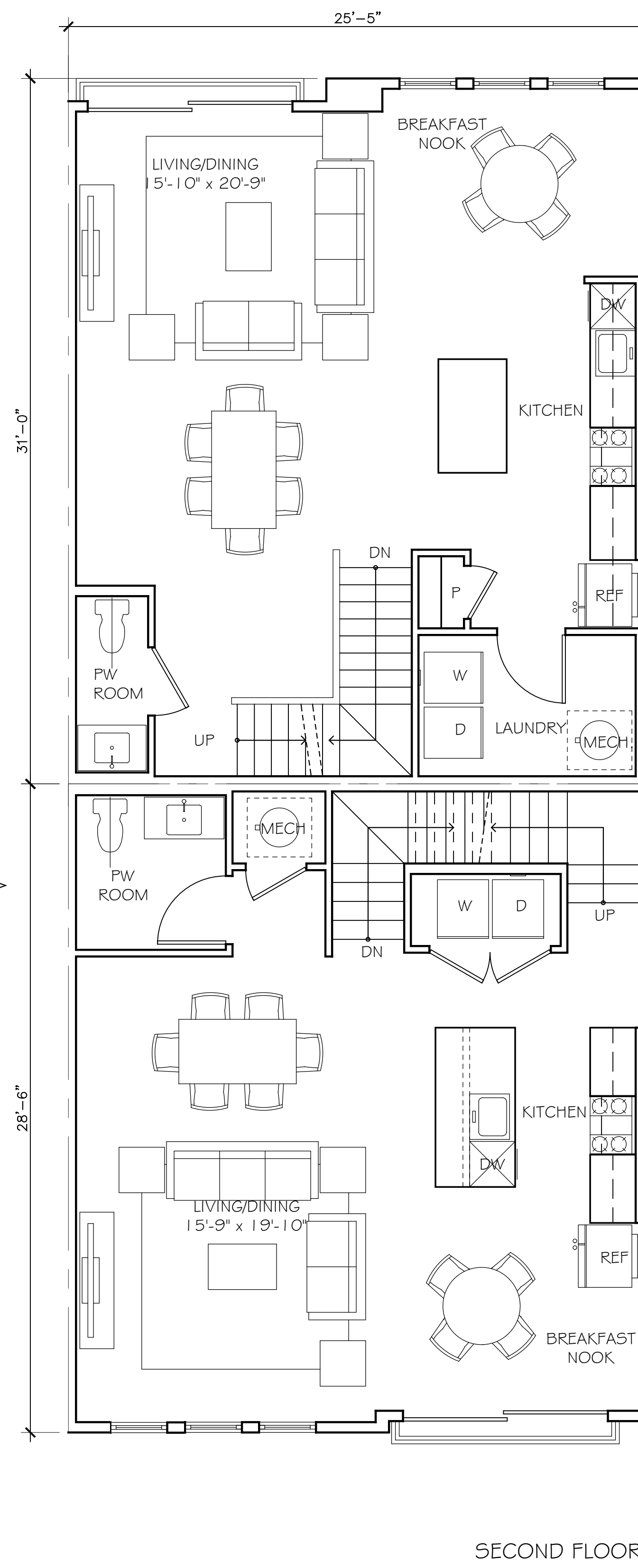
KEY PLAN

UNIT PLEX A-2  
721 NSF



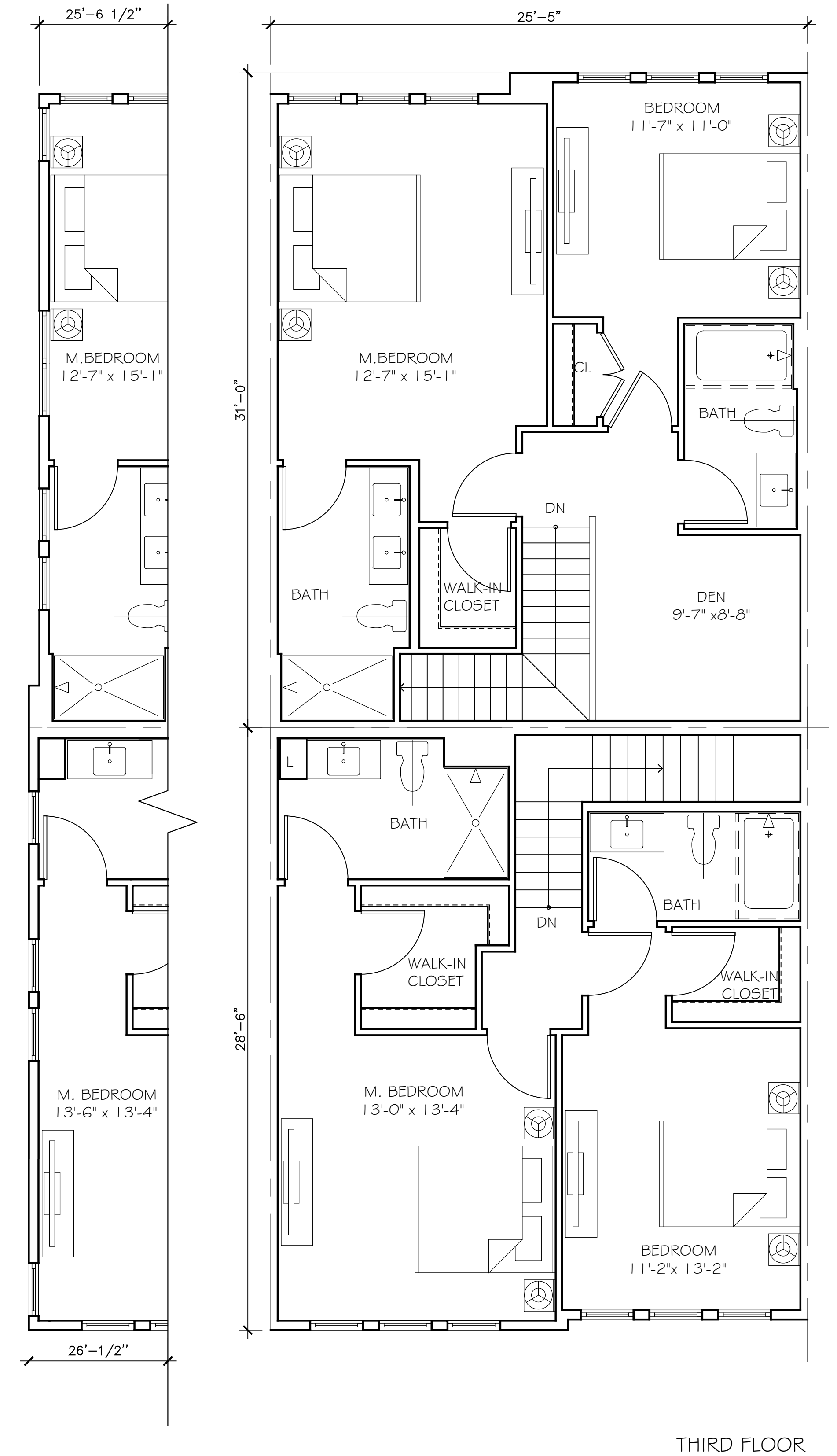
GROUND FLOOR

UNIT PLEX C-1  
1,605 NSF



SECOND FLOOR

UNIT PLEX C-2  
1,530 NSF

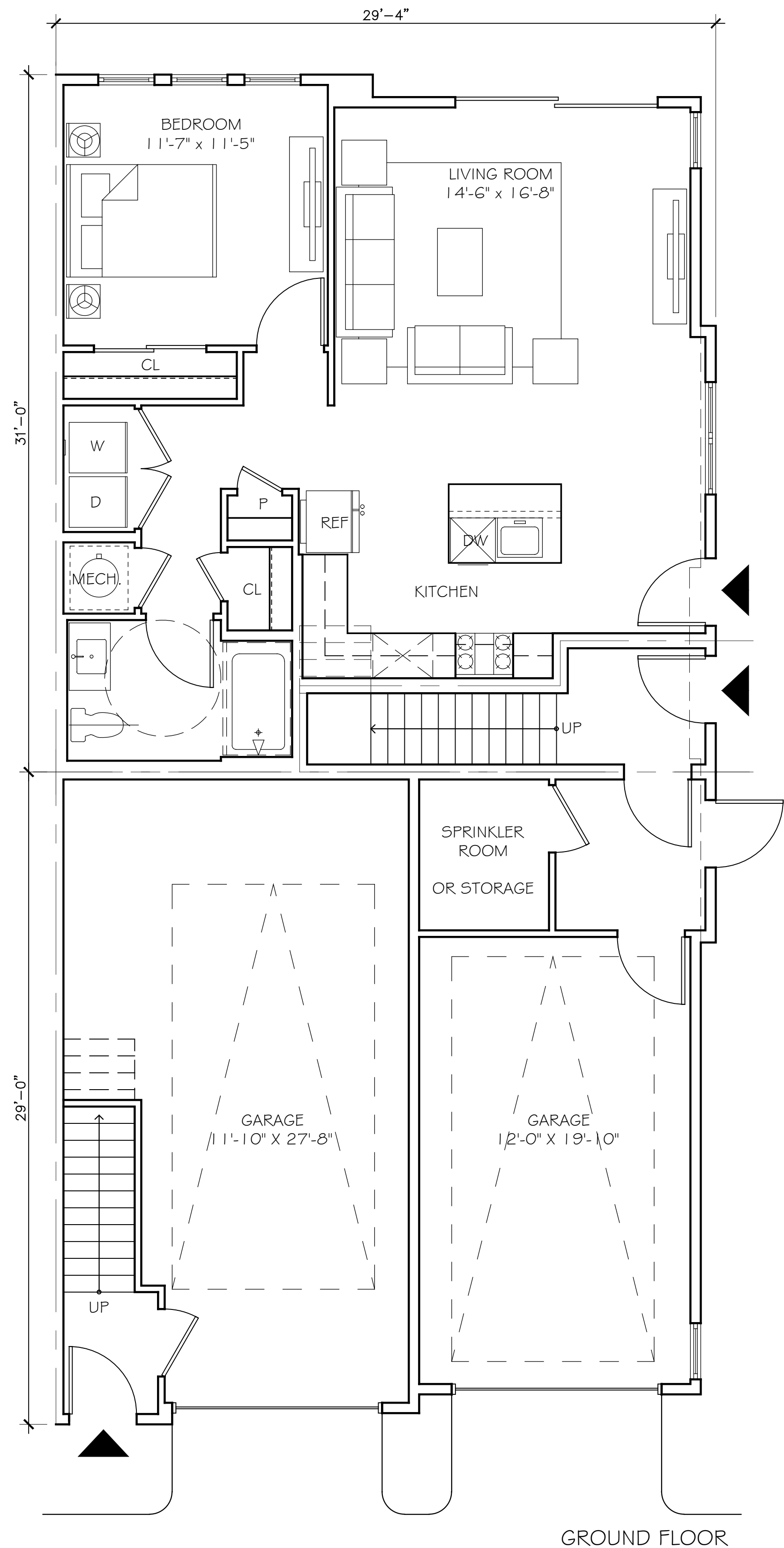


THIRD FLOOR



UNIT PLEX A-1

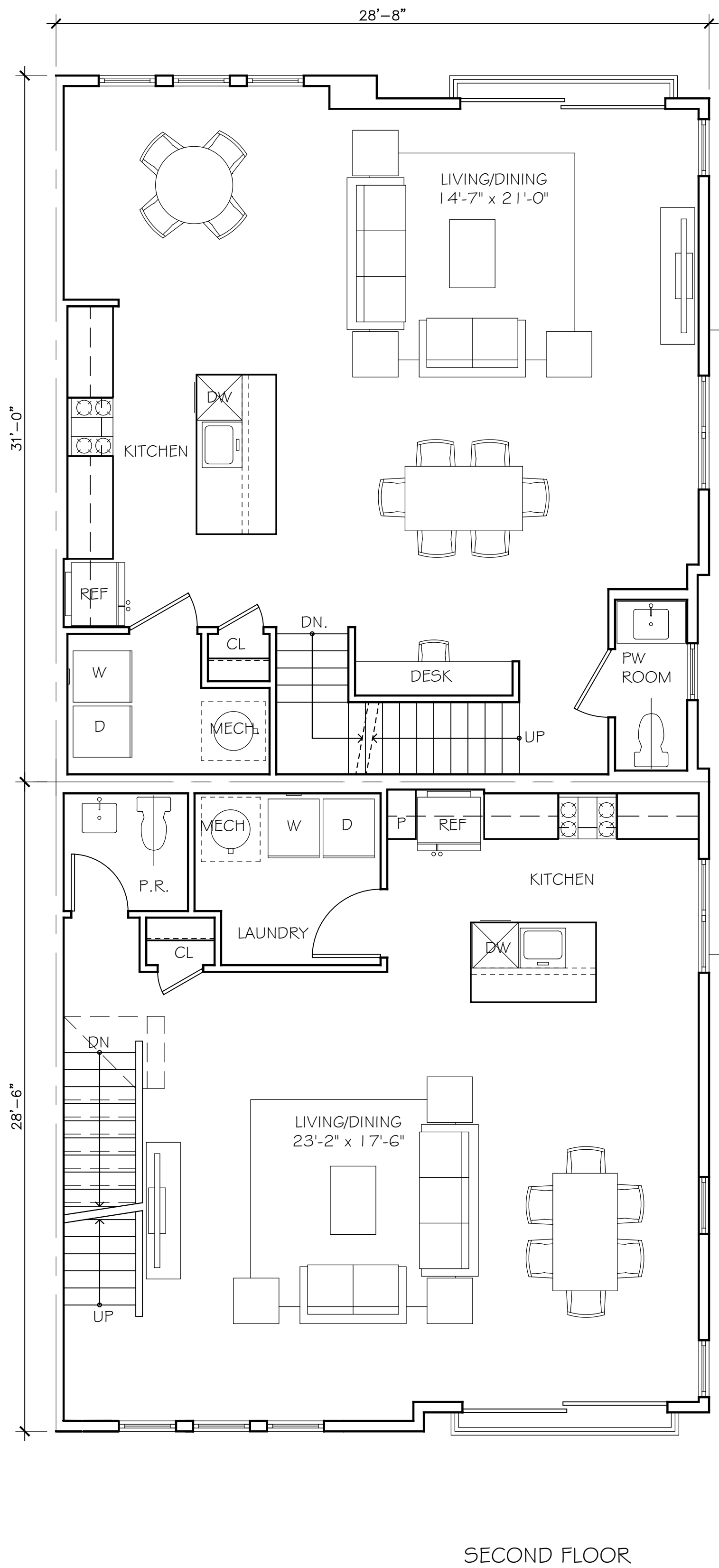
803 NSF



GROUND FLOOR

UNIT PLEX C-3

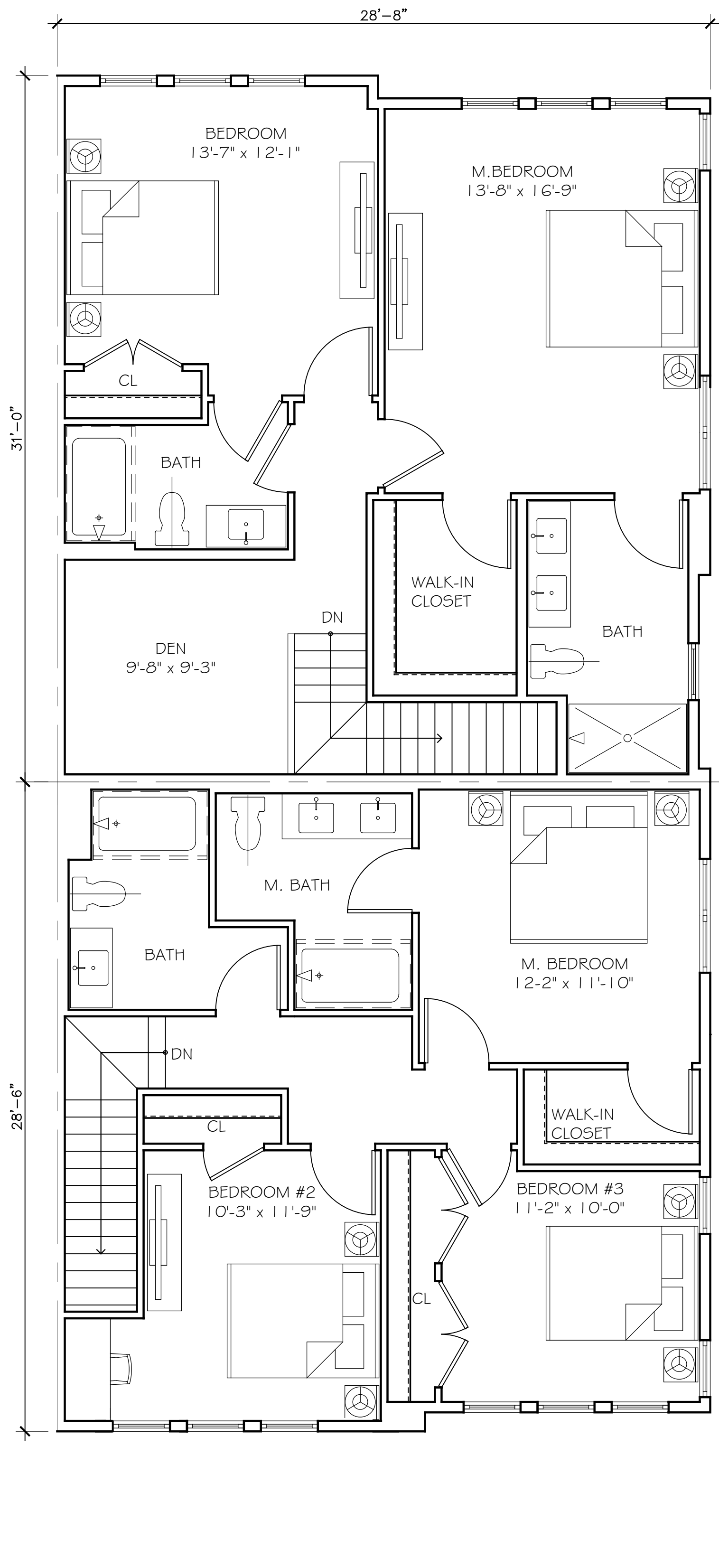
1,795 NSF



SECOND FLOOR

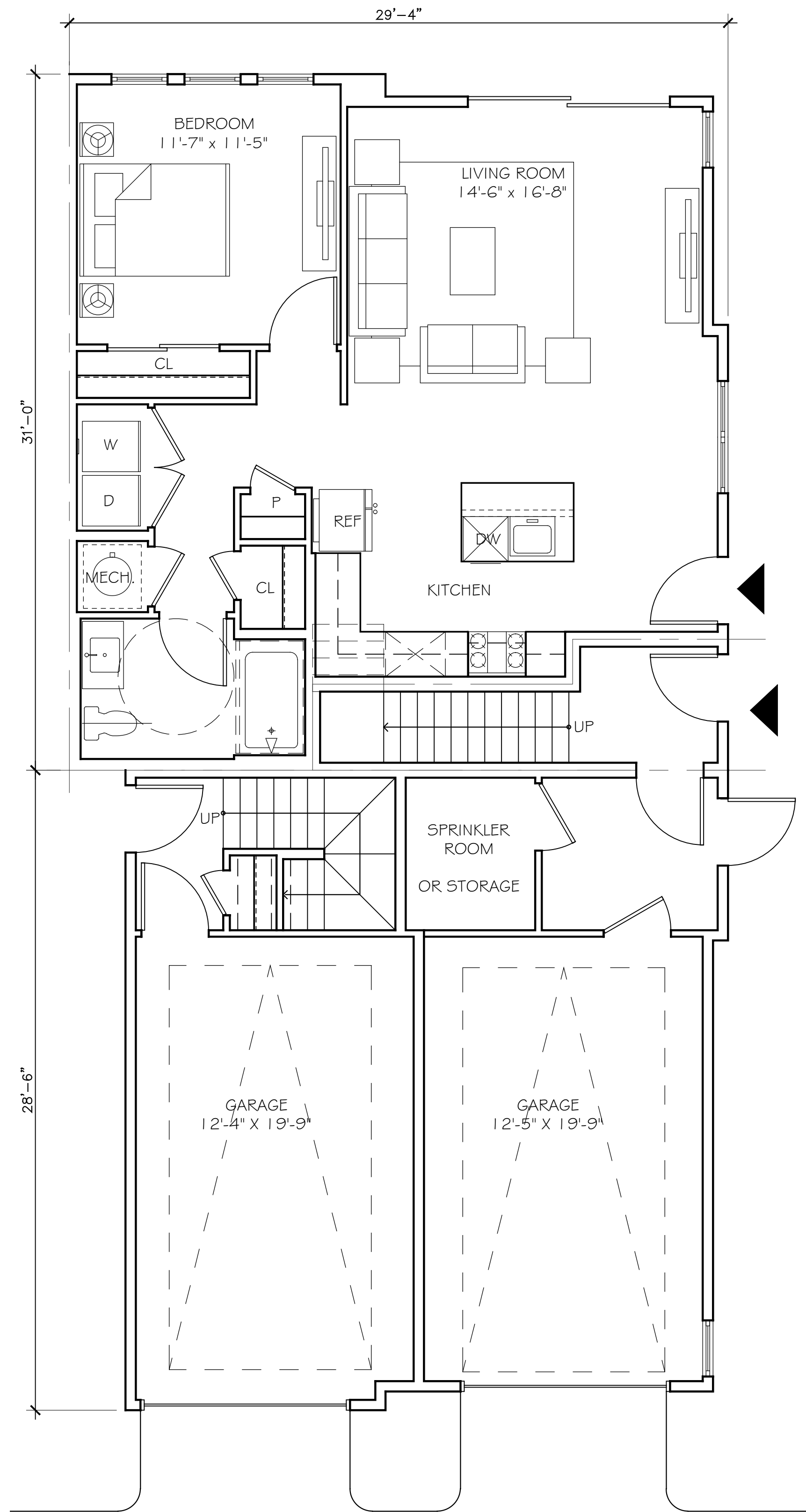
UNIT PLEX E 1

1,647 NSF



# UNIT PLEX A-1

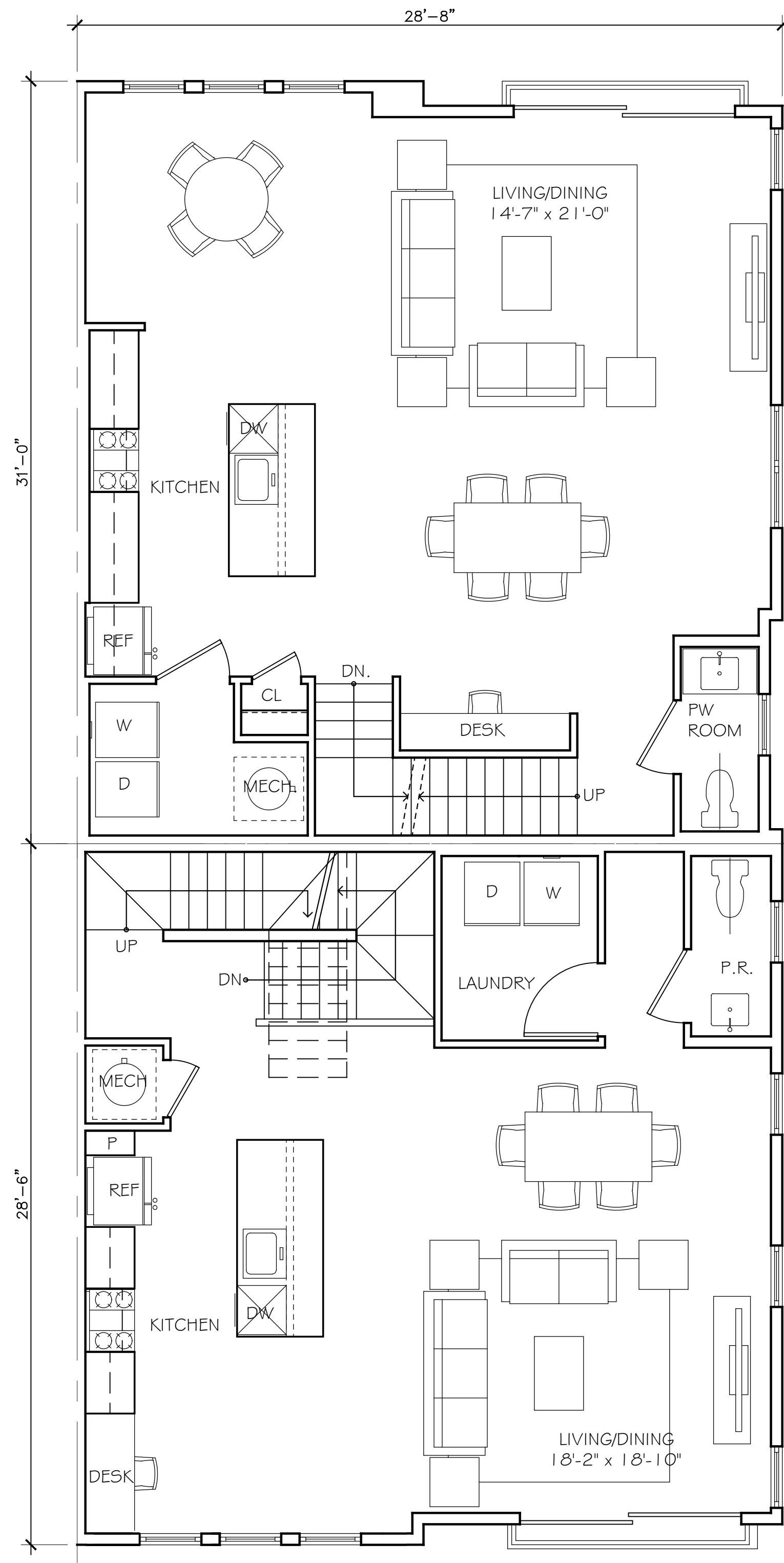
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GROUND FLOOR

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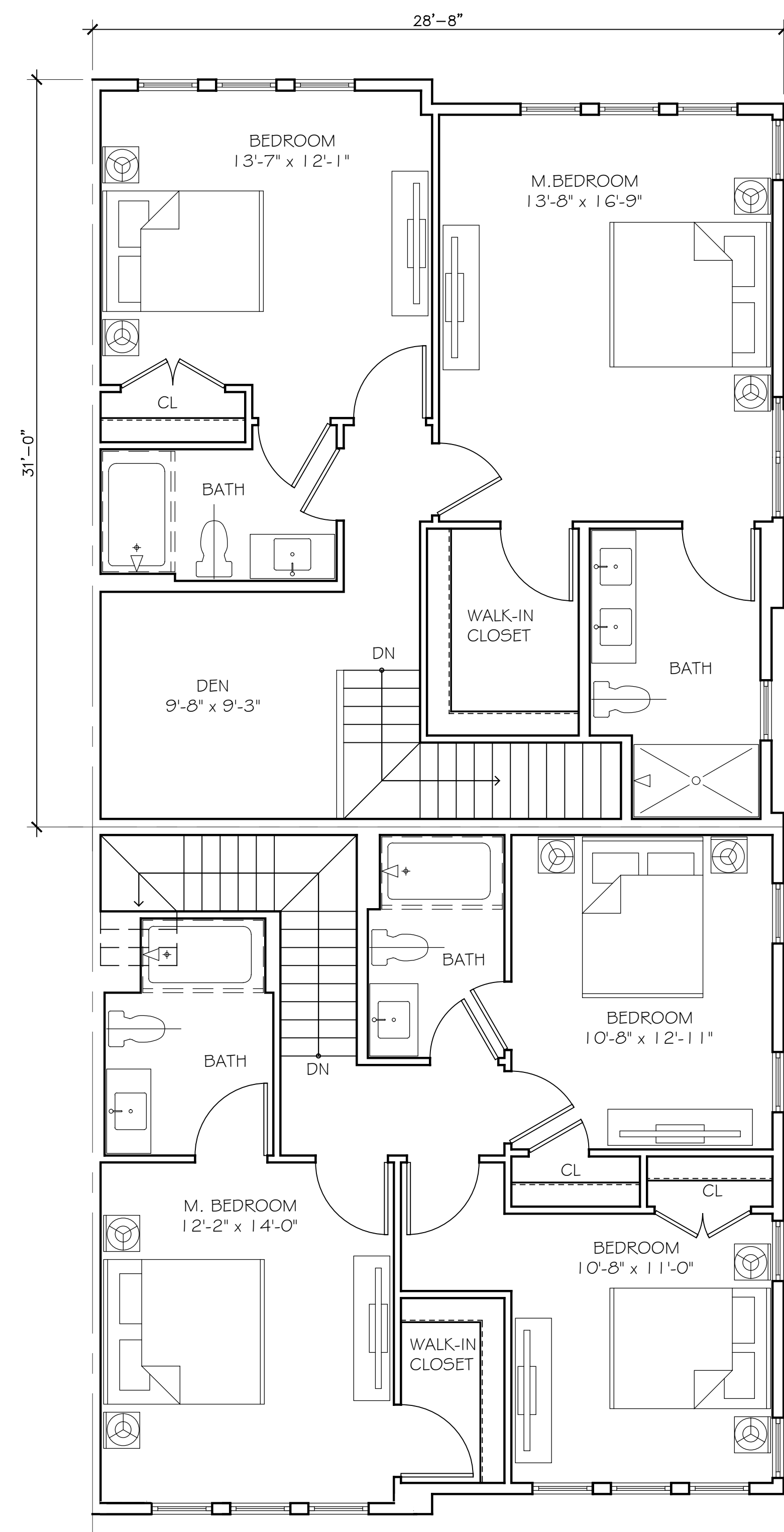
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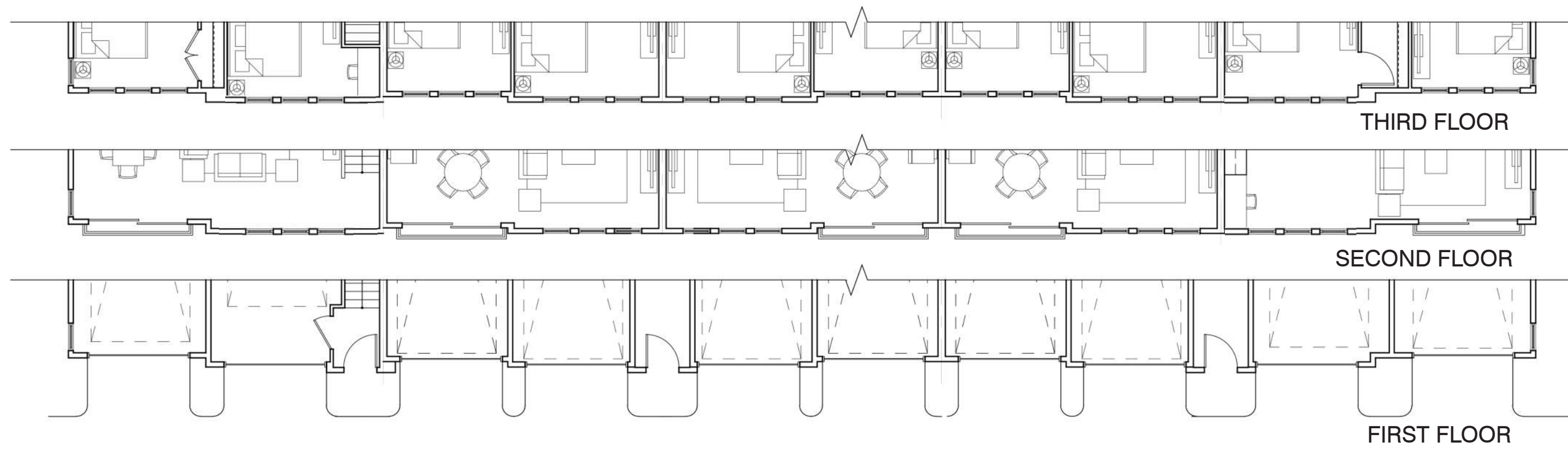
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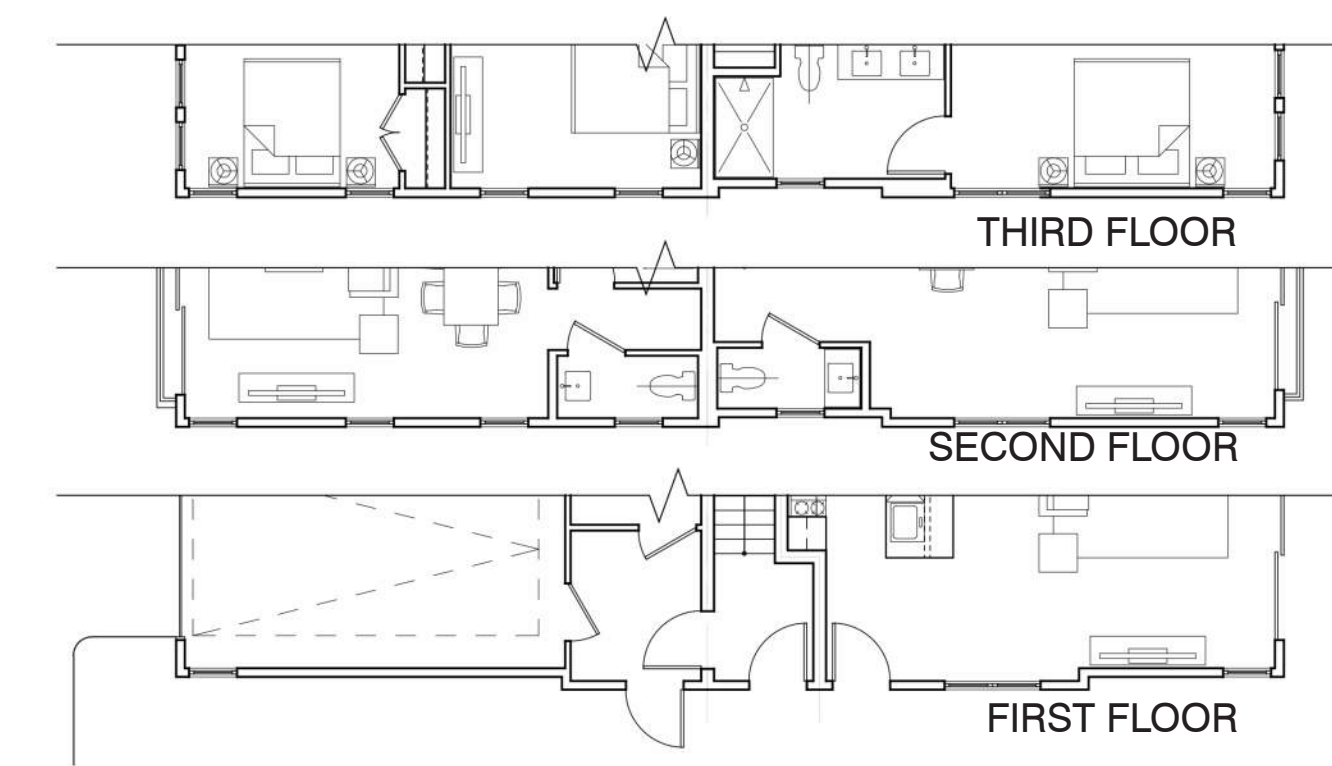


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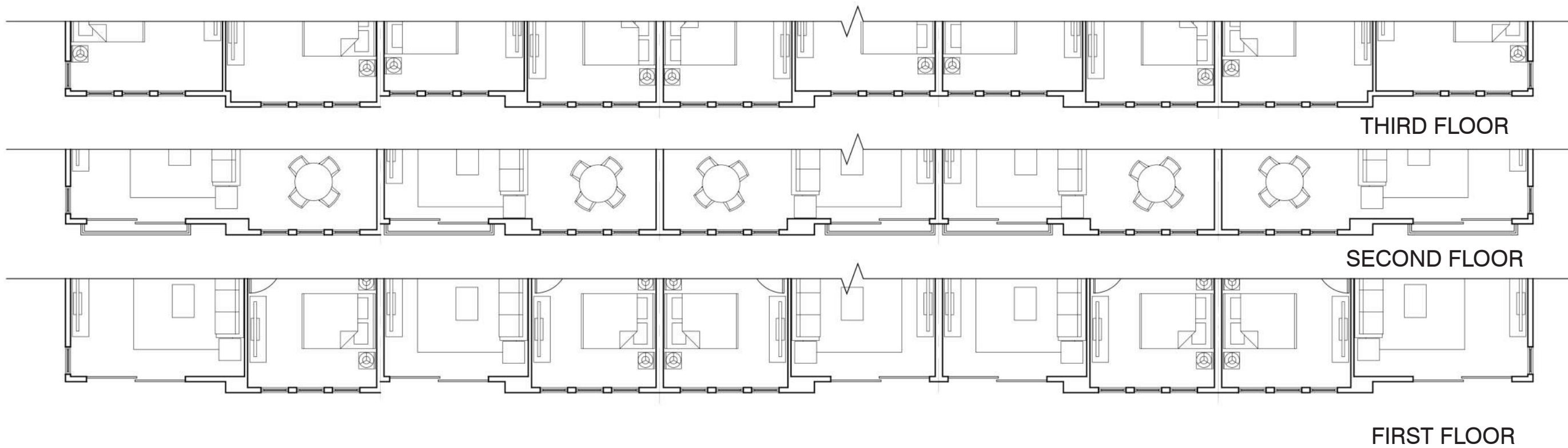




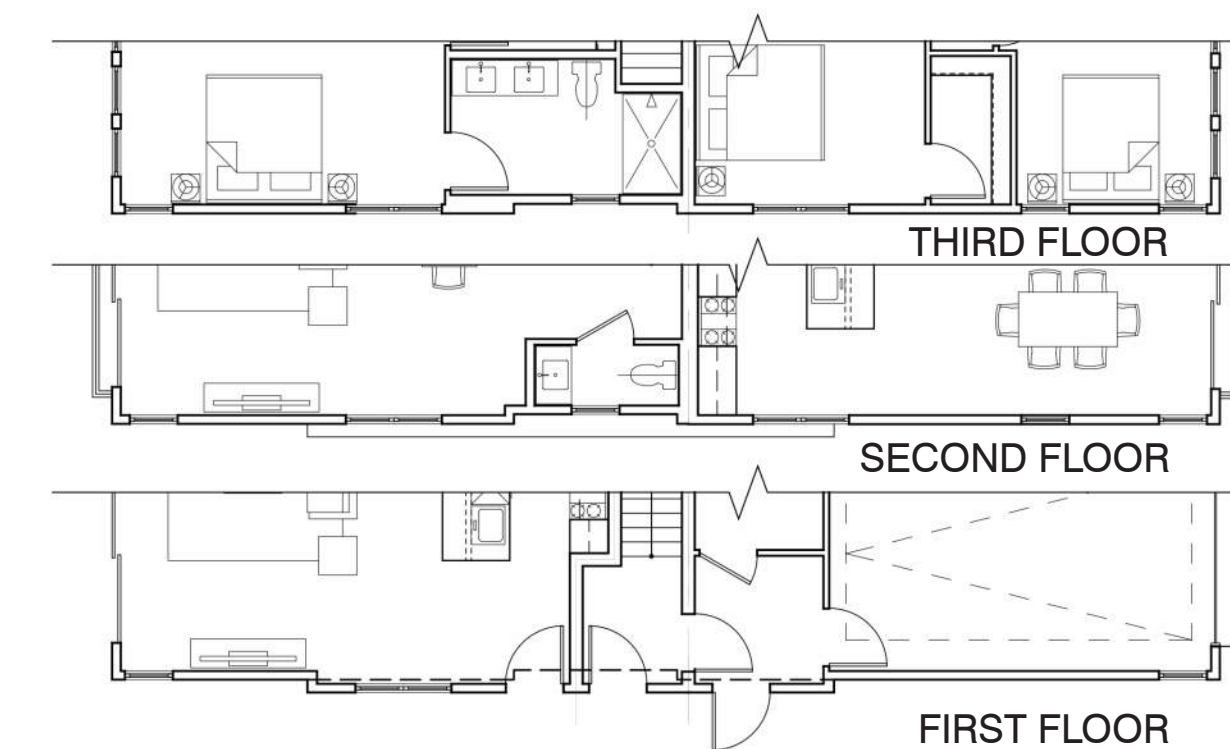
BUILDING ELEVATION 1



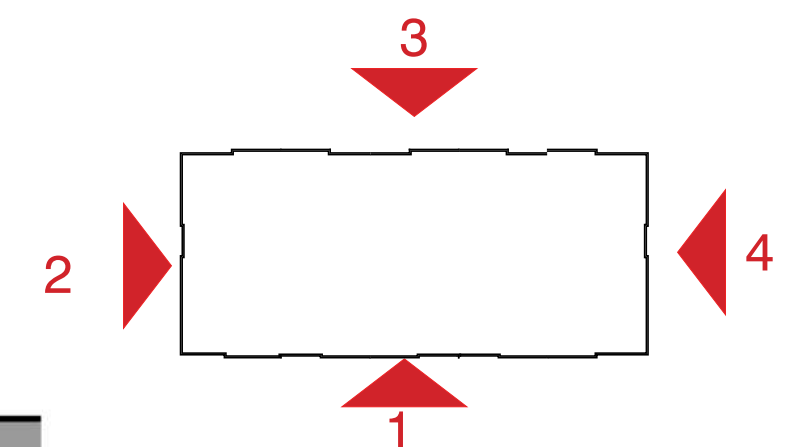
BUILDING ELEVATION 2



BUILDING ELEVATION 3



BUILDING ELEVATION 4



KEY PLAN



