

**WILTON PLANNING AND  
ZONING COMMISSION****ARCHITECTURAL REVIEW BOARD/VILLAGE  
DISTRICT DESIGN ADVISORY COMMITTEE APPLICATION****FDSPIN 64 DR LLC****1 N Water Street Suite 100, Norwalk, CT 06854****APPLICANT'S NAME****ADDRESS**

Wilton - 64 Danbury Road Owner LLC

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

**OWNER'S NAME****ADDRESS**

64 Danbury Road

DE-5

**PROPERTY LOCATION****ZONING DISTRICT**

25

05

601

68

33-Unit 64

22.27

**WLR****VOLUME****PAGE****TAX MAP #****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** – 11" x 17" Plan Copies**ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO  
1 OR 2 PDFs MAXIMUM), emailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org**

- i. An application form;
- ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- iii. The following plans, where applicable, based on the nature of the proposed project:

- ☒ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.
- ☒ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:
  - a. wetlands, upland buffers, watercourse and flood zones, if any;
  - b. existing and/or proposed buildings and appurtenances thereof;
  - c. existing and/or proposed parking accommodations;
  - d. existing and/or proposed lighting
  - e. existing and proposed buffer strips and landscaping;
  - f. access and egress details for pedestrian and vehicular traffic;
  - g. existing and/or proposed signs, and
  - h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
  - i. easements, regulatory setbacks, historic covenants or other historic assets.

- ☒ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.
- ☒ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.
- ☒ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.

- ☒ 6. Samples of all finish materials to be used on the exterior of the building.
- ☒ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- ☒ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

**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

10/4/23  
DATE

203 803-3637  
TELEPHONE

DocuSigned by:  
  
67666C3E9A5C480...  
OWNER'S SIGNATURE

12/5/2023  
DATE

212-209-3100  
TELEPHONE

### **PROJECT NARRATIVE:**

64 Danbury Road is a proposed multi family development that will replace the existing office building at 64 Danbury Road at the Wilton Corporate Park. The current development plan call for 93 Dwelling Units. The development site is located in the DE-5 zone.

The proposed community has primary access from Danbury Road, sharing a large central round green with 40 and 60 Danbury Road office complexes. An amenity and leasing center that receives residents and guests is located at the north side of the circle with direct arrival approach. The proposed character of the community revolves around human scale units that have direct front door, direct access from a covered garage, and provides a diverse array of unit types among ground-floor single-story apartments to two level units with two and three bedrooms. Units with ground floor patios, units with Juliet-style balconies, are examples of the multiple choices provided. The buildings are arranged in such a way that each building has direct relationship with outdoor green spaces.