

15-0173-001
December 27, 2023

Mr. Samuel B. Fuller
Fuller Development, LLC
1 North Water Street, Suite 100
South Norwalk, CT 06854

Re: **Traffic Statement**
64 Danbury Road (U.S. Route 7)
Wilton, CT 06897

Dear Mr. Fuller:

Tighe & Bond has prepared this traffic statement to assess the potential impact of the replacement of general office space with the proposed residential development at 64 Danbury Road ("Site") in Wilton. This statement is provided in support of the Town of Wilton Planning & Zoning approval process. The following analysis shows that the proposed residential units will result in similar or reduced site traffic during the peak hours compared to approved conditions and no significant impact on traffic operations is expected.

Existing Conditions

The existing 64 Danbury Road property is located within Wilton Corporate Park and includes a 42,000 square foot general office building. The site is bordered by Danbury Road (U.S. Route 7) to the west, commercial properties to the north and south, and residences and a school to the east. A Site Location Map depicting the property and the surrounding area is provided in Figure 1. The property is accessed via the existing Wilton Corporate Park Northern Driveway located 650 feet south of the Danbury Road intersection with Grumman Hill Road. The intersection is signalized with the opposing Westy Self Storage driveway.

Danbury Road (U.S. Route 7) runs south to north and is classified as an urban principal arterial by the Connecticut Department of Transportation (CTDOT). It connects to Route 15 (Merritt Parkway) and Interstate 95 (Connecticut Turnpike) in Norwalk to the south where it transitions into a limited access expressway. To the north, it extends to State Routes 33, 106, and 107 and continues into Ridgefield. Along the Wilton Corporate Park frontage, Danbury Road has a four-lane cross section with approximately 11-foot travel lanes, 1 to 5-foot shoulders in both directions, and left turn lanes at the 60 Danbury Road signalized intersection. Sidewalks are present along the Wilton Corporate Park property frontage on the east side of the road as well as in front of Westy Self Storage on the west side of the road. The posted speed limit on Danbury Road is 40 miles per hour within the study area.

Vehicle collision history from 2020 to 2023 from the Connecticut Crash Data Repository showed that there were seven crashes reported at the 60 Danbury Road Driveway signalized intersection. There were four rear-end, two sideswipe, and one fixed object crashes. The crashes did not result in fatalities or serious injuries.

A significant pattern of collisions was not identified from the analysis of the study area. The proposed land use conversion and generated traffic are not anticipated to negatively impact existing collision patterns or roadway safety at the study area intersections.

Proposed Conditions

The proposed project will replace 42,000 square feet of general office space to 93 residential units. This change of use will include the demolition of the office building and the installation of 8 buildings that will include 9 to 15 residential units per building. The site will contain 200 parking spaces with a mix of private garage, driveway, and surface parking spaces. Site access from Danbury Road will remain via the Wilton Corporate Park Northern Driveway connecting to the proposed circulation roadways surrounding the proposed buildings. Sidewalks will be provided within the site connecting to the existing sidewalk network in Wilton Corporate Park and along Danbury Road.

Site-Generated Traffic

To assess the potential change in traffic entering and exiting the site, site-generated traffic estimates were calculated for the approved general office space and proposed residential units using the trip generation rates published in the Institute of Transportation Engineers (ITE) publication Trip Generation, 11th edition, 2021. This publication is an industry-accepted resource for determining trip generation.

Site-generated traffic estimates were calculated for the weekday morning and weekday afternoon peak hours using ITE Land Use Codes 710, "General Office" for the existing, approved general office space and Code 220, "Multifamily Housing (Low-Rise)" for the proposed residential units. The results are shown in Table 1. Based on the published data, the approved existing 42,000 square foot office space generates approximately 64 trips in the weekday morning peak hour and 60 trips in the weekday afternoon peak. The proposed 93 residential units are expected to generate approximately 52 and 61 trips during the weekday morning and afternoon peaks, respectively. Therefore, the proposed conversion will result in approximately 12 less trips in the weekday morning peak hour and 1 additional site trip in the weekday afternoon peak.

Conclusion

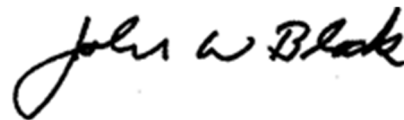
The foregoing analysis shows that the proposed conversion of general office space to residential units will result in similar or reduced site trips during the weekday peaks when compared to the approved existing general office space. Therefore, the traffic generated by the proposed residential development is not expected to significantly impact traffic operations along Danbury Road.

Sincerely,

TIGHE & BOND, INC.



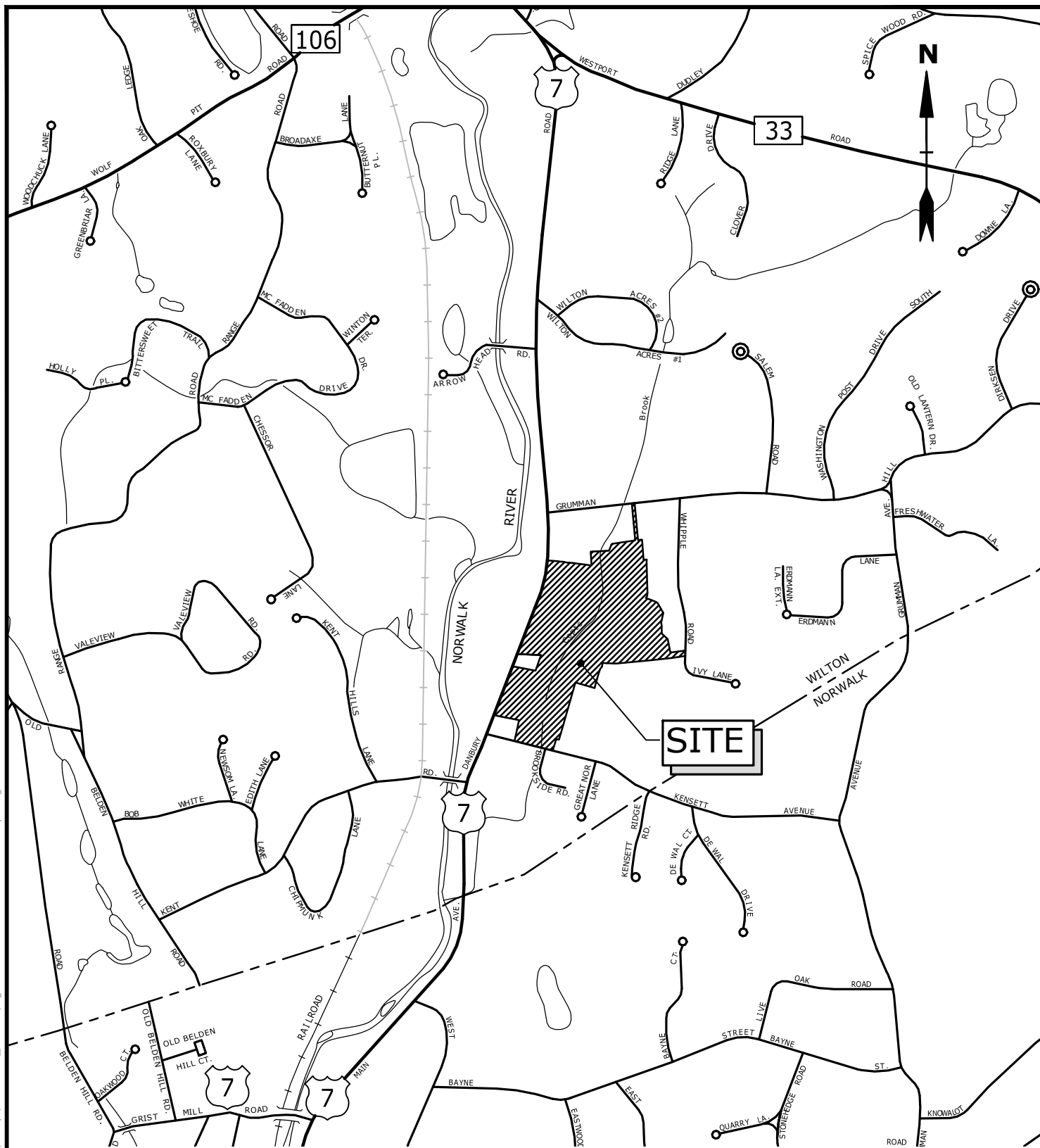
Craig D. Yannes, PE, PTOE, RSP1
Project Manager



John W. Block, PE, L.S.
Senior Vice President

Enclosures: Site Location Map (Figure 1)
Site-Generated Traffic Summary (Table 1)

J:\F\F0173 Fuller\001 64 Danbury Rd\Report_Evaluation\2023-12-27 Traffic Statement.docx



WILTON CORPORATE PARK
WILTON, CONNECTICUT

SITE LOCATION MAP

DATE: 12/01/2023

SCALE: 1"=1200'

FIGURE 1

Tighe & Bond
www.tighebond.com

TABLE 1

Proposed Site-Generated Traffic Summary

Proposed - 93 Residential Units			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	12	40	52
Weekday Afternoon	38	23	61
Previously Approved - 42,000 SF General Office			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	56	8	64
Weekday Afternoon	10	50	60
Net Vehicle Trips			
Peak Hour Period	Enter	Exit	Total
Weekday Morning	-44	32	-12
Weekday Afternoon	28	-27	1

Source: Institute of Transportation Engineering, Trip Generation, 11th Edition, 2021.
Land Use - 220 Multifamily Housing (Low-Rise)
Land Use - 710 General Office Building



Environmental Land Solutions, LLC

Environmental Analysis, Landscape Architecture & Planning

January 2, 2024

Inlands Wetlands Commission
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: Fuller Development LLC
Application for Significant - Regulated Activity Permit – Biological Evaluation
50, 60 & 64 Danbury Road, Wilton, CT

Dear Commission Members:

Environmental Land Solutions, LLC (ELS) has been retained by Fuller Development LLC to prepare this biological evaluation for their Application for a Significant Regulated Activity to construct 93-units of housing in 8 new buildings. This evaluation, per Section 7.6.c of the Wilton regulations, includes the review of the following documents:

1. "Topographic Survey" of property at 50, 60 & 64 Danbury Road, Wilton, Connecticut, prepared for DIVFifty, LLC, prepared by D'Andrea Surveying and Engineering, PC, dated September 12, 2023.
2. Site plans and reports prepared by Tighe & Bond, dated December 21, 2023, for Fuller Development LLC:
 - Site Plan Set (22 sheets).
 - Drainage Report.
3. Plans prepared by Environmental Land Solutions, LLC, dated January 2, 2024.
 - Landscape and Lighting Plans (LP-1).
 - Landscape Details & Notes (LP-2).
4. Footcandle Plan prepared by Illuminate.
 - Photometric Calculation Plan (L-1) Average of 1.0-Footcandle, dated 1/2/24.
 - Photometric Calculation Plan (L-1) Average of 2.5-Footcandle, dated 1/2/24.
5. Soil Investigation Report prepared by Otto Theall, dated April 10, 2017.

This evaluation will focus on the existing conditions of the wetland resources and the effects of the proposed development on these resources. The proposed development is restricted to the northern $4.8 \pm$ acres of the site, known as 64 Danbury Road. Recent site inspections were conducted by ELS on November 7, 16 and December 19, 2023. The property contains inland wetlands and watercourses, flagged by Otto Theall, Soil Scientist on April 10, 2017. The wetland boundary areas are shown on the "Topographic Survey" submitted with the wetland application. The proposed development will involve the deposition and removal of more than 100 cubic yards of material within the 100' upland review area and grade in excess of 20% with the 100' upland review area. The existing complex received approval in 2001 and 2007 from your commission to construct new buildings with associated parking garages, roadways, drainage improvements, and landscaping in the southern half of the site.

EXISTING CONDITIONS:

The total site area is $22.2 \pm$ acres. The parcel fronts on Danbury Road to the west, with an office park owned by Wilton 40 LLC to the south boundary, Holly Hock Lane and Grumman Hill Road to the north, with residential properties off Whipple Road to the east. This property contains several office buildings, a parking garage, parking lots, maintenance sheds, a tennis and volleyball court, and landscaping. The land within the northeastern and southeastern corners of the site is undeveloped and wooded and partially protected with "conservation restrictions".

The front or western portion of the site is developed with a fairly level to gently sloping grade. The eastern portion of the parcel consists of wooded slopes which rise to the east toward Whipple Road. This woodland community is established with a second growth forest canopy that includes Sugar, Red and Norway Maple, Red and White Oak, Shagbark Hickory, and American Elm. The understory is dense and includes Euonymus, with groundcovers of Garlic Mustard and Aster.

Inland Wetlands and Watercourses

The inland wetlands and watercourses are found at three areas of the site and constitute approximately $0.59 \pm$ acres (2%) of the properties. Copt's Brook, in the north, is a tributary to the Norwalk River, and historically flowed through the property in a southerly direction. However, this watercourse was diverted and piped through the western portion of the site to the Norwalk River through a 54" reinforced concrete pipe (RCP) during the office building development in the 1960's.

Stormwater runoff from portions of the northern surface areas are collected and directed to this 54" RCP, while the southern areas of the site are collected in storm drains and discharged just off the site to the south into a stone-lined swale and associated wetlands. The open portion of Copt's Brook runs $130' \pm$ within the site and parallels an existing paved parking area located $20' \pm$ from its western bank. This open channel discharges into a headwall at its the southern end. The channel is lined with large stone, with naturalized deciduous woods at the top of its

banks. The tree cover in this area includes Oak, Maple and Black Birch with a dense understory of Euonymus.

A small pocket wetland ($500 \pm$ sf) was flagged at the northeastern corner of the site. This wetland is a collection point for stormwater from the slope above and area between the volleyball and tennis courts. This wetland has a tree canopy of Red Maples and groundcover of herbaceous species such as Jewelweed, sedges, and Rice Cutgrass. A small patch of nonnative and invasive Japanese Knotweed has established in the northeastern area between the Volleyball court and the wetland. Water in the wetland is discharged through a 24" pipe into the drainage network of the site.

A third wooded wetland corridor is found at the high point of the site within the sloping wooded area in the easternmost section of the property. This system flows in a southwestern direction into the wetland at 40 Danbury Road, to the south. The understory vegetation within this wetland is primarily Winged Euonymus which is not a wetland indicator plant and considered to be an invasive species. The tree canopy includes Red Maple, American Elm and White Oak, averaging 24" diameter breast height (DBH). The formation of this wetland was probably influenced by the historic construction of an earthen/stone berm along the western edge of this area which guides stormwater runoff in a southerly direction. In the past pipes were installed perpendicular to the slopes from this wetland which collect flows and discharge into catch basins located at the bottom of the slopes and immediate east of the existing garage structure. A few drainage ditches were dug within this wetland to guide runoff flows downslope in a southwesterly direction to the flatter elevations. The proposed site work is not within is regulated area.

The property survey prepared by D'Andrea, Surveying and Engineering, PC show areas associated with Copt's Brook lie within Federal Emergency Management Act (FEMA) flood zones. The section is designated as Zones A and X.

Wildlife

Wildlife usage of the site will be mainly by species adapted to suburban residential habitats, small woodland tracts, and woodland edges. Due to the limited size of the onsite wetland and lack of a prolonged open water source, it is unlikely that the site provides habitat for any wetland dependent wildlife species. Based on calls, tracks, or sightings, the following wildlife species were observed using the site during the time of the site visit: American Robin, American Crow, Grey Catbird, White-tailed Deer, Grey Squirrel, Chipmunk, Cabbage White and the Least Skipper. A review of the online CT DEEP NDDB map (June 2023) indicates that the site lies outside of any delineated "State and Federal Listed Species & Significant Natural Communities" area. In addition, ELS staff observed no species of special concern, threatened species, or endangered species on or near the site during the site visits.



Wetland and Watercourse Functions:

The following wetland/watercourse evaluations are based on, field experience and reference to the suggested criteria cited in the publication “The Highway Methodology Workbook, *Supplement*, Wetland Functions and Values, *A Descriptive Approach*”, by the U.S. Army Corps of Engineers, NEDEP-360-1-30A, dated, September 1999. Using this publication, the primary functions provided by the wetlands is groundwater recharge. Other wetland values and functions are diminished or not present on this developed commercial site.

Copt’s Brook, a 130’ ± onsite intermittent watercourse, found entering at the northern property functions to convey surface runoff. To a lesser degree this intermittent watercourse provides seasonal aquatic habitat. Copt’s Brook and its associated wetland. are expected to have a primary function of groundwater discharge/recharge.

The isolated pocket wetland at the base of this slope provides a small seasonal ponding area, that may be used to a lesser degree by seasonal aquatic habitat for insects and small birds and mammals. Since the area is sloped, small and adjacent to catch basins within the parking lot, it is expected that water quality renovation is not a significant contributing component of this small, isolated wetland. Based on the location of the wetland near the bottom of a slope the site’s wetland and watercourse systems lend themselves to being a source of groundwater recharge / discharge.

This hillside wetland receives surface and groundwater runoff from the upper slopes within this watershed. These flows are conveyed through this corridor by piping and disperse downslope. This corridor lacks a diverse plant community (the dominant vegetative species consists of Winged Euonymus which is an invasive plant).

PROPOSED CONDITIONS:

The proposed site plan reflects redevelopment of 4.8 ± acres in the northern portion of the site. The existing northern building and associated parking areas will be razed and redeveloped with eight new multifamily buildings, as well as a club house and pool.

The new buildings and their development areas will be developed primarily over the existing parking areas, except for buildings 7 & 8 which will partially extend into the undeveloped portion of the site, and the 100’ upland review areas of Copt’s Brook and the northern pocket wetland. Buildings #1, #2, and #6 are outside of the upland review areas. Buildings #4 and a portion of buildings #3, #5, #7 and #7 are within the upland review area of Copt’s Brook. Building #8 is also within the upland review areas of the pocket wetland. No work is proposed within the upland review of the hillside wetland at the southeastern area of the site. This proposed development will increase the impervious surfaces on the site by approximately 1 acre or 4.5% of the total site. The existing on-site stormwater treatment system will be expanded for the new development. The proposed stormwater treatment system will capture and infiltrate the first 0.5” of rain to comply with the Water Quality Volume guidelines for this

site. In addition, infiltrator galleries are designed to attenuate peak flows and volumes from existing flows. This will maintain the capacity flow from the brook into the existing 54" culvert. The development area will be provided with new landscaping primarily consisting of native trees and shrubs (refer to plans prepared by ELS).

In general, the proposed site earthwork will create a net export of soil material from the site. Therefore, no soil import is anticipated for this project, beyond clean topsoil to complete the landscaping and install the proposed trees and shrubs.

Regulated Activities:

No sitework is proposed within the wetland areas. The site construction will occur primarily within developed parking areas in the north and east areas of the site. The following site work is proposed within the 100' upland review area to construct the buildings #3, #4, #5, #7 and #8 and their associated site improvements:

1. Building #3, #4 and 5: These buildings are located within the existing parking area over existing paved surfaces.
2. Building #4: Disturbances to construct Building #4 will be within the paved areas. The existing strip of lawn will be temporarily disturbed and reestablished to provide narrow access around the building. The existing woody buffer along Copt's Brook is proposed to be enhanced by removing the nonnative invasive Norway Maples and Euonymus and substantially replanted with native species. The area will be managed for invasive plant species for 5 years as the new plants establish.
3. Building #7: This building is located 50± from the east bank of Copt's Brook. A retaining wall is proposed to be constructed along the western edge of construction to protect and maintain grades around the building. The existing wooded buffer will be enhanced by removing perimeter invasive nonnative plants and reestablishing a native wooded buffer 50' from the paved parking lot. The area will then be managed for invasive plant species for 5 years as the new plants establish.
4. Building #8: The building will be within the 100' upland review area of the pocket wetland, however the wetland will be separated from the development by the existing volleyball and tennis court. The immediate buffer around the wetland will be enhanced by removal and management of nonnative invasive species (Japanese Knotweed) and densely replanting this area. The area will be managed for invasive plant species for 5 years as the new plants establish.
5. The site's existing stormwater collection system will be expanded and upgraded. The expanded drainage system includes 6 new infiltrator galleries system, each with a hydrodynamic separator.

6. Proposed replanting of native trees and shrubs throughout the site and the upland review area.

IMPACTS AND MITIGATION MEASURES:

The project includes several layers of mitigation measures and Best Management Practices (BMPs) to minimize developments impacts. The following mitigation measures and BMPs are utilized for this project.

1. Potential impacts from vegetation removal and earthwork adjacent to wetland resources, can result of in a reduction of shading, reduced food source for wildlife, increased stormwater runoff, reduced capacity to remove nutrients, and soil erosion and sedimentation. These potential impacts will be minimized by the following enhancements.
 - a. Maintaining a 50' wooded buffer to Copt's Brook along the eastern bank.
 - b. Maintaining and enhancing the existing 20' wide vegetated buffer along the western bank of Copt's Brook.
 - c. Replanting native trees, shrubs, and perennials to restore lost vegetation and reduce nonnative invasive plants and expand native plants in the buffers.
 - d. Planting a mix of trees throughout the site to reduce thermal pollution.
 - e. Implementing and maintaining proper sedimentation and erosion controls and construction sequence throughout construction period.
2. Potential impacts from new impervious areas of building and pavements; increased stormwater runoff/discharge, decreased groundwater recharge, and increased non-point source of water pollution. The site's impervious area will increase by 4.5% site wide. The following are the proposed methods to mitigate these changes.
 - a. Stormwater Treatments: The existing stormwater collection system on this portion of the site does not have any meaningful stormwater treatment. The existing runoff is collected in a series of catch basins and pipes which discharge into the existing system that is split into the west side flowing under Route 7 toward the Norwalk River. The existing system has been utilized where feasible, with peak flows maintained to the existing infrastructure.
 - b. The new drainage system will provide expanded water quality treatment by incorporating six new infiltration galleries that will provide the Water Quality

Volume within the DEEP guidelines for urban sites and maintain peak flows to offsite areas.

- c. New infiltration galleries have been dispersed throughout the site; each is fitted with a hydrodynamic separator. One existing hydrodynamic unit will be maintained. Most of the collected stormwater will be discharged to the existing storm drain that leaves the site, except for the small landscape area behind building #7 & 8. The proposed lawn drains will collect and release stormflows to a level spreader at the northwest corner of building #7, 45' ± from Copt's Brook. This overland flow, over wooded naturalized area will aid in trapping sediments, uptake of nutrient by plants, and provide soil infiltration.
- d. The expanded stormwater treatments will help compensate for the increase in site coverage, treat the first 0.5" of runoff from the new development, and maintain peak flows to off site areas. The new infiltrators will provide groundwater recharge, cool surface water temperatures and attenuate peak flows from impervious surface on the site.

ALTERNATIVES:

As part of the application for a Significant Regulated Activity, the applicant has included two alternative site plan alternatives as required by Section 7.5-c of the Inland Wetlands and Watercourses Regulations for the Town of Wilton (the "Regulations"). Two preliminary site analysis plans ("Illustrative Site Plan" (A.01), dated 1/21/21 and Site Plan" (A.4) dated 2/6/21) both prepared by Lessard Design, are included as alternative plans that were explored, discussed, and ultimately discarded during the design process. These layouts were developed in closer proximity to Copt's Brook and expand into undeveloped areas.

These alternative plans were eliminated after review and further discussion with the design team, town staff and the Architectural Review Board (during a pre-application review). During this review the applicant was encouraged to increase pedestrian connections and reduce site work in the wetland buffer areas, maintain existing green space along long Route 7, and expand landscape buffer adjacent to the brook. These inputs were all considered as the plan was refined into the submitted site plan.

The final site plan maintains more green space and increases buffers to wetland resources than the previous site layouts provided. These changes make this submitted site plan superior to these earlier plans, as it relates to protection and enhancements to the brook and wetland resources.

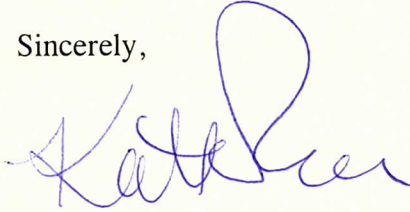
SUMMARY:

The proposed site redevelopment occurs primarily on existing developed (paved parking lot) land, and within the upland review area of two onsite wetlands in the northern half of the site.

The redevelopment will maintain developed distances from a wetland where existing development occurs and maintain a 50' minimum naturalized buffer within new disturbance areas within the upland review areas.

The dense replanting in the existing buffer and expanded stormwater drainage system will contribute to maintaining stormwater infiltration and treat stormwater runoff from new impervious areas. These mitigation measures and BMP's will prevent additional impacts to the wetland resources and ensure water quality within the stormwater runoff.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kate Throckmorton". The signature is fluid and cursive, with a large loop at the top.

Kate Throckmorton, ASLA
Registered Landscape Architect, RLA
Certification in Erosion and Sedimentation Control
NOFA Certified Professional

Danbury Road 64-Wilton ea

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
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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’

No.	MBLU	PROPERTY ADDRESS	MAILING ADDRESS
1	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
2	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
3	68-33-60	60 DANBURY RD WILTON, CT 06897	WILTON MEDICAL REALTY LLC CONSTITUTION SURGERY ALLIANCE 100 AVON MEADOW LN AVON, CT 06001- 0000
4	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
5	68-33	50-64 DANBURY RD WILTON, CT 06897	DIVFIFTY LLC C/O MARCUS PARTNERS 260 FRANKLIN ST BOSTON, MA 02110
6	68-34	46 DANBURY RD WILTON, CT 06897	CALITRI PROPERTIES LLC 46 DANBURY RD WILTON, CT 06897- 0000
7	84-33	39 DANBURY RD WILTON, CT 06897	WILSON PROPERTIES I, LLC 43 DANBURY RD WILTON, CT 06897- 0000
8	84-35	43 DANBURY RD WILTON, CT 06897	WILSON PROPERTIES II, LLC 43 DANBURY RD WILTON, CT 06897- 0000
9	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
10	84-37	51 DANBURY RD WILTON, CT 06897	GROUCHO & CLUELESS PO BOX 2440 SPOKANE, WA 99210- 0000
11	84-39	53 DANBURY RD WILTON, CT 06897	RINGS END INCORPORATED 181 WEST AVE DARIEN, CT 06820- 0000
12	84-40	55 DANBURY RD WILTON, CT 06897	WILTON PEDIATRICS REALTY LLC 55 DANBURY RD WILTON, CT 06897- 0000

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

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

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

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

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

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

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

113	67-14	55 WHIPPLE RD WILTON, CT 06897	DEREK P MOE 55 WHIPPLE RD WILTON, CT 06897- 0000
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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. Croswell
DATE Asst TOWN CLERK