

January 26, 2024

**VIA E-MAIL & HAND DELIVERY**

Michael Wrinn  
Director  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897  
Michael.Wrinn@wiltonct.org

**Re: Applications to Amend the Wilton Zoning Regulations, Change of Zone, Site Plan and Special Permit Approval**

**Address: 64 Danbury Road, Wilton, Connecticut**

**Applicants: Wilton – 64 Danbury Road Owner LLC (Owner)  
Fuller Development, LLC (Contract Purchaser)**

Dear Director Wrinn:

Our firm represents the Owner and Contract Purchaser (collectively the “Applicants”) of the property located at 64 Danbury Road, Wilton Connecticut (the “Subject Property”). The Subject Property is located within the Wilton Corporate Park, which includes 50, 60, and 64 Danbury Road (the “Office Park”). The Park is approximately 22.27± acres and is located on the eastern side of Danbury Road, in southern Wilton. It is designated as Unit 64 of Tax Lot 33 on Map 68 in a DE-5 Design Enterprise District. The Subject Property is currently improved with an office building, landscaping and other associated improvements, and surface parking areas.

The Applicants propose removing the existing improvements on the Subject Property and replacing them with eight (8) new multifamily residential buildings, an amenity building, pool, landscaping, including enhancing the vegetative buffers adjacent to the wetlands and Copts Brook, and other site improvements. The buildings will contain 93 apartments, consisting of a mix of one-, two-, and three-bedroom units, ten (10) of which will be designated as Affordable Housing Units. As you know, prior to this submission, the Applicants met with the Architectural Review Board and the Planning and Zoning Commission on multiple occasions. Their collective feedback has been incorporated in the current design.

To facilitate the proposed redevelopment, Applications for a Change of Zone, Zoning Regulation Amendment, Special Permit, and Site Plan are included herein. An application was previously filed with the Inland Wetlands Commission under separate cover.

In furtherance of the Applications, please find enclosed the following revised materials:

- Letters of Authority from the Owner, Contract Purchaser, and Office Park;
- Check in the amount of \$6,030, representing the fees associated with the Change of Zone Application, Zoning Regulation Amendment Application, Special Permit Application, and Site Plan Application;<sup>1</sup>
- Copy of a Change of Zone Application, including:
  - Schedule A – Statement of Compliance with Change of Zone Review Criteria, dated January 2, 2024;
  - Reduced-size copy of the Zoning Map of the Town of Wilton, CT, amended as of October 29, 2018;
  - Exhibit depicting the proposed Zone Change, prepared by D’Andrea Surveying & Engineering, PC (“D’Andrea Surveying”), titled “Proposed Revision of Zoning Area at 64 Danbury Road, Wilton, Connecticut;” and
  - A metes and bounds description of the area proposed to be rezoned to the DE-5R overlay, prepared by D’Andrea Surveying, titled “Zone Change – Area Description, Land to be changed from ‘DE-5’ to ‘DE-5R’”;
- Copy of an Application to Amend the Wilton Zoning Regulations, including:
  - Schedule A – Statement of Compliance with Zoning Regulation Amendment Review Criteria, dated January 2, 2024;
  - Copy of section 29-9.I of the Zoning Regulations, as of January 2, 2024 titled “Protection of Slopes”;
  - Copy of the proposed amendment to section 29-9.I of the Regulations, prepared by Redniss & Mead, dated December 21, 2023, titled “Proposed Text Amendments, Fuller Development, LLC and Wilton – 64 Danbury Road Owner LLC;”
  - Reduced-size copy of an exhibit prepared by Tighe & Bond, Inc. (“Tighe & Bond”), dated August 9, 2023, titled “Steep Slope Analysis (SL-001)”;
- Copy of a Special Permit Application, including:
  - Schedule A: Project Narrative & Statement of Compliance with Special Permit Review Criteria; and
  - Schedule B: Environmental Impact Statement;
- Copy of a Site Development Plan Application, including:
  - Schedule A: Project Narrative & Statement of Compliance with Site Development Plan Review Criteria;

---

<sup>1</sup> Delivered separately.

- Schedule B: List of Proposed and Existing Signage at the Office Park
  - Form B – Zoning Data;
  - Copy of the Wilton Vicinity Map with the location of the Subject Property marked;
  - Reduced-size copy of Landscape Plans prepared by Environmental Land Solutions, Inc. (“ELS”), dated January 2, 2024, titled:
    - “Landscape and Lighting Plan, LP-1;” revised to January 25, 2024; and
    - “Details and Notes, LP-2;”
  - Reduced-size copy of the plan prepared by Lessard Design, dated January 19, 2024, titled, “Alternative Signage Program (A.27)”;
  - Copy of Resolution #1022-SDP#5-22, issued by the Wilton Planning and Zoning Commission, dated October 24, 2022, approving the application from Hartford HealthCare Corporation, submitted on behalf of 50 Danbury Road Owner, LLC, and Wilton Medical Realty, LLC, for an Alternative Signage Program pursuant to section 29-8.A.8 of the Zoning Regulations; and
  - Sign Pro USA plans, titled “HHC, Wilton, CT (60 & 50 Danbury Rd), Campus Signage,” dated September 30, 2022, and prepared for Hartford Healthcare in connection with SDP #5-22;
- Full-size copy of a survey depicting the Office Park, prepared by D’Andrea Surveying & Engineering, P.C., dated September 12, 2023, titled, “Topographic Survey of Property at 50, 60 & 64 Danbury Road, Wilton, Connecticut,” prepared for DIVFIFTY, LLC”;
  - Full-size copy of a survey depicting the Park, prepared by D’Andrea Surveying & Engineering, P.C., revised to January 2, 2024, titled “Zoning Location Survey of Property at 50, 60, & 64 Danbury Road, Wilton, Connecticut,” prepared for DIVFIFTY, LLC”;
  - Full-size copy of Architectural Plans, prepared by Lessard Design, dated January 19, 2024, titled:
    - “Cover (A.01)”;
    - “Illustrative Site Plan (A.02)”;
    - “Floor Plans (A.03)”;
    - “Floor Plans (A.04)”;
    - “Floor Plans (A.05)”;
    - “Amenity Floor Plan (A.06)”;
    - “Gazebo & Trash Plan (A.07)”;
    - “Building Height – Average Elevation Calculation (A.08)”;
    - “Building Sections – Height Calculations (A.09)”;
    - “Building 1 – Elevations (A.10)”
    - “Building 2 – Elevations (A.11)”;
    - “Building 3 – Elevations (A.12)”;
    - “Building 4 – Elevations (A.13)”;

- “Building 5 – Elevations (A.14)”;
  - “Building 6 – Elevations (A.15)”;
  - “Building 7 – Elevations (A.16)”;
  - “Building 8 – Elevations (A.17)”;
  - “Amenity Building Elevations (A.18)”;
  - “Gazebo and Trash Elevations (A.19)”;
  - “Enlarged Elevations- Front and Rear (A.20)”;
  - “Enlarged Elevations- Side (A.21)”;
  - “Enlarged Elevations- Front and Rear (A.22)”;
  - “Diagram – Roof And Eaves (A.23)”;
  - “Enlarged Amenity Elevations (A.24)”;
  - “Enlarged Gazebo Elevations (A.25)”;
  - “Enlarged Trash Elevations (A.26)”;
  - “Alternate Signage Diagram (A.27)”;
- Full-size copy of Engineering Plans, prepared by Tighe & Bond, dated December 21, 2023, titled:
    - “General Notes, Legend and Abbreviations (C-001)”;
    - “Existing Conditions Plan (C-002)”;
    - “Overall Site Plan (C-100)”;
    - “Site Plan (C-101)”;
    - “Fire Truck Turning Movements Plan (C-102)”;
    - “Grading Plan (C-201)”;
    - “Drainage Plan (C-301)”;
    - “Drainage Plan Enlargement (C-302)”;
    - “Utility Plan (C-401)”;
    - “Soil Erosion and Sediment Control Plan Initial Phase (C-501)”;
    - “Soil Erosion and Sediment Control Plan Final Phase (C-502)”;
    - “Soil Erosion and Sediment Control Notes Narrative and Details (C-503)”;
    - “Soil Erosion and Sediment Control Details (C-504)”;
    - “Details – 1 (C-601)”;
    - “Details – 2 (C-602)”;
    - “Details – 3 (C-603)”;
    - “Details – 4 (C-604)”;
    - “Details – 5 (C-605)”;
    - “Details – 6 (C-606)”;
    - “Details – 7 (C-607)”;
    - “Details – 8 (C-608)”;
    - “Details – 9 (C-609)”;
- Full-size copy of Landscape Plans, prepared by ELS, Dated January 2, 2024, titled:
    - “Landscape and Lights Plan (LP-1)” revised to January 25, 2024; and
    - “Details and Notes (LP-2)”;

- Photometric Calculations, prepared by Illuminate, titled:
  - “Project 23290 – 64 Danbury Road, Wilton, Proposed (L-1)” dated January 23, 2024; and
  - “Project 23290 – 64 Danbury Road, Wilton, Alternative (L-1)” dated January 2, 2024;
- BEGA Light Specification Sheets, including:
  - LED pole-top luminaries, 99515;
  - LED wall mount luminaries, 66457;
  - LED system bollard, 99865 and 99619; and
  - LED flat beam sign floodlight with mounting canopy;
- Copy of the report by Tighe & Bond, dated December 2023, titled, “Engineering Report, prepared for: Town of Wilton, Planning and Zoning Commission”;
- Copy of the letter from Tighe & Bond to Fuller Development, LLC, dated December 27, 2023, titled, “Traffic Statement, 64 Danbury Road (US Route 7), Wilton, Connecticut 06897”;
- Copy of the Letter from Environmental Land Solutions to the Inland Wetlands Commission of the Town of Wilton, dated January 2, 2024, titled, “Application for Significant – Regulated Activity Permit – Biological Evaluation, 50 60 & 64 Danbury Road, Wilton, CT”;
- List of Project Professionals, with CVs attached;
- List of Property Owners within 500’ of the Property and corresponding map; and
- Copy of a Letter of Title and Deed recorded in the Wilton Land Records, evidencing the Applicants’ interests in the Property.

Please let me know if you have any questions or require additional materials. We look forward to learning as to when the Planning and Zoning Commission will hold a public hearing on the enclosed applications. Thank you for your time and attention regarding this matter.

Sincerely,

*Lisa L. Feinberg*

Lisa L. Feinberg

Enclosures.

cc: D. White, Daphne.White@wiltonct.org  
R. Grosso, Rocco.Grosso@wiltonct.org  
F. Smeriglio, Frank.Smeriglio@wiltonct.org  
M. Lawrence, Mark.Lawrence@wiltonct.org  
Development Team

December 19, 2023

Mr. Michael Wrinn  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897

**RE: 64 Danbury Road, Wilton, CT (the "Property")  
Letter of Authority**

Dear Mr. Wrinn:

Wilton – 64 Danbury Road Owner LLC ("Owner") is the owner of the property located at 64 Danbury Road, Wilton, CT (the "Property") which is one unit in the Wilton Corporate Park Common Interest Community. I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Blvd, Stamford, Connecticut 06901, to file the enclosed land use applications on ownership's behalf in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Wilton – 64 Danbury Road Owner LLC

By:    
Erin Rota  
Duly Authorized

December 19, 2023

Mr. Michael Wrinn  
Town Planner  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897


**RE: 64 Danbury Road, Wilton, CT (the "Property")  
Letter of Authority**

Dear Mr. Wrinn:

Fuller Development, LLC is the contract purchaser of the property located at 64 Danbury Road, Wilton, CT (the "Property"). As such, I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Blvd, Stamford, Connecticut 06901, to act as agent for Fuller Development, LLC in connection with the enclosed land use applications. Thank you for your acknowledgement of said authority.

Sincerely,

FULLER DEVELOPMENT, LLC

By:   
\_\_\_\_\_  
Samuel B. Fuller  
President, Duly Authorized

December 19, 2023

Mr. Michael Wrinn  
Town Planner  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897

**RE: 64 Danbury Road, Wilton, CT (the "Property")  
Letter of Authority**

Dear Mr. Wrinn:

DIV Fifty, LLC is the Declarant under the Wilton Corporate Park Declaration of which the property located at 64 Danbury Road, Wilton, CT (the "Property") is a unit. As such, I hereby authorize the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Blvd, Stamford, Connecticut 06901, to file the enclosed land use applications related to the redevelopment of the Property. Thank you for your acknowledgement of said authority.

Sincerely,

DIV FIFTY, LLC

By: 

\_\_\_\_\_  
Name: Paul R. Marcus  
Title: Authorized Signatory  
Duly Authorized

**WILTON PLANNING & ZONING  
COMMISSION****CHANGE OF ZONE APPLICATION****CHZ#**

**AMENDMENT DESCRIPTION:** Describe in detail the reasons for the proposed amendment. Attach additional sheets as required.

The Applicants seek to change the zone of the Wilton Corporate Park to DE-5R (Design Enterprise Residential District) from its existing designation as DE-5 (Design Enterprise District). The Applicants request this change to redevelop the existing commercial office building at 64 Danbury Road into a multi-family residential development. The proposed redevelopment is in accord with the 2019 Plan of Conservation and Development and the Purpose of the DE-5R District, as stated in section 29-7.D.1 of the Zoning Regulations.

**DE-5 (Design Enterprise District)  
EXISTING DESIGNATION**

Fuller Development, LLC  
Wilton - 64 Danbury Road Owner LLC

**APPLICANTS' NAMES**

Wilton - 64 Danbury Road Owner, LLC

**OWNER'S NAME**

50, 60, 64 Danbury Road, Wilton, CT (Wilton Corporate Park)

**PROPERTY LOCATION**

Map No. 5971 2515 640 68

**WLR****VOLUME****PAGE****TAX MAP #****DE-5R (Design Enterprise Residential District)  
PROPOSED DESIGNATION**

1 N. Water St., Norwalk, CT 06854  
280 Park Ave, 5th Fl., New York, NY 10017

**ADDRESSES**

280 Park Ave, 5th Floor, New York, NY 10017

**ADDRESS**

DE-5 (Design Enterprise District)

**ZONING DISTRICT**

33 - Units 50, 60, 64 22.27± ac

**LOT #****ACREAGE****THE FOLLOWING MATERIALS ARE REQUIRED:**

**\*Please see SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID at:**

**Application Forms / Materials | Wilton CT**

**\*All submitted plans and documents shall bear an original signature, seal, and license number of the professional responsible for preparing each item. Maps should be folded, not rolled.**

- ☒ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot number, within 500' of the subject property.
- ☒ **CLASS A-2 SURVEY MAP** of the subject property.
- ☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.
- ☒ **LETTER OF TITLE** certifying owner of record as of date of the application.
- ☒ **LIST OF OWNERS WITHIN 500'** of any portion of subject property, sorted by Tax Map and Lot number.  
[See online GIS instructions at: [owner list 500 ft gis directions.pdf \(wiltonct.org\)](#)
- ☒ **ENVELOPES** addressed to each property owner within 500 feet of any portion of subject property  
[See "Envelope Instructions" at: [envelopes instructions 0.pdf \(wiltonct.org\)](#)
- ☒ **ANY OTHER PLAN OR DOCUMENT AS REQUIRED BY THE ZONING REGULATIONS.**
- ☒ **ELECTRONIC SUBMISSION OF ALL MATERIALS**, consolidated into 1 or 2 PDFs Maximum, emailed to [Michael.wrinn@wiltonct.org](mailto:Michael.wrinn@wiltonct.org) and [daphne.white@wiltonct.org](mailto:daphne.white@wiltonct.org)
- ☒ **\$460 FILING FEE** payable to: Town of Wilton.

**THE APPLICANT** understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

APPLICANT'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

OWNER'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

\* c/o agent: Lisa Feinberg, Carmody Torrance Sandak & Hennessey

SCHEDULE A – STATEMENT OF COMPLIANCE  
WITH CHANGE OF ZONE REVIEW CRITERIA

I. STANDARD OF REVIEW

A. Zoning Map Amendment

The standards for Map Amendment approval are set forth in section 29-12.E.2 of the Regulations, and state as follows:<sup>1</sup>

Petition for Amendment: Any owner of property within the Town may petition the Commission for an amendment to the text of these Regulations or the Zoning Map. Three copies of such petition shall be submitted to the Commission prior to a Commission meeting and shall include or be accompanied by the following information, as appropriate:

- a. The proposed wording of any requested amendment to the text of these Regulations clearly indicating any suggested repeal or elimination of existing provisions as well as any proposed new provisions.

*N/A*

- b. A map drawn to a convenient scale showing property lines, building locations, section lot and block numbers according to the Tax Assessor's records, and any other relevant information concerning any properties, including neighboring lands, which are the subject of an application for an amendment to the Zoning Map.

*Please refer to the exhibit and survey prepared by D'Andrea Surveying & Engineering, PC, titled "Proposed revision of Zoning Area at 50, 60, & 64 Danbury Road, Wilton, Connecticut," prepared for DIVFIFTY, LLC, dated January 2, 2024, and "Zoning Location Survey of Property at 50, 60 & 64 Danbury Road, Wilton, Connecticut," prepared for DIVFIFTY, LLC, and revised to January 2, 2023,<sup>2</sup> respectively. A reduced-size copy of the existing Zoning Map has been enclosed for reference.*

- c. A written statement of the reasons for the proposed amendment, including full disclosure of any special interest the petitioner may have by virtue of property ownership, or otherwise, in such change.

*The Applicants seek the proposed map amendment in connection with their joint interest in the redevelopment of the Subject Property pursuant*

---

<sup>1</sup> The italicized text below the Zoning Amendment standards are statements explaining the compliance of the proposed development with said Regulations.

<sup>2</sup> To be submitted under separate cover.

*to the enclosed plans. If the map amendment is not approved, the Applicants cannot redevelop the Subject Property as proposed.*

*The proposed map amendment is harmonious with both the 2019 Plan of Conservation and Development (the “POCD”) and the Zoning Regulations (the “Regulations”). The Design Enterprise Residential District Overlay (DE-5R Overlay) was specifically adopted to permit parcels zoned DE-5 and located south of Wolfpit Road with frontage along Danbury Road, like the Subject Property, to be redeveloped with multi-family residential developments. Section 29-7.D.1 of the Regulations declares that the DE-5R overlay is “intended to allow for the conversion or redevelopment of commercial properties, or portions thereof . . . into multi-family dwelling units for rental or sale. In keeping with the Plan of Conservation and Development, the overlay zone is intended to increase the availability of multi-family housing . . . units diversifying the Town’s housing stock to support a range of life stages.” The Applicants submit that the proposed plan, which envisions the replacement of an underutilized office building with ninety-three (93) apartments, is in direct furtherance of this goal.*

- d. The name and address of each petitioner.

*See the completed Change of Zone Application Form.*

- e. In the case of a petition for amendment to the Zoning Map, stamped envelopes addressed to each of the owners, as specified in 29-12.G., except stamped envelopes shall not be required for amendments to the zoning map which would affect large areas of the Town encompassing multiple properties when initiated by the Commission or to amendments to the text of the zoning regulations.

*The Applicants submit that they will comply with the notice requirements as set forth in section 29-12.E.2.e and 29-12.G of the Regulations.*

- f. The Commission may require the petitioner to submit, at or prior to the public hearing on such application, any other information which the Commission deems necessary or appropriate to permit it to arrive at a proper determination concerning the requested amendment.

*The Applicants submit that they will provide additional information deemed necessary or appropriate by the Commission in connection the requested map amendment.*

# ZONING MAP

## TOWN OF WILTON, CT

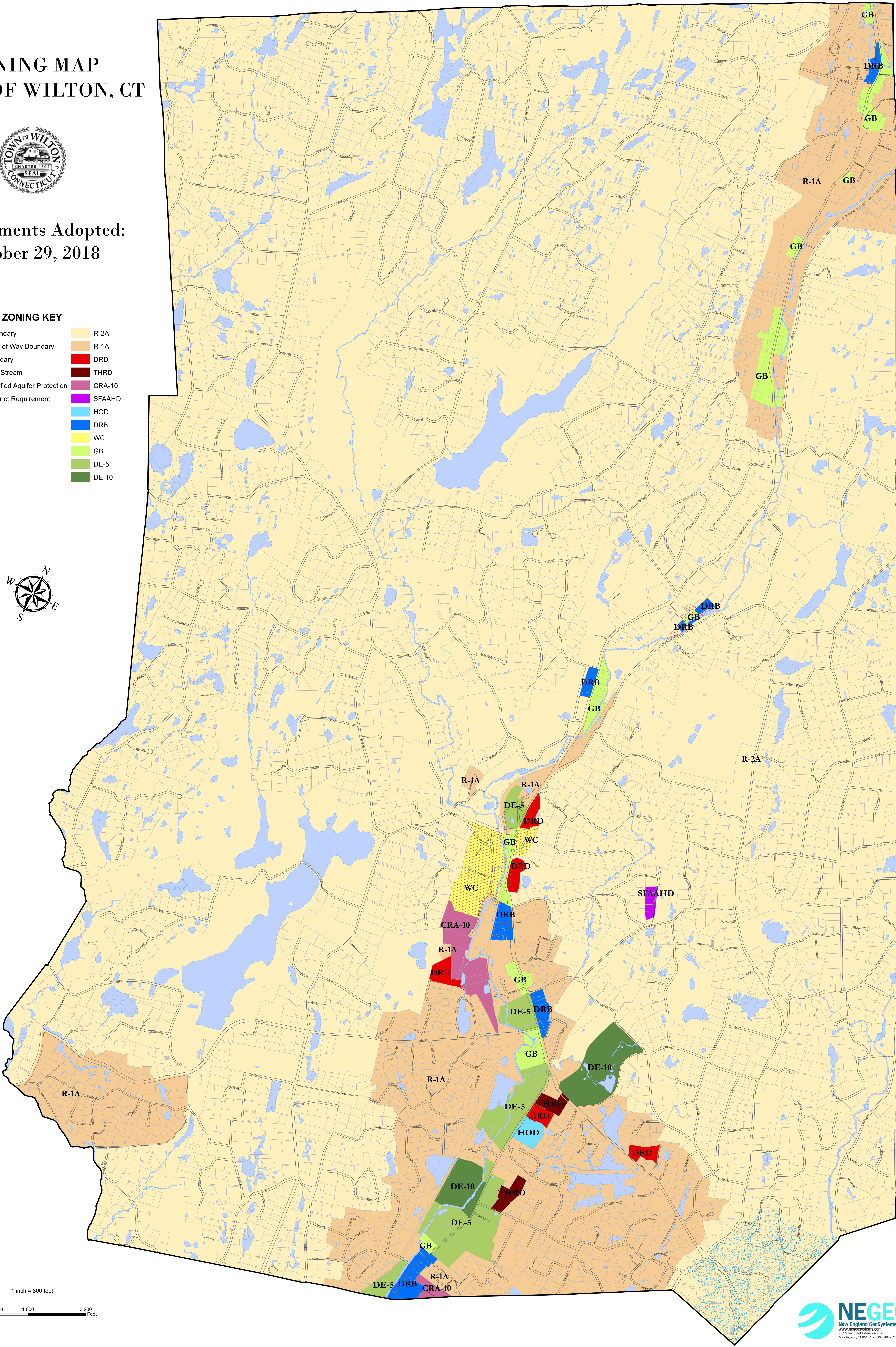


Amendments Adopted:  
October 29, 2018

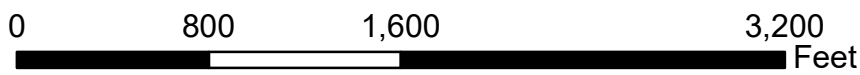
**ZONING KEY**

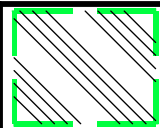
- Parcel Boundary
- Road Right of Way Boundary
- Town Boundary
- Lake/Pond/Stream
- State Identified Aquifer Protection
- Village District Requirement

- R-2A
- R-1A
- DRD
- THRD
- CRA-10
- SFAAHD
- HOD
- DRB
- WC
- GB
- DE-5
- DE-10



1 inch = 800 feet





AREA TO BE CHANGED  
FROM ZONE "DE-5"  
TO ZONE "DE-5R"

PRESENT  
ZONE "DE-5"  
(TO REMAIN)

GRUMMAN HILL ROAD

PRESENT  
ZONE "DE-10"  
(TO REMAIN)

PRESENT  
ZONE "DE-5"  
(TO REMAIN)

AREA OF  
ZONE "DE-5"  
TO BE CHANGED TO  
ZONE "DE-5R" (22.9± ACRES)

PRESENT  
ZONE "R-2A"  
(TO REMAIN)

WHIPPLE ROAD

IVY LANE

PRESENT  
ZONE "R-2A"  
(TO REMAIN)

PRESENT  
ZONE "GB"  
(TO REMAIN)

PRESENT  
ZONE "DE-5"  
(TO REMAIN)

DANBURY ROAD

JANUARY 2, 2024

**D'ANDREA SURVEYING & ENGINEERING, PC**

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549  
RIVERSIDE, CT 06878

6 NEIL LANE  
TEL. 637-1779

1 INCH = 400 FEET  
SCALE



**PROPOSED REVISION OF  
ZONING AREA**

AT

**50, 60, & 64 DANBURY ROAD  
WILTON, CONNECTICUT**

## ZONE CHANGE – AREA DESCRIPTION

50, 60 & 64 Danbury Road, Wilton CT

Land to be Changed From “DE-5” to “DE-5R”

Parcel A-R                      Area of Proposed Zone Change = 22.9± Acres

### Description

Beginning from the approximate centerline of Danbury Road (CT Route 7) opposite the northwesterly corner of the subject property, then running along the property line easterly and northerly to the southerly street line of Hollyhock Road a distance of 460.3± Feet;

The turning and running along the southerly and easterly street lines of Hollyhock Road a distance of 206.3± Feet;

Then continuing along the northerly property line to the southerly street line of Grumman Hill Road a distance of 493± Feet;

Then turning and running easterly along the southerly street line of Grumman Hill Road a distance of 25.2± Feet;

Then turning and running southerly along the easterly property line from Grumman Hill Road to the westerly street line of Whipple Road a distance of 1,617.5± Feet;

Then turning and running southerly along the westerly street line of Whipple Road a distance of 67.9± Feet;

Then turning and running westerly along the southerly property line a distance of 1,559.3± Feet to the approximate centerline of Danbury Road;

The turning and running northerly along the approximate centerline of Danbury Road a distance of 934.3± feet to the point and place of beginning, and containing 22.9± Acres

- GENERAL NOTES
1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1927 (NAD 27)
  2. WETLANDS WERE DELINEATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST ON FEBRUARY 23 AND 24, MARCH 9, AND APRIL 10, 2017.
  3. THE SUBJECT PARCEL LIES PREDOMINANTLY IN FLOOD ZONE "X" WITH PORTIONS FALLING IN FLOOD ZONE "A". FLOOD ZONE LIMITS DERIVED HEREON WAS TRANSMITTED FROM FIRM MAP NUMBER 0900103591 DATED JUNE 16, 2016 AND PUBLISHED BY FEMA.
- MAP REFERENCES
1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC. DATED DECEMBER 8, 2001, REPELLED TO MAY 7, 2001, AND NUMBERED 5278 IN THE WILTON LAND RECORDS.
  2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FIFTY, LLC BY THE STATE OF CONNECTICUT, DATED DECEMBER 5, 2001 AND NUMBERED 5326 IN THE WILTON LAND RECORDS.
  3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 18, 2002 AND NUMBERED 5343 IN THE WILTON LAND RECORDS.
  4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 6, 2002 AND NUMBERED 5346 IN THE WILTON LAND RECORDS.
  5. "ZONING LOCATION SURVEY DEPICTING REVISION OF PROPERTY LINES ON PROPERTY AT 40, 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DMV 40/60 DEVELOPMENT LLC, DATED APRIL 16, 2001, PREPARED BY Rocco V. D'Andrea, Inc., REPELLED MAY 10, 2001 AND NUMBERED 5591 IN THE WILTON LAND RECORDS.
  6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT DATED JANUARY 16, 2008, PREPARED BY Rocco V. D'Andrea, Inc.
  7. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60 LLC, 50-64 DANBURY ROAD, WILTON, CONNECTICUT, DATED JUNE 2, 2008 AND PREPARED BY Rocco V. D'Andrea, Inc., NUMBERED 5638 IN THE WILTON LAND RECORDS.
  8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED JANUARY 26, 2008, PREPARED BY Rocco V. D'Andrea, Inc., NUMBERED 5648 IN THE WILTON LAND RECORDS.
  9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC, DATED JULY 11, 2017, AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.
  10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION, WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC. DATED JUNE 17, 2020 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

- SYMBOL LEGEND
- SDMH STORM DRAIN MANHOLE
  - SSMH SANITARY SEWER MANHOLE
  - EMH ELECTRICAL MANHOLE
  - TMH TELEPHONE MANHOLE
  - WMH WATER MANHOLE
  - H HYDRANT/STANDPIPE
  - S SIGNS
  - L LIGHTS
  - G GAS GATE
  - W WATER GATE
  - C CLEAN-OUT
  - U UTILITY POLE
  - CB CATCH BASINS
  - SW STONE WALL
  - F FENCE (TYPE AS NOTED)
  - PS PEDESTRIAN SIGNAL REQUEST
  - SP STEEL POST / BOLLARD
  - TL TRAFFIC LIGHT
  - SMW SOIL MONITOR WELL
  - TP TRAFFIC POLE
  - W FLAG WETLAND 2017
  - W FLAGGED WETLANDS 2017

#### SPECIAL NOTES

A. PURSUANT TO SECTION 8-3.(1) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS SPECIAL PERMIT SHALL BE COMPLETED WITHIN FIVE YEARS AFTER THE APPROVAL OF THE PLAN. SAID FIVE-YEAR PERIOD SHALL EXPIRE ON AUGUST 11, 2027.

B. FOR CONDITIONS OF APPROVAL FOR SPECIAL PERMIT #495, SEE RESOLUTION #0722 - 495SP.

REFER TO MAP REFERENCE No. 10 FOR UNIT BOUNDARIES, CONDOMINIUM AND DEVELOPMENT DESCRIPTIONS.

THIS MAP IS A ZONING LOCATION SURVEY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 22.2700 ACRES (970,081 S.F.)

LAND LIES IN "DE-5" ZONE (EXISTING) "DE-5R" ZONE (PROPOSED)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

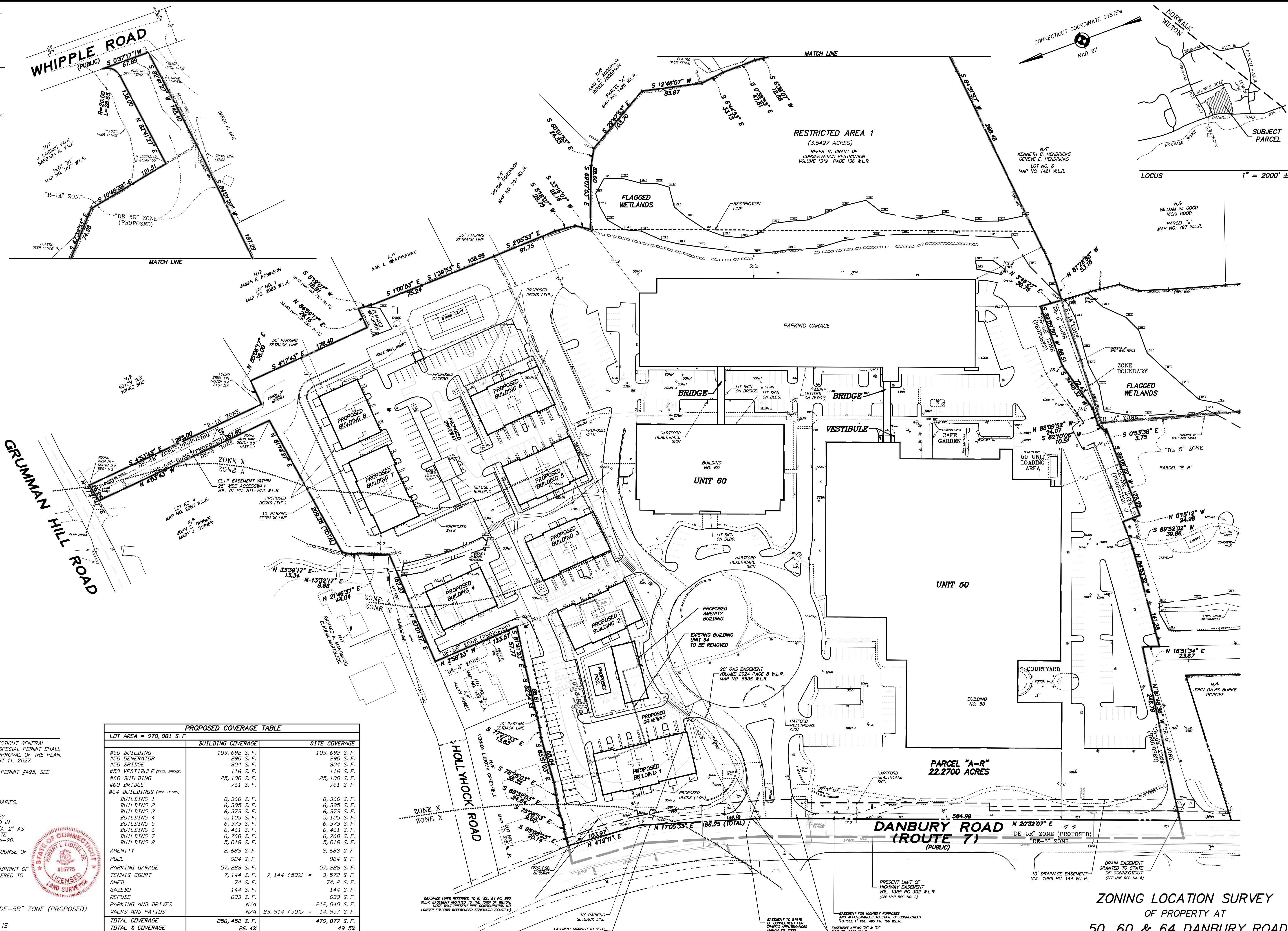
SURVEYOR  
ROBERT L. LIDDELL JR., CT LS NO. 15775  
RIVERSIDE, CONNECTICUT

AUGUST 22, 2022 (REV. "SPECIAL NOTES")  
SEPTEMBER 22, 2020 (ADD "SPECIAL NOTES")

FEBRUARY 16, 2023 (AS-BUILT)  
JANUARY 12, 2022 (AS-BUILT)

JANUARY 02, 2024  
JANUARY 24, 2022 (SIGNS)  
JUNE 27, 2022 (COVERAGE)

PROPOSED COVERAGE TABLE		
LOT AREA = 970,081 S.F.		
	BUILDING COVERAGE	SITE COVERAGE
#50 BUILDING	109,692 S.F.	109,692 S.F.
#50 GENERATOR	290 S.F.	290 S.F.
#50 BRIDGE	804 S.F.	804 S.F.
#50 VESTIBULE (EXCL. BRIDGE)	116 S.F.	116 S.F.
#60 BUILDING	25,100 S.F.	25,100 S.F.
#60 BRIDGE	761 S.F.	761 S.F.
#64 BUILDINGS (INCL. DECKS)		
BUILDING 1	8,366 S.F.	8,366 S.F.
BUILDING 2	6,395 S.F.	6,395 S.F.
BUILDING 3	6,373 S.F.	6,373 S.F.
BUILDING 4	5,105 S.F.	5,105 S.F.
BUILDING 5	6,373 S.F.	6,373 S.F.
BUILDING 6	6,461 S.F.	6,461 S.F.
BUILDING 7	6,768 S.F.	6,768 S.F.
BUILDING 8	5,018 S.F.	5,018 S.F.
AMENITY	2,683 S.F.	2,683 S.F.
POOL	924 S.F.	924 S.F.
PARKING GARAGE	57,228 S.F.	57,228 S.F.
TENNIS COURT	7,144 S.F.	7,144 (50%) = 3,572 S.F.
SHED	74 S.F.	74 S.F.
GAZEBO	144 S.F.	144 S.F.
REFUSE	633 S.F.	633 S.F.
PARKING AND DRIVES	N/A	212,040 S.F.
WALKS AND PATIOS	N/A	14,257 S.F.
TOTAL COVERAGE	256,452 S.F.	479,877 S.F.
TOTAL % COVERAGE	26.4%	49.5%

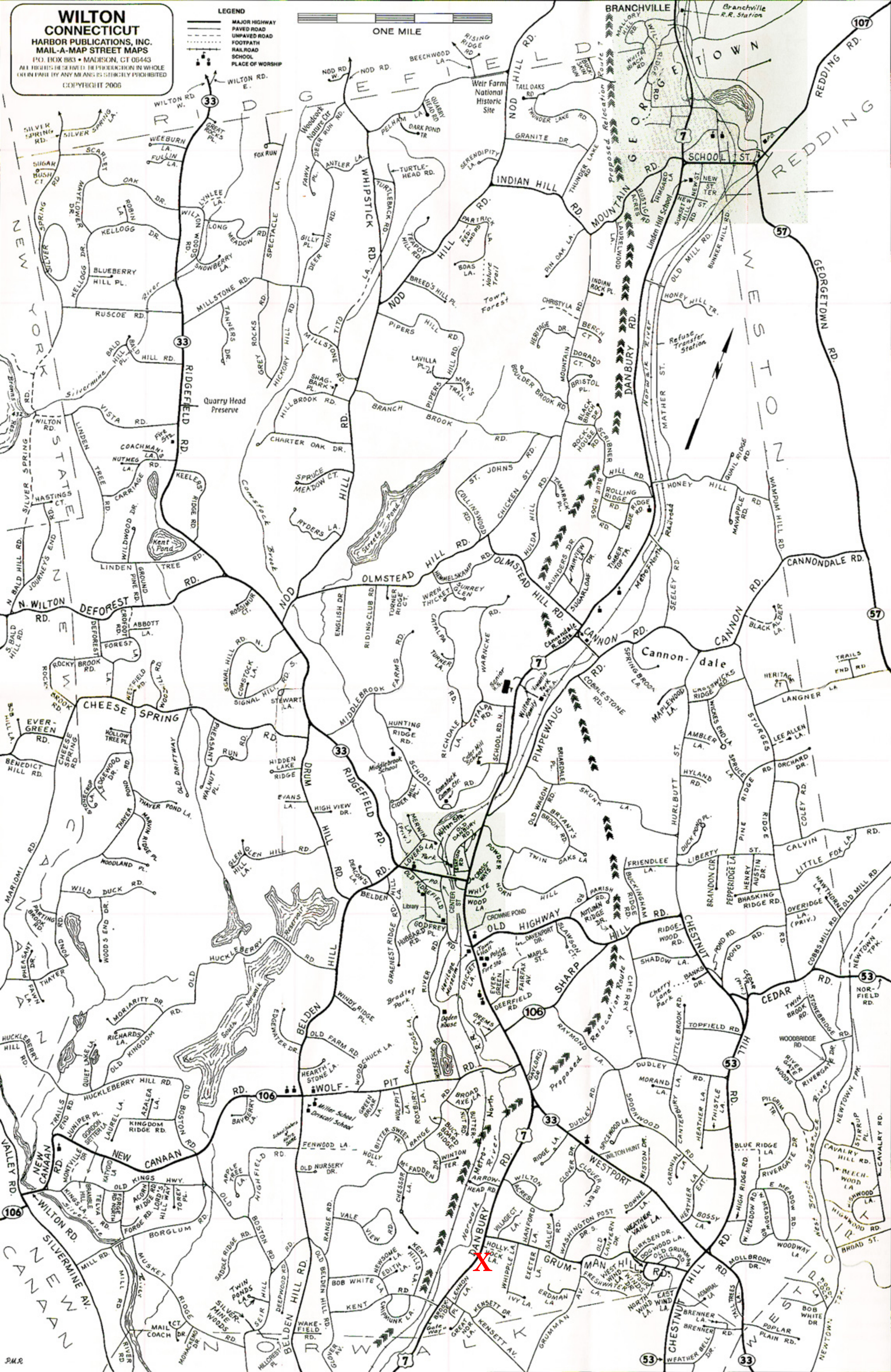


ZONING LOCATION SURVEY  
OF PROPERTY AT  
50, 60 & 64 DANBURY ROAD  
WILTON, CONNECTICUT  
PREPARED FOR  
DIVFIFTY, LLC

**WILTON CONNECTICUT**  
HARBOR PUBLICATIONS, INC.  
MAIL-A-MAP STREET MAPS  
P.O. BOX 883 • MADISON, CT 06443  
ALL RIGHTS RESERVED. REPRODUCTION IN WHOLE OR IN PART BY ANY MEANS IS STRICTLY PROHIBITED.  
COPYRIGHT 2008

**LEGEND**  
MAJOR HIGHWAY  
PAVED ROAD  
UNPAVED ROAD  
FOOTPATH  
RAILROAD  
SCHOOL  
PLACE OF WORSHIP

ONE MILE



## **List of Project Professionals**

1. Contract Purchaser: Samuel Fuller – Fuller Development
2. Project Architects: Ulises Montes De Oca, Juhi Bhardwaj – Lessard Design
3. Landscape Architect: Kate Throckmorton – Environmental Land Solutions
4. Site Engineer: Erik Lindquist, Senior Project Manager – Tighe & Bond
5. Traffic Consultant: Craig Yannes – Tighe & Bond
6. Surveyors: Leonard D’Andrea, Edwin Rhodes - RVDI
7. Planner: Raymond Mazzeo - Redniss & Mead
8. Land Use Attorneys: Lisa Feinberg & Daniel Conant - Carmody Torrance Sandak Hennessey



# ULISES MONTES DE OCA

## VICE PRESIDENT | ASSOCIATE AIA

Ulises Montes De Oca has been with Lessard Design since 2004 with a career spanning over 25 years. As Vice President, Ulises plays a key role as head of the Design Studio by providing the overall design direction of the firm. The depth of Ulises's experience makes him a firm-wide resource on planning, design and project management, which has been recognized in major awards for design excellence on projects located all over the nation.

## EDUCATION

### MASTER OF ARCHITECTURE

Southern California Institute  
of Architecture

### BACHELOR OF ARCHITECTURE

La Salle University, Mexico City

## ORGANIZATIONS

AIA  
NCARB  
NMHC  
ULI  
HBAB  
NAHB  
NVBIA  
WBC

## AWARDS

### 2023 MFE AWARDS

Canter Green

### 2019 THE BEST IN AMERICAN LIVING AWARD (BALA)- PLATINUM

The Copley at Crown

### 2009 INNOVATIVE INFILL LAND PLANNING

Arthur Capper/Carrollsborg

### 2009 GREEN COMMUNITY ENERGY EFFICIENCY

Arthur Capper/Carrollsborg

## RELEVANT EXPERIENCE

DoNo - Parcel C  
Hartford, CT

Munson Hill  
New Haven, CT

Coliseum Phase I  
New Haven, CT

9 Tower Lane  
New Haven, CT

Lafayette St.  
New Haven, CT

Atlantic Station North & South Tower  
Stamford, CT

Trump Parc Residences  
Stamford, CT

Broad St. & Greyrock Pl.  
Stamford, CT

885 Washington Boulevard  
Stamford, CT

Summer House  
Stamford, CT

777 Summer Street  
Stamford, CT

545 Bedford  
Stamford, CT

East Side Commons  
Stamford, CT

St. John's Mixed Use  
Stamford, CT

The Pearl Lofts SoNo  
Norwalk, CT

The Mitchell  
White Plains, NY

1 Water St  
White Plains, NY

51 South Broadway  
White Plains, NY

247 North Ave,  
New Rochelle, NY

Trump Plaza  
New Rochelle, NY

Huguenot Center North & South  
New Rochelle, NY

Ritz-Carlton Residences  
Long Island, NY

Tarry Lighthouse  
Port Chester, NY

Lighthouse, Hudson Harbor  
Tarrytown, NY

Lookout North & South Hudson Harbor  
Tarrytown, NY

Eastern Mirage  
Queens, NY

Residences / Henley on the Hudson  
Weehawken, NJ

1100 Riverhouse  
Weehawken, NJ

Riverhouse 9  
Weehawken, NJ

Park Apartments  
Weehawken, NJ

Glasshouse  
Edgewater, NJ

Canter Green/Liberty Place  
Union, NJ

The Upton  
Short Hills, NJ

2 Campus  
Parsippany, NJ

3 Campus  
Parsippany, NJ

Livingston Multifamily  
Livingston, NJ



# JUHI BHARDWAJ

## MANAGER, SENIOR DESIGNER

---

Juhi Bhardwaj has been with Lessard Design for five years, leading the design team with a focus on clients in mixed-use and multi-family development. As a Senior Designer, Juhi is responsible for the design development of multiple projects, project production, and consultant coordination from the Conceptual Design phase through Design Development.

## RELEVANT EXPERIENCE

---

### EDUCATION

---

#### BACHELOR OF ARCHITECTURE

Shantaben Manubhai Patel School of  
Studies and Research in Architecture and  
Interior Design (SMAID)  
Gujarat, India

51 South Broadway  
White Plains, CT

100 Clinton  
Stamford, CT

275 Windsor St.  
Hartford, CT

3 Landmark Square  
Stamford, CT

Alexandria Crossing  
Alexandria, VA

Anova at UCity Square  
Philadelphia, PA

Astoria Condos  
McLean, VA

Broad St. and Greyrock  
Stamford, CT

Canter Green/Liberty Place  
Union, NJ

Frazer Lane  
Malvern, PA

North Crossing - Parcel B and C  
Hartford, CT

Pierpont at City Crossing  
New Haven, CT

The Mitchell  
White Plains, NY

The Smyth  
Stamford, CT

West Hartford  
West Hartford, CT

# **KATHERINE THROCKMORTON**

## **Landscape Architect**

### **PROFESSIONAL HISTORY:**

1999 to Present	Principal / Landscape Architect / Environmental Analyst Environmental Land Solutions, LLC, Norwalk, CT
1992 to 1999	Assistant Planner Town of Wilton, CT
1987 to 1992	Landscape Architect Environmental Design Associates, P.C., Wilton CT
1984 to 1987	Landscape Designer Richard Bennett and Associates-Civil Engineers, Westport, CT
1983 to 1984	Landscape Designer Wesley E. Lent, Landscape Architect, Ridgefield, CT

### **EDUCATION:**

1983	The University of Connecticut, Storrs Bachelors of Science in Landscape Design
------	---

### **PROFESSIONAL AFFILIATION:**

Member (1986 to present):	American Society of Landscape Architects
Member (2007 to 2018):	Wilton Tree Committee - Chairman (2012 to 2018),
Member (1999-2010):	Conservation Commission, Town of Wilton, CT
Member (1992-1999):	Connecticut Trust for Historic Preservation
Member (1992-1999):	American Planners Association
Completed:	Northeast Organic Farming Association's (NOFA) Organic Land Care
Volunteer (2018 to present):	Wilton Land Conservation Trust, Trail Development
Broad Member (2020 to present)	Friends of Norwalk River Valley Trail (NRVT)

### **REGISTRATION:**

Landscape Architect, Connecticut (#635)  
Certified Professional in Soil Erosion and Sediment Control (#1216)  
NOFA Accredited Organic Land Care Professional

### **EXPERIENCE:**

Preparation of preliminary site drawings through construction documents for a range of project types including parks, athletic fields, commercial developments, single family residential and wetlands restoration and mitigation.

Site evaluations and inventorying of inland wetlands and wildlife communities. Preparation of environmental assessments reports with mitigation recommendations and alternative analysis for projects subject to local, state and federal review. Environmental monitoring of projects as required for regulatory compliance. Presentations at public hearing, meetings and court testimony. Site monitoring for permit compliance with regulatory permit conditions including erosion control and wildlife monitoring.



#### EXPERIENCE

22 Years

#### SPECIALTIES

Land Development

Stormwater Management

Soil Erosion & Sediment Control

Subsurface Sewage Disposal

#### EDUCATION

Bachelor of Science

Civil Engineering

University of Massachusetts Amherst

#### LICENSES & REGISTRATIONS

Professional Engineer

CT (22850)

NY (88632)

Leadership in Energy and  
Environmental Design Accredited  
Professional (LEED AP)

## ERIK LINDQUIST, PE, LEED AP

### SENIOR PROJECT MANAGER

Erik Lindquist is a senior project manager who has expertise in various civil engineering disciplines, including: land development, subsurface sewage disposal, roadway design and stormwater management. He is skilled in all phases of project execution from preliminary planning through design, approvals, and construction. He is a LEED Accredited Professional and a licensed engineer in both Connecticut and New York.

#### CIVIL/SITE

##### CORBIN BLOCK DEVELOPMENT—DARIEN, CT

Currently serving as the project manager for the Corbin Block mixed-use development project in Darien, CT. When completed the development will consist of 100,000+/- SF of retail and restaurant space, 81,000+/- SF of office space, and 116 residential units spread across approximately 7-acres in downtown Darien within walking distance to the metro north rail station. Design services included site/civil engineering, traffic and parking consulting, and wetlands delineation and assessment services. Improvements will include streetscape, traffic signal, and roadway upgrades to both the Boston Post Road and Corbin Drive, and the construction of three parking garages. The project underwent extensive permitting at the Federal, State, and local levels including an OSTA MTG Certificate, a CTDEEP Diversion Permit and 401 Water Quality Certification, a USACOE Individual Permit, as well as local Planning and Zoning and Wetlands approvals.

##### BRANSON ULTRASONICS CORPORATE HEADQUARTERS—BROOKFIELD, CT

Currently serving as the project manager for the new Branson Ultrasonics Corporate Headquarters in Brookfield, CT. Responsibilities are ongoing and currently include the design of a 142,000+/- SF office and manufacturing building, site parking and access drives, utility services, and storm drainage, including two retention systems and modifications to an off-site detention pond. Efforts also included the coordination of the approval and permitting process through both the Towns of Brookfield and Bethel for Planning and Zoning and Wetlands.

##### THE SUMMIT MASTER PLAN—DANBURY, CT

Currently serving as the project manager for the development of The Summit Master Plan in Danbury, CT. Responsibilities are ongoing and currently include the phased re-development of the 99.5-acre campus for the former Union Carbide world headquarters. Coordinating the approval and permitting for the adaptive re-use of the existing building and the future development of the balance of the site.

##### BRIDGEPORT HOSPITAL PARKWAY CAMPUS EXPANSION—TRUMBULL, CT

Served as the project manager for the expansion of the existing Trumbull campus to include both a 120,000+/- SF outpatient center to interconnect the existing MOB and radiology buildings, and a 5-level parking garage. The project required a complex enabling package to facilitate pedestrian and vehicular circulation throughout construction. In addition, off-site improvements at the site entrance on Park Avenue, and the intersections for

the north and south bound off-ramps for the Merritt Parkway at Park Avenue were required.

#### **THE RESERVE DEVELOPMENT—DANBURY, CT**

Currently serving as the project manager for The Reserve planned neighborhood development project in Danbury, CT. Responsibilities are ongoing and currently include the phased development of various residential communities and commercial sites located within the 545-acre site. Coordinated the approval and permitting of 685 residential units through the Environmental Impact Commission and city site plan review.

#### **WASHINGTON VILLAGE—SOUTH NORWALK, CT**

Served as the project manager for the redevelopment of the Washington Village Housing development in South Norwalk. The existing Washington Village site is the oldest public-housing complex in the state and consists of 136 residential units with limited on-site parking. The proposed project will replace the existing development with 5 buildings and 272 total units across three separate parcels along Day and Raymond Streets. In addition, the project will include over 500 vehicular parking spaces, many of which will be located beneath pedestal buildings. The site is adjacent to the Norwalk River, within the 100-year flood plain, and experienced significant flooding during Hurricane Sandy. As part of the permitting for the project CTDEEP Floodplain Management Certification was required.

#### **HARBOR BLUFF SUBDIVISION—ROWAYTON, CT**

Served as the project manager for this subdivision in Rowayton, CT for the creation of twelve luxury homes. Services included the layout and design of on-site utilities and the storm drainage system, including an underground stormwater retention system and improvements to the City's storm sewer in Bluff Avenue to accommodate the proposed development.

#### **HILLWOOD DEVELOPMENT—NORTH HAVEN, CT**

Served as the project manager for a new fulfillment center in North Haven, CT. The project included the design of an 855,000+/- SF fulfillment center, 2500 parking spaces, and over 200 trailer loading spaces at the former Pratt and Whitney manufacturing site off Washington Avenue. The site has various environmental concerns that were incorporated into the site design in a creative and cost-effective manner. This was a multi-discipline design project, and responsibilities included the management of survey preparation, as well as site/civil, traffic, landscape architecture, and geotechnical design tasks.

#### **CANAL DOCK BOATHOUSE—NEW HAVEN, CT**

Served as the project manager for the design and construction of a new boathouse and platform that extend into New Haven Harbor. This City of New Haven project is State and Federally funded and will incorporate various elements of the historic Yale (Adee) Boathouse that was demolished as part of the I-95 New Haven Crossing Corridor Improvement Program. The project will include exterior features such as a waterfront promenade, transient slips, and an accessible rowing dock. In addition, the community boat house facility will include boat storage, office and support space, locker rooms, meeting space, and a marine science center for the University of New Haven. Environmental, cultural, and historical education will be a key component of programming at the boathouse, which will incorporate various interpretive design elements to narrate the City of New Haven and Long Wharf's rich nautical history.

#### **FORTIS DATACENTER—NORWALK, CT**

Served as the project manager for the construction of 168,000+/- SF of Class A office, and data center and disaster recovery center space. The project is located in the Norden Park development and included the integration with existing office, and residential uses on site.



## EXPERIENCE

13 Years

## SPECIALTIES

Traffic Signal Design

Transportation Planning &  
Feasibility Studies

Traffic Impact & Parking Studies

Roadway Design

Traffic Calming Planning & Design

## EDUCATION

Master of Science  
Civil Engineering  
University of Connecticut

Bachelor of Science  
Civil Engineering  
University of Connecticut

## LICENSES & REGISTRATIONS

Professional Engineer  
CT #29075  
RI #12796

Professional Traffic Operations  
Engineer #3567

Roadway Safety Professional 1  
#301

## PROFESSIONAL AFFILIATIONS

Institute of Transportation  
Engineers (Past President of the  
Connecticut Chapter)

American Society of Civil  
Engineers

# CRAIG D. YANNES, PE, PTOE, RSP1

## PROJECT MANAGER

Craig Yannes utilizes his experience in transportation and traffic engineering to develop transportation systems that balance effective traffic operations, mobility, and safety, not only for vehicular traffic, but all modes of transportation. His technical specialties include traffic analysis & modeling, transportation planning, traffic safety engineering, and traffic calming & signal design. Serving as a Project Manager in Tighe & Bond's Transportation business line, Craig has been involved with and led successful projects from design through construction for private, Municipal, and State clients. Through his work, Craig has become a trusted advisor to our clients, utilizing his relationships and expertise in analysis, design, and permitting to streamline project delivery.

### WILTON COPORPATE PARK OSTA APPLICATIONS—WILTON, CT

Prepared OSTA AD applications for several projects at the Wilton Corporate Park on Danbury Road (U.S. Route 7) in Wilton. The projects included the expansion of parking and land use conversions to allow medical office within the park.

### 141 DANBURY ROAD RESIDENTIAL DEVELOPMENT—WILTON, CT

Prepared the traffic study and OSTA AD applications for the 173-unit residential development at 141 Danbury Road in Wilton.

### 372 DANBURY ROAD PARKING STUDY & EXPANSION—WILTON, CT

Performed parking studies for 372 Danbury Road (U.S. Route 7) in Wilton. The 92,000 square foot building includes a mix of commercial, medical office, and child care facilities. Services included parking inventory counts, parking demand projections and shared parking calculations to assess and permit land use changes within the building. The parking studies supported approval of a parking expansion to allow for increased medical office space in the building.

### KENT CENTER & GATEWAY CENTER PARKING STUDIES—WILTON, CT

Performed parking studies for Kent Center and Gateway Center in Wilton. The studies projected parking demand and supported land use conversions and new tenants in the centers.

### OX RIDGE ELEMENTARY SCHOOL REPLACEMENT—DARIEN, CT

Project manager for the traffic impact study and Town and OSTA approvals for the replacement of Ox Ridge Elementary School in Darien.

### HHR ELEMENTARY SCHOOL EXPANSIONS—DARIEN, CT

Project manager for the traffic impact study and Town approvals for the expansion of Hindley, Holmes, and Royle Elementary Schools in Darien.

### YNHH BED TOWER REPLACEMENT—NEW HAVEN, CT

Lead traffic engineer on the traffic impact study and parking study analyses for the Yale New Haven Health (YNHH) Saint Raphael's Bed Tower Replacement in New Haven.

### CTDOT TRAFFIC & SAFETY ON-CALL, STATEWIDE, CT

Lead transportation engineer for the 16 traffic safety tasks performed for CTDOT over two contracts.

**64 Danbury Road, Wilton, CT – Property Owners Within 500’**

<b>No.</b>	<b>MBLU</b>	<b>PROPERTY ADDRESS</b>	<b>MAILING ADDRESS</b>
<b>1</b>	68-33-1	40 DANBURY RD WILTON, CT 06897	CIG DRWLT DE LLC CIG WILTON DE LLC ET AL PO BOX 631 POMONA, NY 10970- 0000
<b>2</b>	68-33-50	50 DANBURY RD WILTON, CT 06897	WILTON 50 DANBURY ROAD OWNER LLC C/O TACONIC CAPITAL ADVISORS LP 280 PARK AVE 5TH FL NEW YORK, NY 10017- 0000
<b>3</b>	68-33-60	60 DANBURY RD WILTON, CT 06897	WILTON MEDICAL REALTY LLC CONSTITUTION SURGERY ALLIANCE 100 AVON MEADOW LN AVON, CT 06001- 0000
<b>4</b>	68-33-64	64 DANBURY RD WILTON, CT 06897	WILTON 64 DANBURY ROAD OWNER LLC C/O TACONIC CAPITAL ADVISORS LP 280 PARK AVE 5TH FL NEW YORK, NY 10017- 0000
<b>5</b>	68-33	50-64 DANBURY RD WILTON, CT 06897	DIVFIFTY LLC C/O MARCUS PARTNERS 260 FRANKLIN ST BOSTON, MA 02110
<b>6</b>	68-34	46 DANBURY RD WILTON, CT 06897	CALITRI PROPERTIES LLC 46 DANBURY RD WILTON, CT 06897- 0000
<b>7</b>	84-33	39 DANBURY RD WILTON, CT 06897	WILSON PROPERTIES I, LLC 43 DANBURY RD WILTON, CT 06897- 0000
<b>8</b>	84-35	43 DANBURY RD WILTON, CT 06897	WILSON PROPERTIES II, LLC 43 DANBURY RD WILTON, CT 06897- 0000
<b>9</b>	84-36	45 DANBURY RD WILTON, CT 06897	45 DANBURY RD LLC C/P R D SCINTO ATTN BILL PIACITELLI ONE CORPORATE DR SUITE 100 SHELTON, CT 06484- 0000
<b>10</b>	84-37	51 DANBURY RD WILTON, CT 06897	GROUCHO & CLUELESS PO BOX 2440 SPOKANE, WA 99210- 0000
<b>11</b>	84-39	53 DANBURY RD WILTON, CT 06897	RINGS END INCORPORATED 181 WEST AVE DARIEN, CT 06820- 0000
<b>12</b>	84-40	55 DANBURY RD WILTON, CT 06897	WILTON PEDIATRICS REALTY LLC 55 DANBURY RD WILTON, CT 06897- 0000

<b>13</b>	68-35	57 DANBURY RD WILTON, CT 06897	WILSON PROPERTIES II, LLC 43 DANBURY RD WILTON, CT 06897- 0000
<b>14</b>	68-36	59-65 DANBURY RD WILTON, CT 06897	59-65 DANBURY RD ASSOCIATION 59-65 DANBURY RD WILTON, CT 06897- 0000
<b>15</b>	68-36-A	65 DANBURY RD WILTON, CT 06897	WILTON PROJECT LLC METRO CENTER 1 STATION PL STAMFORD, CT 06902- 0000
<b>16</b>	68-36-B	59 DANBURY RD WILTON, CT 06897	WILTON PROPERTIES RSK LLC 470 WEST AVE STE 2007 STAMFORD, CT 06902- 0000
<b>17</b>	68-36-C	DANBURY RD WILTON, CT 06897	WILTON PROJECT LLC METRO CENTER 1 STATION PL STAMFORD, CT 06902- 0000
<b>18</b>	69-18	77 DANBURY RD WILTON, CT 06897	ASML US LLC C/O CTMI ATTN: KEVIN CAVASOS 77 DANBURY RD WILTON, CT 06897- 0000
<b>19</b>	68-30	2 HOLLYHOCK RD WILTON, CT 06897	CLARK HOLDINGS LLC 245 NEWTOWN TPKE WESTON, CT 06883- 0000
<b>20</b>	68-29	6 HOLLYHOCK RD WILTON, CT 06897	HOLLYHOCK ASSOCIATES LLC 10 CLIFF AVE DARIEN, CT 06820- 0000
<b>21</b>	68-23	70 DANBURY RD WILTON, CT 06897	TROFA PROPERTY DEVELOPMENT LLC 236 COLONIAL DR FAIRFIELD, CT 06824- 0000
<b>22</b>	68-24	3 HOLLYHOCK RD WILTON, CT 06897	TROFA PROPERTY DEVELOPMENT L.L.C. 236 COLONIAL DR FAIRFIELD, CT 06824- 0000
<b>23</b>	68-25	5 HOLLYHOCK RD WILTON, CT 06897	MITAL VIKRAM 5 HOLLYHOCK RD WILTON, CT 06897- 0000
<b>24</b>	68-26	7 HOLLYHOCK RD WILTON, CT 06897	7 R2 PROPERTIES LLC 7 HOLLYHOCK RD WILTON, CT 06897- 0000
<b>25</b>	68-27	9 HOLLYHOCK RD WILTON, CT 06897	9 HOLLYHOCK LLC 9 HOLLYHOCK RD WILTON, CT 06897- 0000
<b>26</b>	68-22	1 GRUMMAN HILL RD WILTON, CT 06897	HOLT MCCHORD 1 GRUMMAN HILL RD WILTON, CT 06897- 0000

<b>27</b>	68-21	11 GRUMMAN HILL RD WILTON, CT 06897	WILTON CHILD DEVELOPMENT PARK, LLC 11 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>28</b>	69-60	78 DANBURY RD WILTON, CT 06897	GRUMMAN SEVEN ASSOCIATES LLC 82 DANBURY RD WILTON, CT 06897- 0000
<b>29</b>	69-59	84 DANBURY RD WILTON, CT 06897	DANBURY 84 LLC 2 RUBY ST NORWALK, CT 06850- 0000
<b>30</b>	69-61-2	2 VILLAGE CT WILTON, CT 06897	PIYUSH & ANJU PANDEY 2 VILLAGE CT WILTON, CT 06897- 0000
<b>31</b>	69-61-4	4 VILLAGE CT WILTON, CT 06897	CHIAVON ROBERT P & PEGGY A TR 4 VILLAGE CT WILTON, CT 06897- 0000
<b>32</b>	69-61-6	6 VILLAGE CT WILTON, CT 06897	GLENN A HUTCHINSON 6 VILLAGE CT WILTON, CT 06897- 0000
<b>33</b>	69-61-8	8 VILLAGE CT WILTON, CT 06897	CHRISTOPHER V & LINDA A SALVATO 8 VILLAGE COURT WILTON, CT 06897- 0000
<b>34</b>	69-61-10	10 VILLAGE CT WILTON, CT 06897	LIU DANJIE & JIANG YAN & SV 10 VILLAGE CT WILTON, CT 06897- 0000
<b>35</b>	69-61-12	12 VILLAGE CT WILTON, CT 06897	RAYMOND R KOZIAK 12 VILLAGE CT WILTON, CT 06897- 0000
<b>36</b>	69-61-14	14 VILLAGE CT WILTON, CT 06897	JOSEPH P CARECCIA & OLGA SIDIROPOULIS 14 VILLAGE CT WILTON, CT 06897- 0000
<b>37</b>	69-61-16	16 VILLAGE CT WILTON, CT 06897	GLORIA & FRANK MASINO 16 VILLAGE CT WILTON, CT 06897- 0000
<b>38</b>	69-61-18	18 VILLAGE CT WILTON, CT 06897	MICHAEL J & MALGORZATA GAGLIANO 18 VILLAGE CT WILTON, CT 06897- 0000
<b>39</b>	69-61-20	20 VILLAGE CT WILTON, CT 06897	LU YUBO 20 VILLAGE CT WILTON, CT 06897- 0000
<b>40</b>	69-61-22	22 VILLAGE CT WILTON, CT 06897	ANUSHA THOTA & MALLURI SANDEEP 22 VILLAGE CT WILTON, CT 06897- 0000
<b>41</b>	69-61-24	24 VILLAGE CT WILTON, CT 06897	AUDREY KURTZ 24 VILLAGE CT WILTON, CT 06897- 0000

<b>42</b>	69-61-26	26 VILLAGE CT WILTON, CT 06897	VRR-1 LLC 6418 E TANQUE VERDE RD TUCSON, AZ 85715-3846- 0000
<b>43</b>	69-61-28	28 VILLAGE CT WILTON, CT 06897	ROSEMARY R & GARY R VERVOORT 28 VILLAGE CT WILTON, CT 06897-4545
<b>44</b>	69-61-30	30 VILLAGE CT WILTON, CT 06897	ASSAF & DANIT EISDORFER 30 VILLAGE CT WILTON, CT 06897- 0000
<b>45</b>	69-61-32	32 VILLAGE CT WILTON, CT 06897	KATHLEEN BRISTOL FEDERICO 32 VILLAGE CT WILTON, CT 06897- 0000
<b>46</b>	69-61-34	34 VILLAGE CT WILTON, CT 06897	ROSS STEPHEN KAZER TRUSTEE VICKI WEISGURT KAZER TRUSTEE 34 VILLAGE CT WILTON, CT 06897- 0000
<b>47</b>	69-61-36	36 VILLAGE CT WILTON, CT 06897	PAULA D FLEMING 36 VILLAGE COURT WILTON, CT 06897- 0000
<b>48</b>	69-61-38	38 VILLAGE CT WILTON, CT 06897	CHANPREET SINGH UPPAL & RUCHI UPPAL 38 VILLAGE CT WILTON, CT 06897- 0000
<b>49</b>	69-61-40	40 VILLAGE CT WILTON, CT 06897	KARA CROWTHER 40 VILLAGE CT WILTON, CT 06897- 0000
<b>50</b>	69-61-42	42 VILLAGE CT WILTON, CT 06897	GERTRUDE A. BYRNE OR CURRENT OWNER 42 VILLAGE COURT WILTON, CT 06897- 0000
<b>51</b>	69-61-44	44 VILLAGE CT WILTON, CT 06897	NAN AN & HUI YUAN 44 VILLAGE CT WILTON, CT 06897- 0000
<b>52</b>	69-61-46	46 VILLAGE CT WILTON, CT 06897	BOMI P & NINA B DINSHAW 46 VILLAGE CT WILTON, CT 06897- 0000
<b>53</b>	69-61-48	48 VILLAGE CT WILTON, CT 06897	MARIE DUNN 48 VILLAGE CT WILTON, CT 06897- 0000
<b>54</b>	69-61-50	50 VILLAGE CT WILTON, CT 06897	PRINCELAL CHIRIYANKANDATH & HENCY P CHIRIYANKANDATH & SV 50 VILLAGE CT WILTON, CT 06897- 0000
<b>55</b>	69-61-52	52 VILLAGE CT WILTON, CT 06897	DI & FENG ZHANG 52 VILLAGE CT WILTON, CT 06897- 0000

<b>56</b>	69-61-54	54 VILLAGE CT WILTON, CT 06897	PAUL H & TONI-ANNE LUCHANSKY 54 VILLAGE COURT WILTON, CT 06897- 0000
<b>57</b>	69-61-56	56 VILLAGE CT WILTON, CT 06897	MONICA R SPREI 56 VILLAGE COURT WILTON, CT 06897- 0000
<b>58</b>	69-61-58	58 VILLAGE CT WILTON, CT 06897	SWAMINATHAN ARUN & BAKTHAVATCHALAM SUMITHRA 58 VILLAGE CT WILTON, CT 06897- 0000
<b>59</b>	69-61-60	60 VILLAGE CT WILTON, CT 06897	LAURA CODY 60 VILLAGE CT WILTON, CT 06897- 0000
<b>60</b>	69-61-62	62 VILLAGE CT WILTON, CT 06897	SHAILESH & ASMITHA S BENDRE 62 VILLAGE CT WILTON, CT 06897- 0000
<b>61</b>	69-61-64	64 VILLAGE CT WILTON, CT 06897	LIBBY KENNETH DANIEL 64 VILLAGE COURT WILTON, CT 06897- 0000
<b>62</b>	69-61-66	66 VILLAGE CT WILTON, CT 06897	JOSEPH & MARIA SARNO 66 VILLAGE CT WILTON, CT 06897- 0000
<b>63</b>	69-61-68	68 VILLAGE CT WILTON, CT 06897	SERGE A KARPOW 68 VILLAGE COURT WILTON, CT 06897- 0000
<b>64</b>	69-61-70	70 VILLAGE CT WILTON, CT 06897	JOANN LOGIURATO 70 VILLAGE CT WILTON, CT 06897- 0000
<b>65</b>	69-61-72	72 VILLAGE CT WILTON, CT 06897	JOSEPH & ROSE ZARB 72 VILLAGE CT WILTON, CT 06897- 0000
<b>66</b>	69-61-74	74 VILLAGE CT WILTON, CT 06897	JOHN B & JANET S CANNING 74 VILLAGE CT WILTON, CT 06897- 0000
<b>67</b>	69-61-76	76 VILLAGE CT WILTON, CT 06897	GINA M ANDREASSI TRUSTEE 76 VILLAGE CT WILTON, CT 06897- 0000
<b>68</b>	69-61-78	78 VILLAGE CT WILTON, CT 06897	VENKATARAMAN ARUN MAHADEVAN & NAGARATNAM RADHIKA 78 VILLAGE CT WILTON, CT 06897- 0000
<b>69</b>	69-61-80	80 VILLAGE CT WILTON, CT 06897	BU TIANSHI & DONG KUN 80 VILLAGE CT WILTON, CT 06897- 0000

<b>70</b>	69-61-82	82 VILLAGE CT WILTON, CT 06897	LEE ARMSTRONG 82 VILLAGE CT WILTON, CT 06897- 0000
<b>71</b>	69-61-84	84 VILLAGE CT WILTON, CT 06897	EDWARD J & MARY H WEILLE 84 VILLAGE CT WILTON, CT 06897- 0000
<b>72</b>	69-61-86	86 VILLAGE CT WILTON, CT 06897	MANUEL T & FLORINDA F BASTOS 86 VILLAGE CT WILTON, CT 06897- 0000
<b>73</b>	69-61-88	88 VILLAGE CT WILTON, CT 06897	STACY E REYNOLDS 88 VILLAGE CT WILTON, CT 06897- 0000
<b>74</b>	69-61-90	90 VILLAGE CT WILTON, CT 06897	HUSSEIN NASSR MD A MEDICAL CORPORATION PENSION PLAN 90 VILLAGE CT WILTON, CT 06897- 0000
<b>75</b>	69-61-92	92 VILLAGE CT WILTON, CT 06897	KALRA KUNWAR & KHURANA RUCHIKA 92 VILLAGE CT WILTON, CT 06897- 0000
<b>76</b>	69-61-94	94 VILLAGE CT WILTON, CT 06897	RICHARD K & CLAIRE DINEEN 94 VILLAGE COURT WILTON, CT 06897- 0000
<b>77</b>	69-61-96	96 VILLAGE CT WILTON, CT 06897	TARUN LAMBA & JHARNA TALREJA 96 VILLAGE CT WILTON, CT 06897- 0000
<b>78</b>	69-61	2-96 VILLAGE CT WILTON, CT 06897	UNKNOWN 2-96 VILLAGE CT WILTON, CT 06975
<b>79</b>	68-20	21 GRUMMAN HILL RD WILTON, CT 06897	JONAN OLSI H & KALLCIU SONILA 21 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>80</b>	69-62	28 GRUMMAN HILL RD WILTON, CT 06897	JUSTIN & MACKENZIE SAVERINE 28 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>81</b>	69-63	32 GRUMMAN HILL RD WILTON, CT 06897	JULIA M STANSBURY 32 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>82</b>	69-63-1	34 GRUMMAN HILL RD WILTON, CT 06897	ERIC J PETRO 2020 REV TRUST 50% & LINDA J PETRO 2020 REV TRUST 50% 34 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>83</b>	69-64	38 GRUMMAN HILL RD WILTON, CT 06897	ALBERT J & LINDA A PYKOSZ 38 GRUMMAN HILL RD WILTON, CT 06897- 0000

<b>84</b>	69-65	46 GRUMMAN HILL RD WILTON, CT 06897	JOHN FARRELL SPONZA 46 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>85</b>	54-26	56 GRUMMAN HILL RD WILTON, CT 06897	PAUL M & MARGARET B NICHE 56 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>86</b>	68-18	27 GRUMMAN HILL RD WILTON, CT 06897	YUN SOYON & SOO YONG 27 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>87</b>	68-17	39 GRUMMAN HILL RD WILTON, CT 06897	BRANDON CROPLEY & KATHERINE ASHLEY MULVIHILL 39 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>88</b>	68-16	43 GRUMMAN HILL RD WILTON, CT 06897	GEORGE H JR WASHBURN 8 BRACKET LA IVORYTON, CT 06442- 0000
<b>89</b>	68-8	51 GRUMMAN HILL RD WILTON, CT 06897	BRIAN K & ANN L SMITH 51 GRUMMAN HILL RD WILTON, CT 06897- 0000
<b>90</b>	68-15	15 WHIPPLE RD WILTON, CT 06897	MICHAEL MURIN & JENNIFER R STIVRINS 15 WHIPPLE RD WILTON, CT 06897- 0000
<b>91</b>	68-9	16 WHIPPLE RD WILTON, CT 06897	LORRAINE SKEEN 16 WHIPPLE RD WILTON, CT 06897- 0000
<b>92</b>	68-14	19 WHIPPLE RD WILTON, CT 06897	SARI L WEATHERWAX 19 WHIPPLE RD WILTON, CT 06897- 0000
<b>93</b>	68-13	23 WHIPPLE RD WILTON, CT 06897	VICTOR GORSHKOV 23 WHIPPLE RD WILTON, CT 06897- 0000
<b>94</b>	68-12	33 WHIPPLE RD WILTON, CT 06897	JEEPY JANUAR & YUBI LUI - SV 33 WHIPPLE RD WILTON, CT 06897- 0000
<b>95</b>	68-11	43 WHIPPLE RD WILTON, CT 06897	J LANSING & BARBARA B VALK 43 WHIPPLE RD WILTON, CT 06897- 0000
<b>96</b>	67-15	34 WHIPPLE RD WILTON, CT 06897	GRUMMAN HILL MONTESSORI ASSOC IN 34 WHIPPLE RD WILTON, CT 06897- 0000
<b>97</b>	67-15-1	WHIPPLE RD WILTON, CT 06897	TOWN OF WILTON 238 DANBURY RD WILTON, CT 06897- 0000

<b>98</b>	67-16	4 IVY LA WILTON, CT 06897	MATTHEW & DARA SPOSATO 4 IVY LA WILTON, CT 06897- 0000
<b>99</b>	67-17	12 IVY LA WILTON, CT 06897	JOSEPH V BRUNO 12 IVY LA WILTON, CT 06897- 0000
<b>100</b>	67-21	15 IVY LA WILTON, CT 06897	MARIE H WEBER 15 IVY LA WILTON, CT 06897- 0000
<b>101</b>	67-22	9 IVY LA WILTON, CT 06897	MARK J & CAROLYN L REIFERS 9 IVY LA WILTON, CT 06897- 0000
<b>102</b>	67-23	3 IVY LA WILTON, CT 06897	JACQUELINE & ERIK CHRISTMAN 3 IVY LA WILTON, CT 06897- 0000
<b>103</b>	67-11	81 KENSETT DR WILTON, CT 06897	MYKHAYLO & ANNA DANYLYUK 81 KENSETT DR WILTON, CT 06897- 0000
<b>104</b>	67-12	65 WHIPPLE RD WILTON, CT 06897	ROSEMARIE ALTIERI 65 WHIPPLE RD WILTON, CT 06897- 0000
<b>105</b>	67-10	93 KENSETT DR WILTON, CT 06897	ROBERT H & NANCY L COHEN 93 KENSETT DR WILTON, CT 06897- 0000
<b>106</b>	67-6	109 KENSETT DR WILTON, CT 06897	BRIAN J & BREANNA SCORDATO 109 KENSETT DR WILTON, CT 06897- 0000
<b>107</b>	67-3	1 LENNON LA WILTON, CT 06897	MARGARET LYNN SULLIVAN 1 LENNON LA WILTON, CT 06897- 0000
<b>108</b>	67-2	2 LENNON LA WILTON, CT 06897	2 LENNON LN LLC 2 LENNON LA WILTON, CT 06897- 0000
<b>109</b>	67-7	103 KENSETT DR WILTON, CT 06897	ALAN & JENNIFER C EMERSON 103 KENSETT DR WILTON, CT 06897- 0000
<b>110</b>	67-8	99 KENSETT DR WILTON, CT 06897	MARIO LOMBARDI 995 SHIPPAN AVE STAMFORD, CT 06902- 0000
<b>111</b>	67-9	97 KENSETT DR WILTON, CT 06897	DORTE E HANSEN 97 KENSETT DR WILTON, CT 06897- 0000
<b>112</b>	67-13	59 WHIPPLE RD WILTON, CT 06897	KENNETH C & GENEVE E HENDRICKS 59 WHIPPLE RD WILTON, CT 06897- 0000

<b>113</b>	67-14	55 WHIPPLE RD WILTON, CT 06897	DEREK P MOE 55 WHIPPLE RD WILTON, CT 06897- 0000
------------	-------	-----------------------------------	--

**Lisa L. Feinberg**  
Partner  
Direct: 203-252-2677  
Fax: 203-325-8608  
LFeinberg@carmodylaw.com

1055 Washington Blvd  
Stamford, CT 06901

December 19, 2023

Michael Wrinn  
Planning and Zoning Department  
Town of Wilton  
Town Annex  
238 Danbury Road  
Wilton, CT 06897

**RE: 64 Danbury Road, Wilton, CT (the “Property”)  
Letter of Title**

Dear Mr. Wrinn:

As confirmed in the Fifth Amendment to the Declaration of the Wilton Corporate Park recorded in Book 2515 at page 640 of the Wilton Land Records, a copy of the first page of which is attached hereto, and the enclosed letter of authority from the owner, title of property appears to be vested in Wilton - 64 Danbury Road Owner, LLC.

Sincerely,

*Lisa Feinberg*

Lisa L. Feinberg



Doc ID: 001204130025 Type: LAN

BK 2515 PG 640-664

After recording, return to:

Geoff A. Howell, Esq.  
DLA Piper LLP (US)  
33 Arch Street, 26th Floor  
Boston, Massachusetts 02110

FIFTH AMENDMENT TO DECLARATION  
OF  
THE WILTON CORPORATE PARK

Dated as of July 16, 2020

Reference is hereby made to the Declaration of the Common Interest Community created pursuant to the Common Interest Ownership Act, Chapter 828 of the Connecticut General Statutes, and known as The Wilton Corporate Park, which Declaration is dated August 22, 2002 and recorded in the Town of Wilton Land Records (the "Registry") on August 22, 2002 in Book 1415, Page 1, as previously amended by the First Amendment to Declaration of The Wilton Corporate Park dated as of June 6, 2007 and recorded in said Land Records on June 12, 2007 in Volume 1945, Page 321 of the Registry, the Second Amendment to Declaration of The Wilton Corporate Park dated as of June 29, 2007 and recorded in said Land Records on July 2, 2007 in Volume 1950, Page 234 of the Registry, the Third Amendment to Declaration of The Wilton Corporate Park dated as of March 17, 2009, and recorded in said Land Records on March 20, 2009 in Volume 2042, Page 200 of the Registry, and the Fourth Amendment to Declaration of The Wilton Corporate Park dated as of March 13, 2017 and recorded in said Land Records on March 21, 2017 in Volume 2469, Page 266 of the Registry (collectively, as further amended from time to time, the "Declaration").

Preliminary Statements

Capitalized terms set forth in this Amendment and not otherwise defined herein shall have the meaning set forth in the Declaration.

DIV Fifty, LLC, a Massachusetts limited liability company, is the Declarant under the Declaration; Wilton – 50 Danbury Road Owner, LLC, a Delaware limited liability company (successor-in-interest to Wilton 50, LLC), Wilton – 64 Danbury Road Owner, LLC, a Delaware limited liability company (successor-in-interest to Wilton 64, LLC), and Wilton 40/60, LLC, a Delaware limited liability company, are the Unit Owners under the Declaration.

The Declarant and Unit Owners desire to amend the Declaration to provide certain clarifications in connection with the potential redevelopment of Unit 64, the expansion of the 50/60 Garage, and the proposed use of Unit 60 for medical offices and an ambulatory surgery center, and to memorialize certain prior activities in connection with the exercise of Development Rights.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF  
THE ORIGINAL DOCUMENT RECEIVED FOR  
RECORD IN THE OFFICE OF THE TOWN CLERK  
OF THE TOWN OF WILTON ON

PAGE 1

Sept. 3, 2020 AT 12:13 pm  
9/3/20 Kathy M. Casper  
DATE Asst TOWN CLERK