

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;¹
- 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;

¹ 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

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

DocuSigned by:
67666C2E9A5C480...

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 and 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:¹

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, 2023,² 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

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

² 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

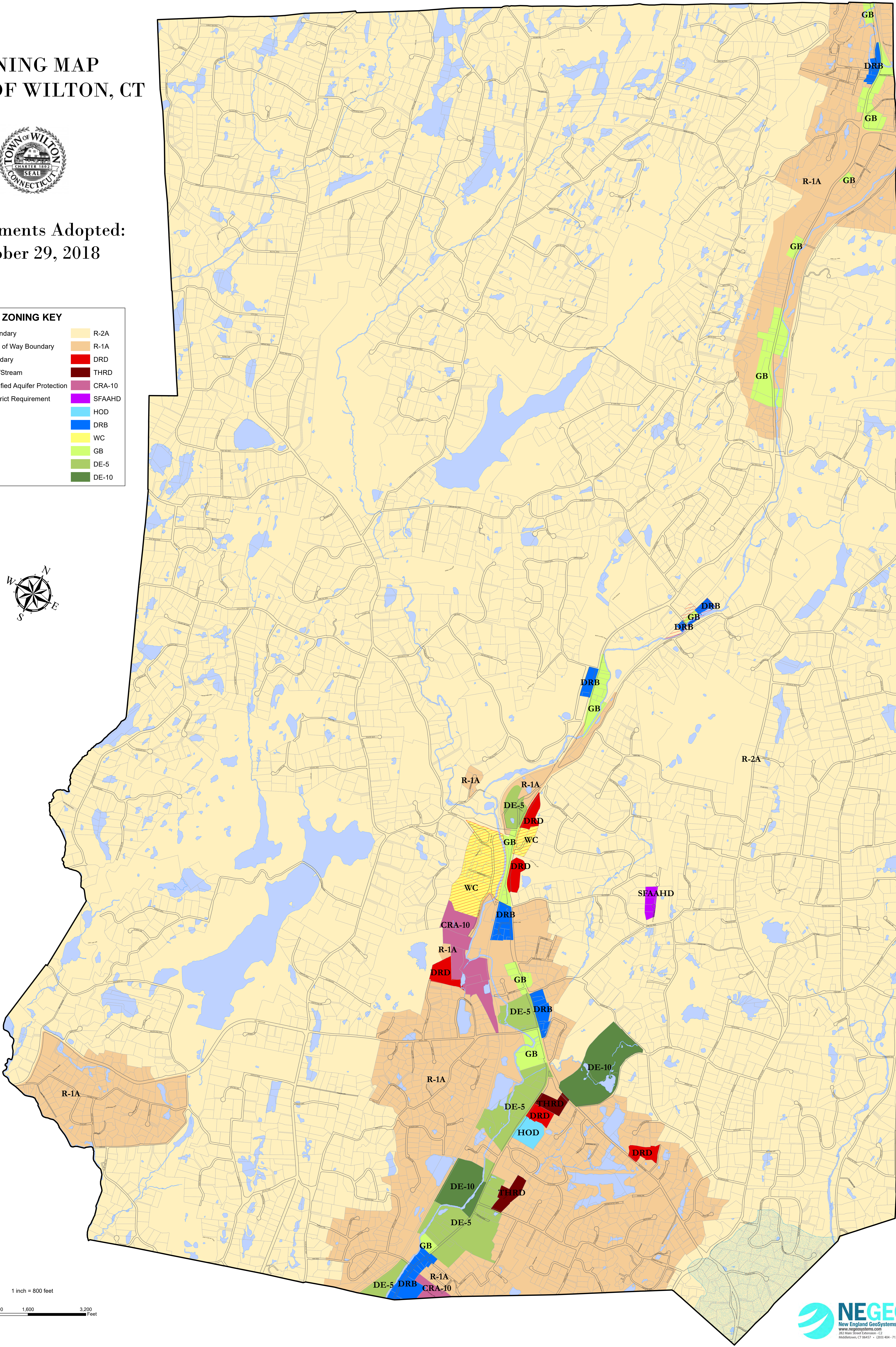


Amendments Adopted:
October 29, 2018

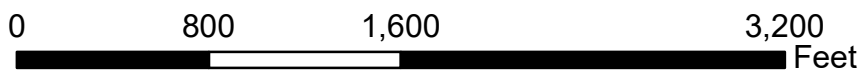
ZONING KEY

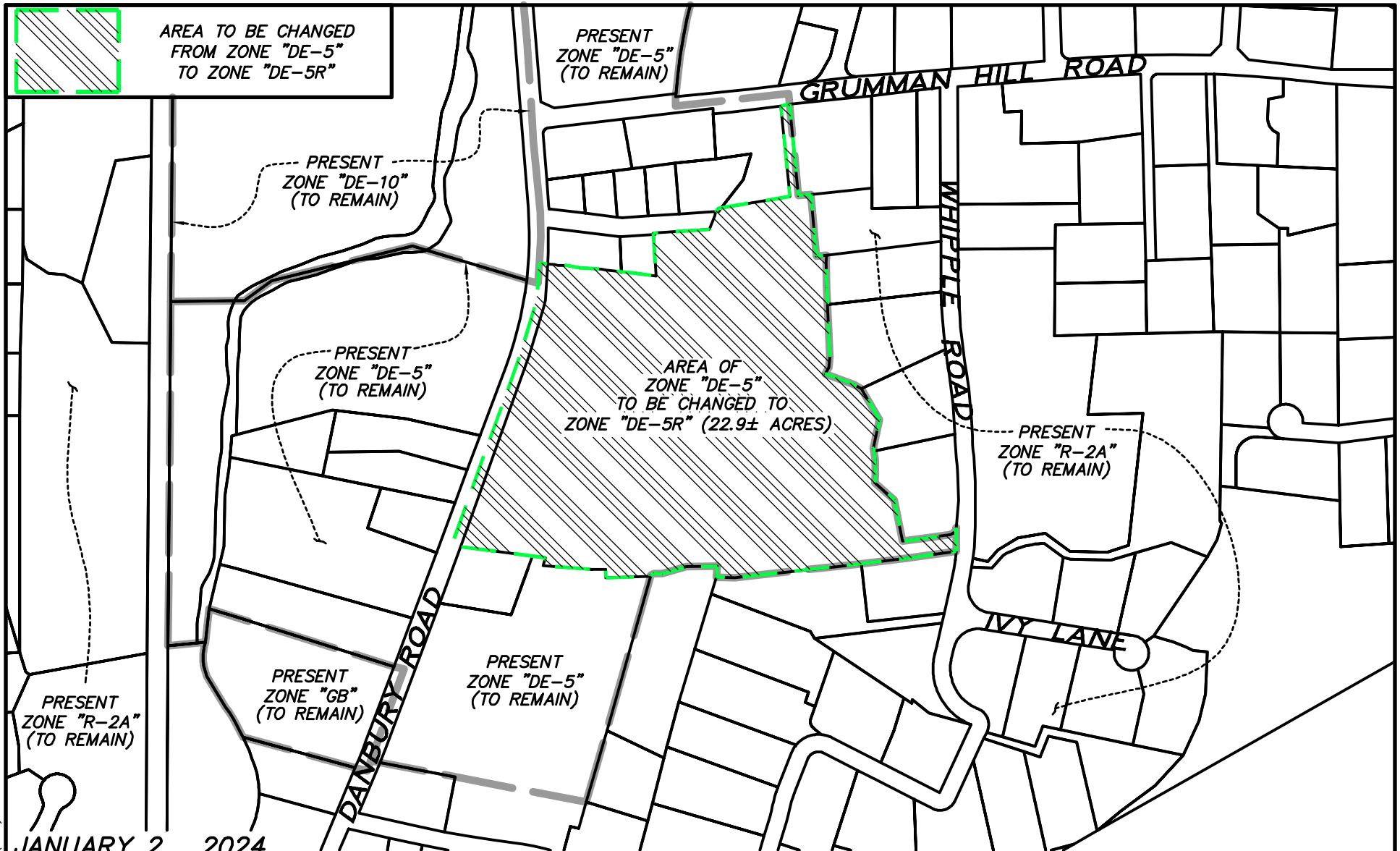
- Parcel Boundary
- Road Right of Way Boundary
- Town Boundary
- Lake/Pond/Stream
- State Identified Aquifer Protection
- Village District Requirement

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



1 inch = 800 feet





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

| | | |
|--|--|------|
| WILTON PLANNING AND ZONING COMMISSION | AMEND ZONING OR SUBDIVISION REGULATIONS | REG# |
|--|--|------|

Protection of Slopes

TITLE OF REGULATIONS TO BE AMENDED

Section 29-9.I

REFERENCE SECTION(S) TO BE AMENDED

| | |
|------------------------------------|--|
| Fuller Development, LLC | 1 North Water Street, Norwalk, CT 06854 |
| Wilton - 64 Danbury Road Owner LLC | 280 Park Avenue, 5th Floor, New York, NY 10017 |

APPLICANTS' NAMES

ADDRESSES

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

See Schedule A - Statement of Compliance with Zoning Regulation Amendment Review Criteria, prepared by Carmody Torrance Sandak & Hennessey, LLP, dated January 2, 2024.

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at:
[Application Forms / Materials | Wilton CT](#)

- ☒ \$460 FILING FEE payable to: Town of Wilton.
- ☒ THE PROPOSED AMENDED TEXT.
- ☒ ELECTRONIC SUBMISSION OF ALL MATERIALS, **consolidated into 1 or 2 PDFs maximum**, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org

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.

Lisa Feinberg
APPLICANT'S SIGNATURE

1/2/24
DATE

Lfeinberg@carmodylaw.com
EMAIL ADDRESS

203-425-4200
TELEPHONE

* 40 Agent: Lisa Feinberg, Carmody Torrance Sandak & Hennessey

SCHEDULE A – STATEMENT OF COMPLIANCE WITH
ZONING REGULATION AMENDMENT REVIEW CRITERIA

I. STANDARD OF REVIEW

A. Text Amendment

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

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.

Please refer to the exhibit prepared by Redniss & Mead, dated December 21, 2023, indicating the proposed text amendment. A current copy of section 29-9.I of the Regulations has also been attached for reference.

- 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.

N/A

- 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 text amendment in connection with their joint interest in the redevelopment of the Subject Property pursuant to the enclosed plans. If the text amendment is not approved, the Applicants cannot redevelop the Subject Property as proposed.

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

Section 29-9.I provides separate standards limiting the regrading of slopes greater than 15% and greater than 35%. The site will comply with the limit of 35% slopes, which is 1.5% of the site area. The standard for 15% slopes, however, is a maximum of 15,000 square feet regardless of property size. This can mean almost 9% of the site area for 4-acre parcels, or less than 2% for 20-acre parcels. The proposed change will allow larger properties in the DE-5 and DE-5R to utilize the same standard (30,000 square feet) as larger properties in the DE-10. This standard is more appropriate for parcels over 20-acres and should be applied to both of the Designed Enterprise districts. An exhibit depicting the need for relief from the slope disturbance limits in Section 29-9.I of the Regulations has been enclosed as part of the application materials.²

- d. The name and address of each petitioner.

See the completed Text Amendment 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.

N/A

- 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 text amendment.

² Plan titled “Steep Slope Analysis (SL-001),” prepared by Tighe & Bond, dated August 9, 2023.

ZONING REGULATIONS

OF THE

TOWN OF WILTON, CONNECTICUT



ADOPTED BY

WILTON PLANNING & ZONING COMMISSION

EFFECTIVE DATE
MARCH 15, 1994

LAST REVISED
JULY 10, 2023

Regulations, "Standards for Protection Against Radiation, " as amended, and in accordance with any other applicable laws or regulations.

4. Electromagnetic Interference: No operation shall be permitted which produces any perceptible electromagnetic interference with normal radio or television reception in any area within or without the Town.
5. Fire and Explosive Hazard: No storage, utilization or manufacture of solid materials or products which burn actively and support combustion easily or which have a low ignition temperature, a high rate of burning or create great heat, and no materials producing flammable or explosive gases or vapors under ordinary temperature conditions shall be permitted.
6. Heat: There shall be no emission of heat which would cause a temperature increase in excess of one-degree Fahrenheit along any adjoining lot line, whether such change be in the air, in the ground or in any watercourse or water body.
7. Noise: No noise shall be transmitted outside the property from which it originates at a level that exceeds 80 decibels during daylight hours or 55 decibels from 10:00 P.M. to 7:00 A.M. at any lot line, as registered on A-weighted network of a sound level meter manufactured according to standards prescribed by the American National Standards Institute, ANSI S1.4, type 1 or type 2. *
8. Water Pollution: No discharge into any watercourse, groundwater, wetland or storm sewer shall be permitted except in accordance with applicable local, State and federal requirements.
9. Vibrations: No vibrations noticeable outside the property from which it originates shall exceed the standards of the U.S. Bureau of Mines, Bulletin No. 442.

I. PROTECTION OF SLOPES

1. Purpose: To maintain the overall environmental quality of the Town, preserve scenic quality, minimize disruption to natural drainage patterns, maintain stability of environmentally sensitive slopes and minimize the aesthetic impact of alteration of hillsides.
2. Alteration or Regrading of Land: Except for horizontal distances of 25 feet or less, there shall be no alteration or regrading of land with a slope of 35% or greater, encompassing a contiguous area of 2,500 square feet or 1.5% of the area of the lot where such lot has an area of five acres or greater. Total disturbance of contiguous land in excess of 15% slope shall be no greater than 15,000 square feet provided however, in DE-10 districts on lots 20 acres or greater total disturbance of contiguous land in excess of 15% slope shall be no more than 30,000 square feet. The Commission may permit a building to be recessed into the lower part of a hillside with a slope in excess of 35% providing that the following conditions are adhered to:*

- a. The building is located at the foot of the slope.
 - b. The only retaining walls used would be a part of the building.
3. The Maximum Slope for areas that have been disturbed and regraded shall be two feet horizontal to one foot vertical or 2:1 for cuts and fills.*
- a. Rock cut slopes may be permitted to a maximum of one foot horizontal to two feet vertical or 1:2 slope.
 - b. The Commission or its agent may require an as-built of any slope constructed steeper than 3:1 to be prepared by a licensed surveyor.
4. Maximum Grade of Driveways and Streets:
- a. The maximum grade for all new streets shall be in accordance with the requirements of the Town subdivision regulations.
 - b. The maximum grade for all driveways and parking areas shall be in accordance with the requirements of 29-8.B.8.b; 29-8.B.8.c.; and 29-8.B.8.d.
5. Retaining Walls and Slope treatments steeper than two feet horizontal to one foot vertical or 2:1.*
- a. The maximum height of all retaining walls and slope treatments on slopes steeper than 2:1 in residential districts shall be six feet. *
 - b. The maximum height of all retaining walls and slope treatments on slopes steeper than 2:1 in commercial and industrial districts shall be ten feet.
 - c. Retaining walls over five feet in height shall have a fence at least four feet high at the top of the wall to insure safety.
 - d. The maximum number of stepped retaining walls in a series shall be three with a minimum ten-foot wide shelf between walls. The minimum distance between each series of stepped retaining walls shall be 50 feet of natural undisturbed topography.*

J. VILLAGE DISTRICT PROCEDURES AND REQUIREMENTS:

1. Application Procedures:
- a. All new development within a designated Village District, including modifications to existing structures, shall be submitted by the applicant to the Design Advisory Committee simultaneously with any application made to the Commission.
 - b. The Design Advisory Committee, acting as the village consultant, shall review the application and report to the Commission within thirty-five days of receipt of the application

Proposed Text Amendments

Fuller Development, LLC and Wilton – 64 Danbury Road Owner, LLC
December 21, 2023

29-9.I

I. PROTECTION OF SLOPES

1. Purpose: To maintain the overall environmental quality of the Town, preserve scenic quality, minimize disruption to natural drainage patterns, maintain stability of environmentally sensitive slopes and minimize the aesthetic impact of alteration of hillsides.
2. Alteration or Regrading of Land: Except for horizontal distances of 25 feet or less, there shall be no alteration or regrading of land with a slope of 35% or greater, encompassing a contiguous area of 2,500 square feet or 1.5% of the area of the lot where such lot has an area of five acres or greater. Total disturbance of contiguous land in excess of 15% slope shall be no greater than 15,000 square feet provided however, in DE-10, **DE-5, and DE-5R** districts on lots 20 acres or greater total disturbance of contiguous land in excess of 15% slope shall be no more than 30,000 square feet. The Commission may permit a building to be recessed into the lower part of a hillside with a slope in excess of 35% providing that the following conditions are adhered to:
 - a. The building is located at the foot of the slope.
 - b. The only retaining walls used would be a part of the building.

PRELIMINARY

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

64 Danbury Road

Fuller
Development

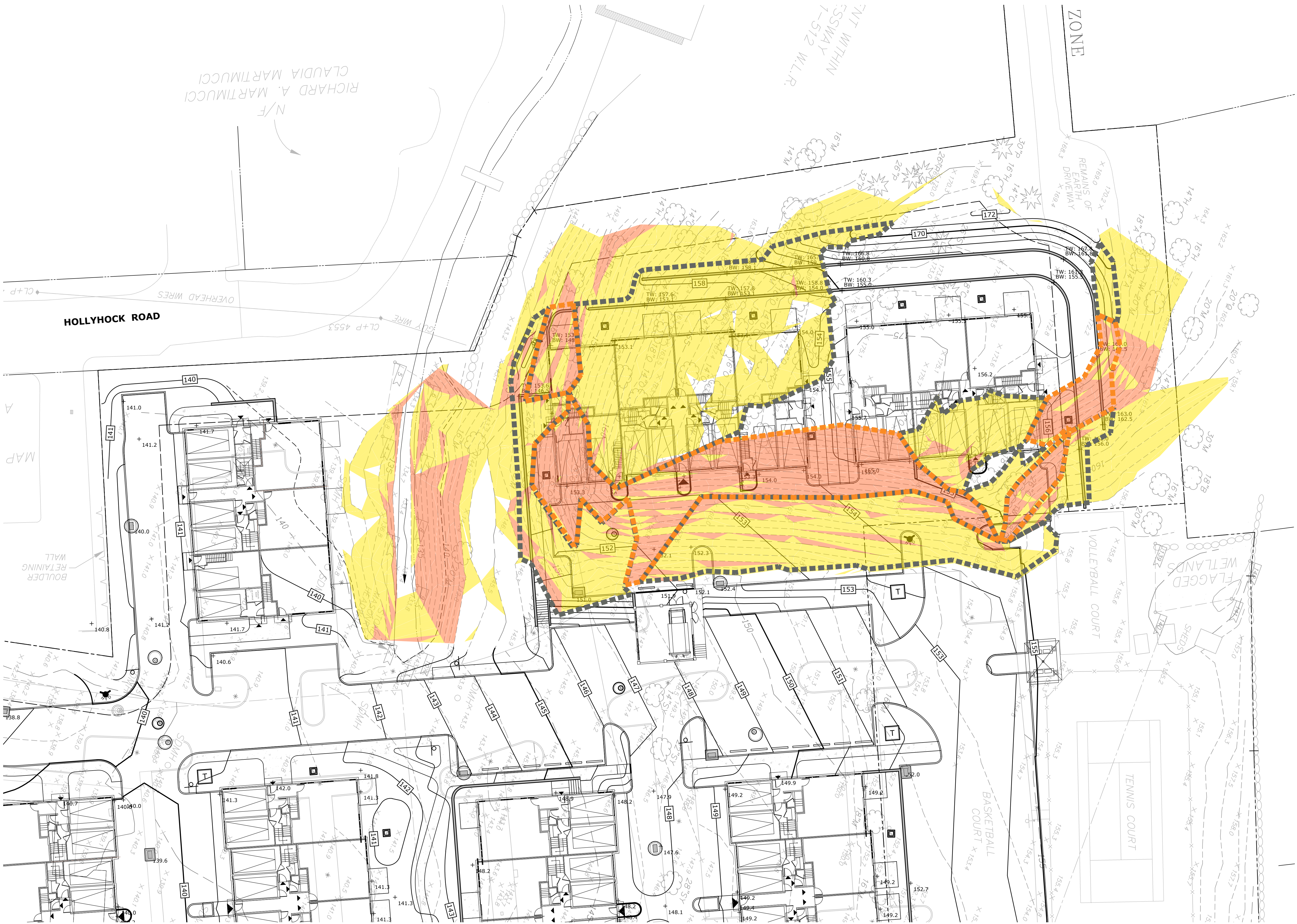
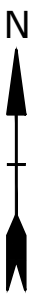
Wilton, CT

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

STEEP SLOPE
ANALYSIS

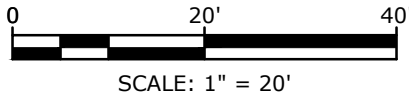
SCALE: 1" = 20'

SL-001



STEEP SLOPE ANALYSIS LEGEND

- SLOPES 15% TO 35%
- SLOPES OVER 35%



NOTE

SURVEY CONDITIONS TAKEN FROM PLAN ENTITLED "TOPOGRAPHIC
SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON,
CONNECTICUT" PREPARED FOR DIVFIFTY, LLC BY D'ANDREA
SURVEYING & ENGINEERING, P.C., DATED SEPTEMBER 12, 2023,
AND IS FOR REFERENCE ONLY.

**WILTON PLANNING AND
ZONING COMMISSION****SPECIAL PERMIT
APPLICATION****SP#**

SPECIAL PERMIT DESCRIPTION: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29-

See attached Schedule A - Project Narrative and Statement of Compliance with Special Permit Review Criteria, prepared by Carmody Torrance Sandak & Hennessey, LLP, dated January 2, 2024.

Wilton - 64 Danbury Road Owner LLC

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

Fuller Development, LLC

1 North Water Street, Norwalk, CT 06854

APPLICANTS' NAMES**ADDRESSES**

Wilton - 64 Danbury Road Owner LLC

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

OWNER'S NAME**ADDRESS**

64 Danbury Road (Wilton Corporate Park), Wilton, Connecticut

DE-5 (DE-5R Proposed)

PROPERTY LOCATION**ZONING DISTRICT**

Map. No. 5971

2505

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**.

- ☒ **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
- ☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations
- ☒ **FORM B – ZONING DATA**
- ☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone
- ☒ **LETTER OF TITLE** certifying owner of record as of date of the application
- ☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property
- ☒ **LIST OF OWNERS WITHIN 500'** of any portion of subject property, sorted by Tax Map and Lot #
[See online GIS instructions at: [owner list 500 ft gis directions.pdf \(wiltonct.org\)](#)]
- ☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations
- ☒ **ONE COPY OF THE DEED**
- ☒ **ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum**, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org
- ☒ **\$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton
- ☒ **ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.
[See "Envelopes Instructions" at: [envelopes instructions 0.pdf \(wiltonct.org\)](#)]

☒ IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY? ☐ ☒
☒ IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE? ☒ ☐

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: Lisa Feinberg DATE: 1/2/24 EMAIL ADDRESS: LFeinberg@carmodylaw.com TELEPHONE: 203-925-4200
*
OWNER'S SIGNATURE: Lisa Feinberg DATE: 1/2/24 EMAIL ADDRESS: LFeinberg@carmodylaw.com TELEPHONE: 203-925-4200
* C/o Agent: Lisa Feinberg, Carmody Torrance Sandak & Hennessy

For Planning and Zoning Department Use Only:

| Mandatory Referrals - Jurisdiction/Agency | | |
|--|--------------------------|--------------------------|
| | Yes | No |
| Village District Design Advisory Committee (VDDAC): | <input type="checkbox"/> | <input type="checkbox"/> |
| Architectural Review Board (ARB): | <input type="checkbox"/> | <input type="checkbox"/> |
| Western Connecticut Council of Governments (WestCOG): | <input type="checkbox"/> | <input type="checkbox"/> |
| South Norwalk Electric and Water Company (SNEW) Designated Public Watershed: | <input type="checkbox"/> | <input type="checkbox"/> |
| First Taxing District Water Department Designated Public Watershed: | <input type="checkbox"/> | <input type="checkbox"/> |
| State-Designated Aquifer Protection Area: | <input type="checkbox"/> | <input type="checkbox"/> |
| Adjoining Community Notification: | <input type="checkbox"/> | <input type="checkbox"/> |

SCHEDULE A – PROJECT NARRATIVE & STATEMENT OF COMPLIANCE WITH SPECIAL PERMIT REVIEW CRITERIA

I. BACKGROUND

Wilton – 64 Danbury Road Owner LLC and Fuller Development, LLC (collectively, the “**Applicants**”)¹ seek approval from the Wilton Planning and Zoning Commission (the “**Commission**”) in connection with the redevelopment of property located at 64 Danbury Road in Wilton (the “**Subject Property**”). The Subject Property is a unit within the Wilton Corporate Park Common Interest Community (the “**Office Park**”), which consists of 50, 60, and 64 Danbury Road. The Office Park has an area of approximately 22.27± acres and is located on the easterly side of Danbury Road. The Subject Property consists of approximately 4.8± acres and is designated as Unit 64 of Tax Lot 33 on Map 68. The entire Office Park is currently zoned DE-5 (Design Enterprise District).

Today, the Subject Property is improved with a vacant office building consisting of approximately 43,400 sf, surface parking, and associated landscaping. The remainder of the Office Park is improved with office buildings, multiple surface parking areas, a parking garage, a volleyball court, a tennis court and landscaping. The Office Park that exists today took shape over time. The largest building in the Office Park, 50 Danbury Road, was developed in the 1960s, but the improvements on the Subject Property were not constructed until the late 1970s and the final building, 60 Danbury Road, wasn’t constructed until approximately 2008.² The proposed redevelopment would raze the existing improvements on the Subject Property, and redevelop the site with multifamily housing, associated amenities, landscaping and site improvements. The remainder of the Office Park would remain unchanged.

II. PROPOSAL

Wilton’s “relatively high price of housing coupled with an available housing stock of detached single-family homes has... [historically] contributed to lower in-migration of younger working-age people and ... the out-migration of empty-nesters and retirees.”³ However, during and following the COVID-19 Pandemic, Wilton has experienced a significant uptick in this regard.⁴ While the population changes are welcomed, the resulting increase in housing prices, coupled with a further decrease in housing supply, remains problematic. In response, the Town of Wilton (the “**Town**”) has taken several steps to increase its housing inventory including the adoption of the DE-5R Overlay Zone (Design Enterprise Residential District) by the Commission in 2021.

¹ Wilton 64 – Danbury Road Owner, LLC is the owner of the Property, and Fuller Development, LLC is under contract to purchase the Property.

² Pursuant to records of the Assessor’s Office of the Town of Wilton.

³ 2019 Plan of Conservation and Development (the “POCD”), p. 8.

⁴ SLAM COLLABORATIVE, WILTON PUBLIC SCHOOLS, 10-YEAR ENROLLMENT PROJECTIONS 3-7, 9-10 (Nov. 2, 2023) [HTTPS://WWW.WILTONCT.ORG/SITES/G/FILES/VYHLIF10026/F/UPLOADS/BOE_1-YR-PROJECTIONS_11.2.23.PDF](https://www.wiltonct.org/sites/g/files/vyhlif10026/f/uploads/boe_1-yr-projections_11.2.23.pdf).

The current proposal seeks to utilize the DE-5R overlay and replace the existing, underutilized office building with multifamily residential housing. The proposed eight (8) multifamily residential buildings will provide ninety-three (93) rental units, ten percent (10%) of which will be designated as Affordable Housing Units pursuant to the Zoning Regulations of the Town of Wilton (the “**Regulations**”). The unit mix will include one-bedroom (31), two-bedroom (24), two-bedroom plus a den (31), and three-bedroom (7) units. Unit types vary between ground floor single story apartments to two (2) level units with multiple bedrooms. The larger units will include a private one-car garage⁵ with additional parking conveniently available across the site. In total there will be 200 parking spaces serving the residential units, thirty-one (31) of which are located on the eastern end of the site and will be shared with 60 Danbury Road.

The existing entry from Danbury Road will continue to serve as the vehicular access point for the Office Park with the large central round-a-bout providing direct access to the Subject Property. Residents and guests will be greeted first by the amenity and leasing office located at the entrance to the residential complex on the north side of the circle. Once within the residential complex, the remaining eight (8) residential buildings are dispersed throughout the development site. By scattering the buildings throughout the development site, the team was able to respond to the need for denser housing while maintaining an appropriate building scale and massing.

Several architectural themes were explored and vetted during the design process, including “Suburban Transitional”, “Modern Scandinavian”, and “Modernized Colonial.” Through insightful feedback obtained during the pre-application process, the team determined that the “Modernized Colonial” concept would be most appropriate for the Subject Property. Each building showcases pronounced-yet-simple roof lines and façade breaks that provide human-scale proportions. The buildings feature direct front door access, complementing, organized fenestration and textured monotone walls with lap siding that evokes the richness and simplicity of colonial architecture. The design is meant to provide a modern approach to this beautiful, traditional vernacular. For further details on the design, please refer to the architectural drawings prepared by Lessard Design.

The proposed development was also designed with an understanding of the importance of community character and green space, with an emphasis on providing connectivity to the other areas of the Office Park by way of sidewalks and landscaped paths. The landscaping plan maintains and enhances the existing pedestrian network taking opportunities to beautify both the perimeter and interior of the Subject Property. Pockets of landscaping are found throughout the proposed redevelopment, while dense screening frames the perimeter of the Subject Property along its western, northern, and eastern borders. The proposed redevelopment includes the planting of hundreds of new trees and shrubs, as well as the rehabilitation and replanting of the vegetative buffers surrounding the wetlands and the portion of Copts Brook on the Subject Property. For further details about the landscaping, please refer to the “Landscape & Lighting Plan, LP-1” prepared by Environmental Land Solutions.

⁵ In compliance with General Statutes § 4b-77(c), Electric Vehicle (“EV”) charging infrastructure capable of supporting level two EV charging stations or direct current fast charging stations will be installed in at least ten percent (10%) of the private garages.

To facilitate the proposed redevelopment, Applications for Text Amendment, Change of Zone, Site Plan, and Special Permit Approval have been submitted. An application to the Inland Wetlands Commission was previously filed under separate cover.

III. STANDARD OF REVIEW

A. Special Permit Approval

The standards for Special Permit approval are set forth in section 29-10.A.9 of the Regulations, and state as follows:⁶

Standards for Approval: Unless otherwise specified, a use allowed by Special Permit shall conform to all requirements of the zoning district in which it is proposed to be located and the standards contained herein. The Commission may grant a Special Permit after considering the health, safety and welfare of the public in general, and the immediate neighborhood in particular, as well as the following factors:

- a. The location and size of the proposed use; the nature and intensity of the operations associated with the proposed use; the size, shape and character of the site in relation to the proposed use.

The proposed residential community will replace a large, underutilized office building and surface parking lot on the Subject Property. Coupling housing with the office space remaining in the Office Park will naturally reduce the intensity of operations on the site by diversifying the users. Moreover, the scale and massing of the proposed residential buildings will provide a thoughtful transition between the larger office buildings to the south and the smaller commercial structures to the north. Aside from the replacement of the existing office building with residential multifamily structures, no other changes are proposed in the Office Park.

- b. The location, type, size and height of buildings and other structures associated with the proposed use in relation to one another and in relation to neighborhood development.

By scattering the residential buildings on the Subject Property, the architect was able to provide visual relief from the existing office building and an alternative to a larger, multifamily housing structure. At three (3) stories, the proposed buildings are smaller in scale than the existing office building and have been designed to fit cohesively within the surrounding neighborhood.

- c. The impact of the proposed use on traffic safety and circulation on neighborhood streets; the ability of such streets to adequately accommodate the traffic to be generated by the proposed use.

⁶ The italicized text below the Special Permit standards are statements explaining the compliance of the proposed development with said Regulations.

The proposed redevelopment of the Subject Property with housing is a natural traffic mitigator for the Office Park. It is well-established that housing generally produces fewer vehicle trips during peak hours than office space. Moreover, Danbury Road is a main arterial road in Wilton and is meant to accommodate higher traffic volumes. The existing traffic signal at the Office Park entrance and existing circulation patterns within the Office Park will be maintained. For all of these reasons, the Applicants submit that the proposed use should have no impact on the traffic safety or circulation on neighborhood streets. For further details on the traffic analysis, please refer to the Traffic Statement prepared by Tighe & Bond for additional information.

- d. The existing and future character of the neighborhood in which the use is proposed to be located, and the compatibility of the proposed use with the neighborhood.

The Subject Property is located on the southern portion of Danbury Road/Route 7, which serves as the primary commercial corridor for the Town. The proposed development will add a variety of residential units in an area that the Town describes as “South Wilton” in the POCD. The POCD describes South Wilton as an area where “the Town should focus its efforts on mixed-use redevelopment of existing commercial areas, particular those in or along gateway areas,” and as “one of the Town’s priority development areas.”⁷ The proposed redevelopment of the Subject Property is responsive to this objective.

- e. The impact of the proposed use on the natural characteristics of the site or the surrounding environment.

Today, aside from the northeast corner of the site, the Subject Property is fully developed with a large office building and surface parking. The redevelopment of the Subject Property provides meaningful opportunities to enhance the natural characteristics of the site and the surrounding environment with the proposed landscaping and related site improvements. The proposed plans include enhancing the natural features found on the Subject Property, such as Copts Brook, wetlands, and their vegetative buffers, through the removal and management of invasive species and addition of native plantings, and the proposed landscaping will provide a greater buffer between the Subject Property and the adjacent development along Danbury Road and Hollyhock Road.

- f. The adequacy of water, sewer, drainage and other public facilities to accommodate the proposed use.

The existing infrastructure serving the Subject Property and Office Park, which runs along Danbury Road, can accommodate the proposed use. For further information please refer to the Engineering Report prepared by Tighe & Bond.

⁷ POCD, p. 93.

- g. Where the proposed use involves the conversion of a structure designed and built originally for other uses, the adaptability of the structure to the proposed use, particularly in relation to the public health and safety.

The proposed redevelopment will replace the existing office building on the Subject Property with new housing. See the completed Text Amendment Application and Change of Zone Application Forms.

SCHEDULE B – ENVIRONMENTAL IMPACT STATEMENT, SECTION 29-10.A.5

5. Environmental Impact Statement: All applications for Special Permits shall include information for the purpose of compiling a complete impact assessment. The statement shall address at least the following:

- a. The extent to which the proposed development is compatible with the objectives of the Town's Plan of Development.

The proposed development will result in several benefits that are compatible with the objectives of the Town's Plan of Conservation & Development (POCD). By replacing an underutilized office building with ninety-three (93) apartments, the Applicants will simultaneously improve the tax rolls, help address the housing need and bring a more diverse population to Wilton. This is particularly true because the proposed rental units will feature a townhouse option that is intended to appeal to young professionals and empty nesters alike.

The location of the project in an existing office park, on the portion of Danbury Road in South Wilton, is also designated as appropriate for higher density housing within the POCD.¹ Thus, the proposed development will not only respond to the twin challenges of high home prices and a housing stock comprised of primarily single-family homes,² but it will also meet the community demand to see increased housing types in appropriate locations that “meet the needs of occupants at different life and employment stages.”³ Lastly, the proposal addresses affordability challenges by designating 10% of the proposed dwelling units as affordable to families earning less than 80% of the Area Median Income.⁴

- b. The extent to which any sensitive environmental features on the site may be disturbed and what measures shall be taken to mitigate these impacts. Consideration shall be given to steep slopes, (including erosion control), wetlands, drainage ways and vegetation and any other land feature considered to be significant.

The proposed redevelopment will take place within the existing Wilton Corporate Park (the “Office Park”) on the unit known as 64 Danbury Road (the “Subject Property”). Today, the Subject Property is improved

¹ POCD, p. 67.

² POCD, p. 8.

³ Id.

⁴ See POCD, p.50.

with a large office building and surface parking lot. The new residential buildings will be constructed primarily over the existing parking areas and office building footprint. While Buildings 7 & 8 partially extend within the undeveloped portion of the site, there will only be a modest increase in overall impervious surface (roughly 4.5% of the 22.27-acre property). Moreover, the existing stormwater treatment system will be expanded and upgraded to accommodate the proposed development which will improve water quality for this portion of the property overall. All embankment slopes 3:1 or greater will be stabilized with an erosion control blanket.

There will be some disturbance within the upland review areas, but there will be no work within Copts' Brook or the wetlands on the property. Landscaping, including the existing wooded buffer in the northeastern portion of the site, will be enhanced and nonnative invasive species will be removed.

- c. The impact of the proposed development on the water supply, sanitary sewer and storm drainage system of the Town and an indication of improvements that may be necessitated by the project.

The existing public infrastructure will adequately accommodate the proposed development.

Water service to the site will be provided by The Aquarion Water Company and fed from the reported 12-inch main located in Danbury Road.

The proposed development will connect to the 24-inch gravity sanitary sewer located in Danbury Road via the existing manhole in front of the site. WPCA approval will be required for all sewer connections.

Drainage on the Subject Property will be upgraded and enhanced. The Applicants propose incorporating Best Management Practices into the proposed storm water design, including catch basins and yard drains with sumps and bell traps, hydrodynamic separators, underground infiltration and level spreaders.

For further details regarding water supply, sanitary sewer and storm drainage impacts, please refer to the Engineering Report prepared by Tighe & Bond.

- d. Analysis of vehicular and pedestrian traffic impact on the street system and proposed methods of handling situations where the street system is found to be inadequate.

The proposed residential use is expected to generate a similar number of vehicular trips as the existing commercial office building on the Subject Property. The Office Park has a primary entrance and exit at a signalized intersection on Danbury Road, and access to the Office Park will remain unchanged by the proposed redevelopment. As such, Danbury Road will be able to adequately accommodate trips generated by residents of the building. For further details on anticipated traffic volumes, please refer to the Traffic Statement prepared by Tighe & Bond.

- e. Statement of how the proposed project will affect various Town services such as police, fire, schools, and recreation.

Both the Police and Fire Department will be able to continue to efficiently access the Office Park and Subject Property. The internal circulation drives have been designed to accommodate these vehicles and provide direct access to each residential building. No changes are proposed to the remainder of the vehicle circulation in the Office Park.

It is anticipated that the proposal will primarily attract young professionals and empty nesters as residents, and not families with school-aged children. However, any modest impact on the schools will be easily mitigated by the permitting fees and property taxes associated with the proposal.

The existing walking paths in the Office Park will be maintained and enhanced, and the existing volleyball court and tennis court will also remain providing onsite recreational opportunities.

- f. Alternatives to mitigate adverse impacts.

Prior to filing the enclosed applications, the Applicants underwent a substantial pre-application process and considered several different development scenarios. This process was incredibly helpful for ensuring the final proposal would be well-received and positively impact the Wilton community.

The proposed development will provide much-needed housing for a more diverse population of people. It is intended to give both the younger and older spectrums of the population an opportunity to live in Wilton. The Applicants submit that the proposal will only benefit the community. As such, no alternatives to mitigate impacts are necessary.

**WILTON PLANNING AND
ZONING COMMISSION****SITE DEVELOPMENT
PLAN****SDP#**

SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29 -

See attached Schedule A - Project Narrative and Statement of Compliance with Site Development Plan Review Criteria, prepared by Carmody Torrance Sandak & Hennessey, LLP, dated January 2, 2024.

| | |
|------------------------------------|--|
| Wilton - 64 Danbury Road Owner LLC | 280 Park Avenue, 5th Floor, New York, NY 10017 |
| Fuller Development, LLC & Owner | 1 North Water Street, Norwalk, CT 06854 |

APPLICANTS' NAMES**ADDRESSES**

| | |
|------------------------------------|--|
| Wilton - 64 Danbury Road Owner LLC | 280 Park Avenue, 5th Floor, New York, NY 10017 |
|------------------------------------|--|

OWNER'S NAME**ADDRESS**

64 Danbury Road (Wilton Corporate Park), Wilton, Connecticut

DE-5 (DE-5R Proposed)

PROPERTY LOCATION**ZONING DISTRICT**

| | | | | | |
|--------------|---------------|-------------|------------------|--------------|----------------|
| Map No. 5971 | 2505 | 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**.

- ☒ **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.
- ☒ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.
- ☒ **FORM B – ZONING DATA.**
- ☒ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.
- ☒ **LETTER OF TITLE** certifying owner of record as of date of the application.
- ☒ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.
- ☒ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.
- ☒ **ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum**, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org

N/A **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft. 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.

| | | | |
|------------------------|---------------|---------------------------------|---------------------|
| <i>* Lisa Feinberg</i> | <i>1/2/24</i> | <i>LFeinberg@Carmodylaw.com</i> | <i>203-425-4200</i> |
| APPLICANT'S SIGNATURE | DATE | EMAIL ADDRESS | TELEPHONE |
| <i>* Lisa Feinberg</i> | <i>1/2/24</i> | <i>LFeinberg@Carmodylaw.com</i> | <i>203-425-4200</i> |
| OWNER'S SIGNATURE | DATE | EMAIL ADDRESS | TELEPHONE |

* C/o Agent: Lisa Feinberg, Carmody Torrance Sandak & Hennessy

For Planning and Zoning Department Use Only:

| Mandatory Referrals - Jurisdiction/Agency | | |
|--|--------------------------|--------------------------|
| | Yes | No |
| Village District Design Advisory Committee (VDDAC): | <input type="checkbox"/> | <input type="checkbox"/> |
| Architectural Review Board (ARB): | <input type="checkbox"/> | <input type="checkbox"/> |
| Western Connecticut Council of Governments (WestCOG): | <input type="checkbox"/> | <input type="checkbox"/> |
| South Norwalk Electric and Water Company (SNEW) Designated Public Watershed: | <input type="checkbox"/> | <input type="checkbox"/> |
| First Taxing District Water Department Designated Public Watershed: | <input type="checkbox"/> | <input type="checkbox"/> |
| State-Designated Aquifer Protection Area: | <input type="checkbox"/> | <input type="checkbox"/> |
| Adjoining Community Notification: | <input type="checkbox"/> | <input type="checkbox"/> |

SCHEDULE A – PROJECT NARRATIVE & STATEMENT OF COMPLIANCE WITH SITE DEVELOPMENT PLAN REVIEW CRITERIA

I. BACKGROUND

Wilton – 64 Danbury Road Owner LLC and Fuller Development, LLC (collectively, the “**Applicants**”)¹ seek approval from the Wilton Planning and Zoning Commission (the “**Commission**”) in connection with the redevelopment of property located at 64 Danbury Road in Wilton (the “**Subject Property**”). The Subject Property is a unit within the Wilton Corporate Park Common Interest Community (the “**Office Park**”), which consists of 50, 60, and 64 Danbury Road. The Office Park has an area of approximately 22.27± acres and is located on the easterly side of Danbury Road. The Subject Property consists of approximately 4.8± acres and is designated as Unit 64 of Tax Lot 33 on Map 68. The entire Office Park is currently zoned DE-5 (Design Enterprise District).

Today, the Subject Property is improved with a vacant office building consisting of approximately 43,400 sf, surface parking, and associated landscaping. The remainder of the Office Park is improved with office buildings, multiple surface parking areas, a parking garage, a volleyball court, a tennis court and landscaping. The Office Park that exists today took shape over time. The largest building in the Office Park, 50 Danbury Road, was developed in the 1960s, but the improvements on the Subject Property were not constructed until the late 1970s and the final building, 60 Danbury Road, wasn’t constructed until approximately 2008.² The proposed redevelopment would raze the existing improvements on the Subject Property, and redevelop the site with multifamily housing, associated amenities, landscaping and site improvements. The remainder of the Office Park would remain unchanged.

II. PROPOSAL

Wilton’s “relatively high price of housing coupled with an available housing stock of detached single-family homes has... [historically] contributed to lower in-migration of younger working-age people and ... the out-migration of empty-nesters and retirees.”³ However, during and following the COVID-19 Pandemic, Wilton has experienced a significant uptick in this regard.⁴ While the population changes are welcomed, the resulting increase in housing prices, coupled with a further decrease in housing supply, remains problematic. In response, the Town of Wilton (the “**Town**”) has taken several steps to increase its housing inventory including the adoption of the DE-5R Overlay Zone (Design Enterprise Residential District) by the Commission in 2021.

¹ Wilton 64 – Danbury Road Owner, LLC is the owner of the Property, and Fuller Development, LLC is under contract to purchase the Property.

² Pursuant to records of the Assessor’s Office of the Town of Wilton.

³ 2019 Plan of Conservation and Development (the “POCD”), p. 8.

⁴ SLAM COLLABORATIVE, WILTON PUBLIC SCHOOLS, 10-YEAR ENROLLMENT PROJECTIONS 3-7, 9-10 (Nov. 2, 2023) [HTTPS://WWW.WILTONCT.ORG/SITES/G/FILES/VYHLIF10026/F/UPLOADS/BOE_1-YR-PROJECTIONS_11.2.23.PDF](https://www.wiltonct.org/sites/g/files/vyhlif10026/f/uploads/boe_1-yr-projections_11.2.23.pdf).

The current proposal seeks to utilize the DE-5R overlay and replace the existing, underutilized office building with multifamily residential housing. The proposed eight (8) multifamily residential buildings will provide ninety-three (93) rental units, ten percent (10%) of which will be designated as Affordable Housing Units pursuant to the Zoning Regulations of the Town of Wilton (the “**Regulations**”). The unit mix will include one-bedroom (31), two-bedroom (24), two-bedroom plus a den (31), and three-bedroom (7) units. Unit types vary between ground floor single story apartments to two (2) level units with multiple bedrooms. The larger units will include a private one-car garage⁵ with additional parking conveniently available across the site. In total there will be 200 parking spaces serving the residential units, thirty-one (31) of which are located on the eastern end of the site and will be shared with 60 Danbury Road.

The existing entry from Danbury Road will continue to serve as the vehicular access point for the Office Park with the large central round-a-bout providing direct access to the Subject Property. Residents and guests will be greeted first by the amenity and leasing office located at the entrance to the residential complex on the north side of the circle. Once within the residential complex, the remaining eight (8) residential buildings are dispersed throughout the development site. By scattering the buildings throughout the development site, the team was able to respond to the need for denser housing while maintaining an appropriate building scale and massing.

Several architectural themes were explored and vetted during the design process, including “Suburban Transitional”, “Modern Scandinavian”, and “Modernized Colonial.” Through insightful feedback obtained during the pre-application process, the team determined that the “Modernized Colonial” concept would be most appropriate for the Subject Property. Each building showcases pronounced-yet-simple roof lines and façade breaks that provide human-scale proportions. The buildings feature direct front door access, complementing, organized fenestration and textured monotone walls with lap siding that evokes the richness and simplicity of colonial architecture. The design is meant to provide a modern approach to this beautiful, traditional vernacular. For further details on the design, please refer to the architectural drawings prepared by Lessard Design.

The proposed development was also designed with an understanding of the importance of community character and green space, with an emphasis on providing connectivity to the other areas of the Office Park by way of sidewalks and landscaped paths. The landscaping plan maintains and enhances the existing pedestrian network taking opportunities to beautify both the perimeter and interior of the Subject Property. Pockets of landscaping are found throughout the proposed redevelopment, while dense screening frames the perimeter of the Subject Property along its western, northern, and eastern borders. The proposed redevelopment includes the planting of hundreds of new trees and shrubs, as well as the rehabilitation and replanting of the vegetative buffers surrounding the wetlands and the portion of Copts Brook on the Subject Property. For further details about the landscaping, please refer to the “Landscape & Lighting Plan, LP-1” prepared by Environmental Land Solutions.

⁵ In compliance with General Statutes § 4b-77(c), EV charging infrastructure capable of supporting level two electric vehicle charging stations or direct current fast charging stations will be installed in at least ten percent (10%) of the private garages.

To facilitate the proposed redevelopment, Applications for Text Amendment, Change of Zone, Site Plan, and Special Permit Approval have been submitted. An application to the Inland Wetlands Commission was previously filed under separate cover.

III. STANDARD OF REVIEW

A. Site Plan Approval

The standards for Site Plan approval are set forth in section 29-11.A.9 of the Regulations, and state as follows:⁶

Standards for Site Plan Approval: In reviewing and acting upon an application for Site Plan approval, the Commission shall take into consideration the health, safety and welfare of the public in general, the immediate neighborhood in particular, and the following general factors:

- a. The general conformity of the Site Plan with the intent of the Town's Plan of Development; however, the Plan of Development shall not take precedence over specific provisions of these Regulations.

The Town's POCD is replete with references to providing multifamily housing on the southern portion of Danbury Road. Moreover, the DE-5R specifically incorporates this goal by reference. 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.

- b. The arrangement of buildings, structures and uses on the site.

As previously noted, the proposed plan thoughtfully disperses the housing in eight (8) separate structures with an additional structure for the amenity space. This allowed the architect to maintain a smaller scale and massing that provides an appropriate transition between the large commercial office buildings to the south and the smaller commercial buildings to the north. The arrangement and location of the residential buildings and the clubhouse also creates a sense of community within the

⁶ The italicized text below the Site Plan Approval standards are statements explaining the compliance of the proposed development with said Regulations.

residential portion of the Office Park and minimizes disturbance of the areas adjacent to Copts Brook and the existing wetlands.

- c. The adequacy of design of the interior vehicular circulation system, to provide safe and convenient access to all structures, uses, parking spaces and loading spaces.

Access to the Office Park will remain unchanged by the proposed redevelopment. The Office Park has a primary entrance and exit at a signalized intersection on Danbury Road, and vehicles entering and exiting the Office Park follow a traffic circle that provides access to the 50, 60, and 64 properties. This circulation system will not be altered. The two (2) existing entry points to the Subject Property from the traffic circle are also maintained. Each building on the Subject Property can be directly accessed via two-way drive aisles with convenient surface parking located in close proximity to each building. In total, the residential use will have access to 200 parking spaces which include 107 surface parking spaces,⁷ 62 garage spaces, 26 tandem spaces,⁸ and 5 accessible spaces.

- d. Provision for safe pedestrian movement within and adjacent to the site.

The existing pedestrian network for the Office Park will be maintained and enhanced with the proposed redevelopment. The existing meandering sidewalk along the Office Park frontage will remain with the addition of a dense planting bed separating the public area from the private terraces on the eastern side of the walkway. Additional sidewalks have also been maintained and expanded along the southern boundary of the Subject Property linking Danbury Road to the tennis court, volleyball court and dog park on the eastern edge. Lastly, sidewalks and crosswalks have been added to the interior of the Subject Property to ensure safe pedestrian movement throughout the residential community.

- e. The adequacy of access for fire, police and ambulance services.

All emergency vehicles can safely and directly access each building proposed on the Subject Property. The vehicular drive aisles have also been designed to ensure these vehicles can be accommodated. For further details, please refer to the "Fire Truck Turning Movements Plan, C-102" prepared by Tighe & Bond for further details.

- f. The adequacy of design of the storm drainage system to accommodate any increase in storm water runoff and to minimize soil erosion and sedimentation.

⁷ Thirty-one (31) of these spaces will be shared with 60 Danbury Road.

⁸ The tandem spaces are located in front of the garage entrances and will provide a second parking space for the residents of the units with parking garages.

The proposed redevelopment of the Subject Property will significantly improve the Property's ability to capture and treat stormwater. The proposed redevelopment includes the addition of six (6) new stormwater infiltration galleries that will accommodate the required Water Quality Volume. The proposed infiltration galleries will also be fitted with hydrodynamic separators to remove sediment and other contaminants. Lawn drains are proposed in the recreational area on the northeastern portion of the property, and the drains will collect and release stormflows to a level spreader. The resulting overland flow will aid in trapping sediments, increase nutrient uptake, and provide soil infiltration. In sum, the expanded stormwater treatments will improve water quality on the site. For further details regarding stormwater treatment and sediment and erosion controls please refer to the Engineering report and civil plans prepared by Tighe and Bond.

- g. The location, intensity and direction of outdoor lighting and the proposed times for its use.

The outdoor lighting proposed for the site are LED fixtures from BEGA, and all of the proposed fixtures comply with the requirements set forth in section 29-9.E.2 of the Regulations. The proposed fixtures include bollard lights to illuminate the walkways and sidewalks, wall-mounted lights for illuminating the areas adjacent to the proposed buildings, and pole-mounted lights for the parking areas and interior drives. The Applicants submitted two photometric plans in connection with the applications and respectfully request approval of the outdoor lighting as proposed in the one foot candle (1 fc) photometric plan. Pursuant to section 29-9.E.2.g, the Applicants also request approval to use the outdoor safety lighting from dusk till dawn, which will be adjusted seasonally by the management company.

- h. The size, location and type of any outdoor storage facilities, including dumpsters.

The proposed trash and recycling center ("TRC") is located on the interior portion of the site on the eastern end of the Subject Property. The structure surrounding the TRC is clad in fiber cement siding with a shingled roof to match the residential structures on the site. It is also built into the grade, taking advantage of the change in topography, and is further shielded from public view by buildings 5, 6, 7, & 8. For all of these reasons, the Applicants submit that the TRC will have no impact on the residents or general public.

- i. The size, location and type of signs, and their appropriateness to the neighborhood.

The Applicant proposes to modify the existing Alternative Signage Program for Large Developments ("ASP") at the Office Park by removing the Property's existing signage and adding four (4) new signs:

- 1) a westward-facing monument sign parallel to Danbury Road on the northwest portion of the Property (17.5± sf);*
- 2) a monument sign behind the existing rock wall on the southwestern corner of the Property (7.5± sf);*
- 3) a canopy sign above the southern entrance of the clubhouse (9± sf); and*
- 4) a directional sign in the green space within the traffic circle (2.25± sf).*

The proposed signs are sized appropriately given the area and use of the Subject Property and the Office Park, and are permitted under the Regulations for the ASP. None of the proposed signs will be visible to the residential properties to the east of the Subject Property. For additional information on the proposed signage, please refer to the plans prepared by ELS titled, "Landscaping & Lighting Plan (LP-1)" and "Details and Notes (LP-2)," and the plans prepared by Lessard titled, "Alternative Signage Program (A.27)," and "Perspective Rendering (A.28)."

- j. The adequacy of the landscaping treatment, including any buffers and other screening.

Today, the Subject Property is improved with an office building and a large surface parking lot. As proposed, the new residential development will enhance the available green space on the site. The proposed landscape plan includes the addition of a dense vegetative buffer along the western, northern, and eastern boundaries of the Property, which will also serve to further screen the proposed development from public view. The existing wooded buffer on the northeastern site boundary will also remain. Please refer to the plans titled "Landscape & Lighting Plan (LP-1)," "Details and Notes (LP-2)," and "Plant Photos (PP.1)," prepared by Environmental Land Solutions for additional details.

SCHEDULE B – LIST OF PROPOSED AND EXISTING SIGNAGE

Proposed Signage

| Sign No. | Sign Type | Location (Direction) | Property or Company | Dimensions (Height x Width) | Illumination Type |
|-----------------|------------------|---------------------------------|----------------------------|------------------------------------|--------------------------|
| 1. | Monument | 64 Danbury Rd. (Front/West) | 64 Danbury Rd. | 1'9" x 10' | External |
| 2. | Monument | 64 Danbury Rd. (Front/South) | 64 Danbury Rd. | 1'6" x 5' | External |
| 3. | Canopy | Clubhouse (Front/South) | 64 Danbury Rd. | 1' x 8'7" | Backlit |
| 4. | Directional | Traffic Circle | 64 Danbury Rd. | 1'6" x 1'6" | n/a |

Existing Signage¹

| Sign No. | Sign Type | Location (Direction) | Property or Company | Dimensions (Height x Width) | Illumination Type |
|-----------------|------------------|--|--|---|---|
| 5. | Monument | Office Park Entry (Front/West) | 50-60 Danbury Rd. | 7'6" x 4'0" | Internal |
| 6. | Directional | a. Traffic Circle b. 50-60 Driveway c. Rear of 60 Danbury Rd. d. Rear of 50 Danbury Rd. | 50-60 Danbury Rd. | 7'6" x 4'0" | a. n/a b. n/a c. n/a d. Internal |
| 7. | Wall-Mounted | 60 Danbury Rd. (Rear/East) | Hartford HealthCare | 2'4" x 21'1.56" | Halo |
| 8. | Wall-Mounted | 60 Danbury Rd. (Front/West) | Hartford HealthCare | 8'7.75" x 23'1.75" | Halo |
| 9. | Wall-Mounted | 60 Danbury Rd. (Rear/East) | Southwest Conn. Surgery Center | 2'7.88" x 11'3.63" | Halo |
| 10. | Wall-Mounted | 60 Danbury Rd. (North Bridge/South) | Hartford HealthCare | 2'4" x 21'1.56" | Halo |
| 11. | Wall-Mounted | 50-60 Parking Garage (Front/West) | a. Hartford HealthCare b. Parking Garage c. Enter Sign d. Exit Sign | a. 2'7.69" x 7'9.88" b. 1'1.44" x 8' 3.88" c. 11" x 3' 5.25" d. 11" x 2' 6.31" | n/a |
| 12. | Wall-Mounted | 60 Danbury Rd. (Rear/East) | Advanced Radiology | 2'10.44" x 10'4" | Halo |
| 13. | Wall-Mounted | 50 Danbury Rd. (Rear/East) | Soundview Medical Assocs. | 4'1.63" x 21'10" | Halo |
| 14. | Window Signs | 50-60 Danbury Rd. (Lettering) | Tenants of 50-60 Danbury Rd. | n/a | n/a |

¹ Information obtained from materials submitted in support of SDP #5-22, which was approved by the Planning and Zoning Commission pursuant to Resolution #1022-SDP#5-22.

WILTON PLANNING AND ZONING COMMISSION

FORM B - ZONING DATA

Include the following data on the required Site Development Plan, as well.

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

22.27± acres

LOT ACREAGE

Existing: DE-5 Proposed: DE-5R

855.21± linear feet

ZONING DISTRICT

LOT FRONTAGE

| | PER ZONING REGS (MAX OR MIN ALLOWED) DE-5 [DE-5R] | EXISTING DE-5 | PROPOSED DE-5R | TOTAL |
|--|--|--------------------------|--|-------------|
| GROSS FLOOR AREA [SF] | N/A | ----- | ----- | ----- |
| BUILDING FOOTPRINT [SF] | 242,520.3 sf [388,032.5 sf] | 210,880 sf | +45,572 sf | 256,452 sf |
| BUILDING COVERAGE [SF/%] (round up) | 25% [40%] | 21.74% | +4.67% | 26.4% |
| BUILDING HEIGHT [FT - Story] | DE-5: 39' - 3 Stories [DE-5R East: 39' - 3 Stories] | 64: 38'11.5" - 3 stories | Bldgs. 1-8: 36.98' to 39' Amenity: 19.96' | 39' or less |
| FLOOR AREA RATIO (F.A.R.) | N/A | ----- | ----- | ----- |
| PARKING SPACES (round up) | DE-5 Office: 1 per 300 sf GFA DE-5 Medical Office: 1 per 200 sf GFA* [DE-5R: 1 per 1 BR unit; 2 per 2/3 BR unit] | 1,226 | +8 | 1,234 |
| LOADING SPACES | ----- | 2 | Determined per section 29-8.B.7.A | ≥ 2 |
| SITE COVERAGE [SF/%] | DE-5: 50% [DE-5R: 75%] | 46.41% | +3.09% | 49.5% |

*Please refer to section 20-8.B.5.b(6) for additional requirements

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations:

PARKING CALCULATION The proposal includes the construction of 31 one-bedroom units and 62 two- and three-bedroom units (93 units total), which require one space per unit and two spaces per unit, respectively, totaling 155 required spaces. The development provides 200 parking spaces, resulting in a net increase of eight spaces. Refer to the Parking Summary on the Tighe & Bond plan titled "Site Plan(C-101)" for additional information.

LOADING CALCULATION Loading requirements for parcels zoned DE-5R are determined by the Commission pursuant to section 29-8.B.7.A of the Regulations. Loading is proposed to take place in front of each building.

PLAN OF CONSERVATION AND DEVELOPMENT

See page three of the enclosed Schedule A - Project Narrative & Statement of Compliance with Site Development Plan Review Criteria.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:

APPLICANT'S SIGNATURE

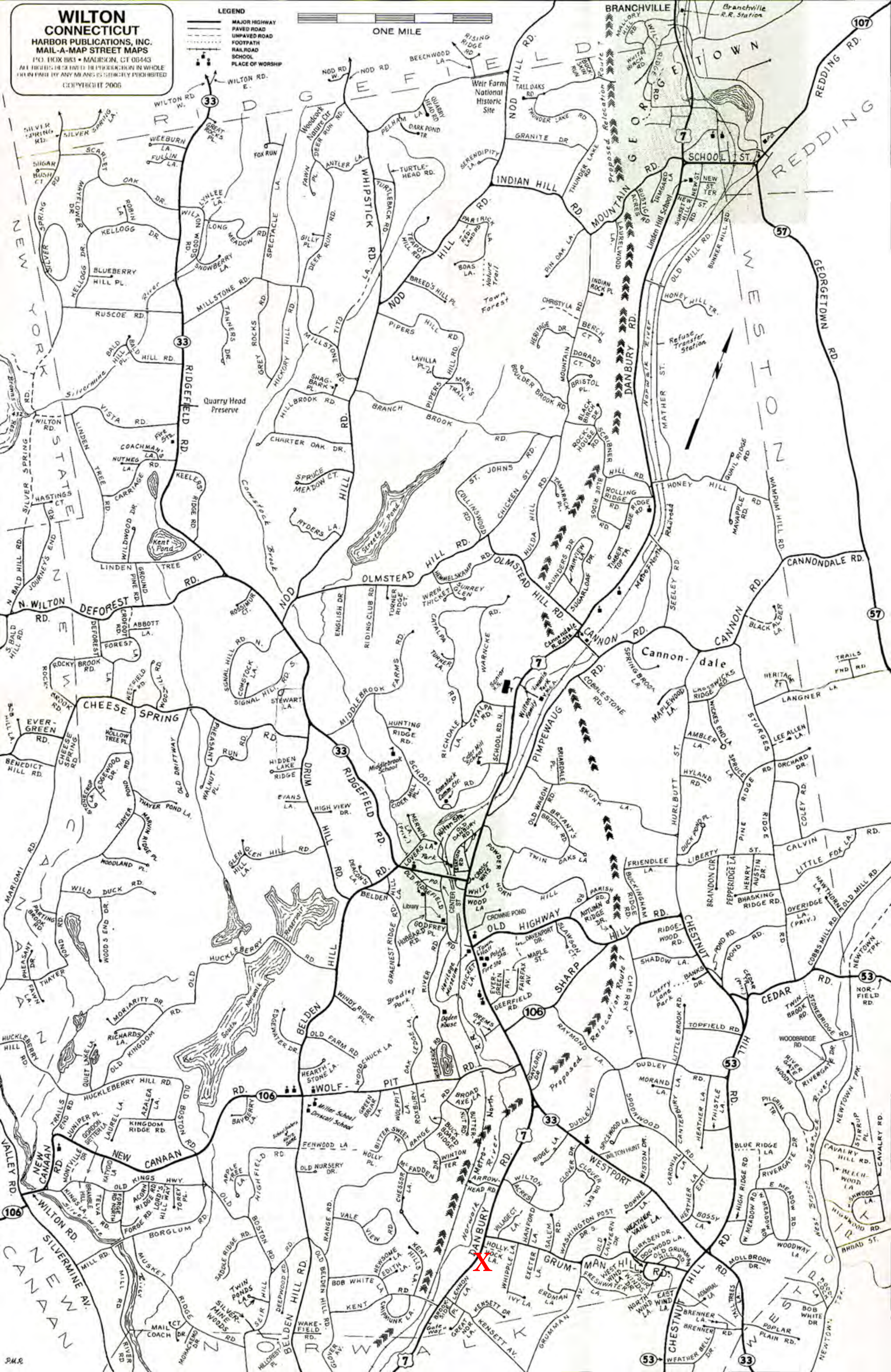
DATE

1/25/24

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

ONE MILE



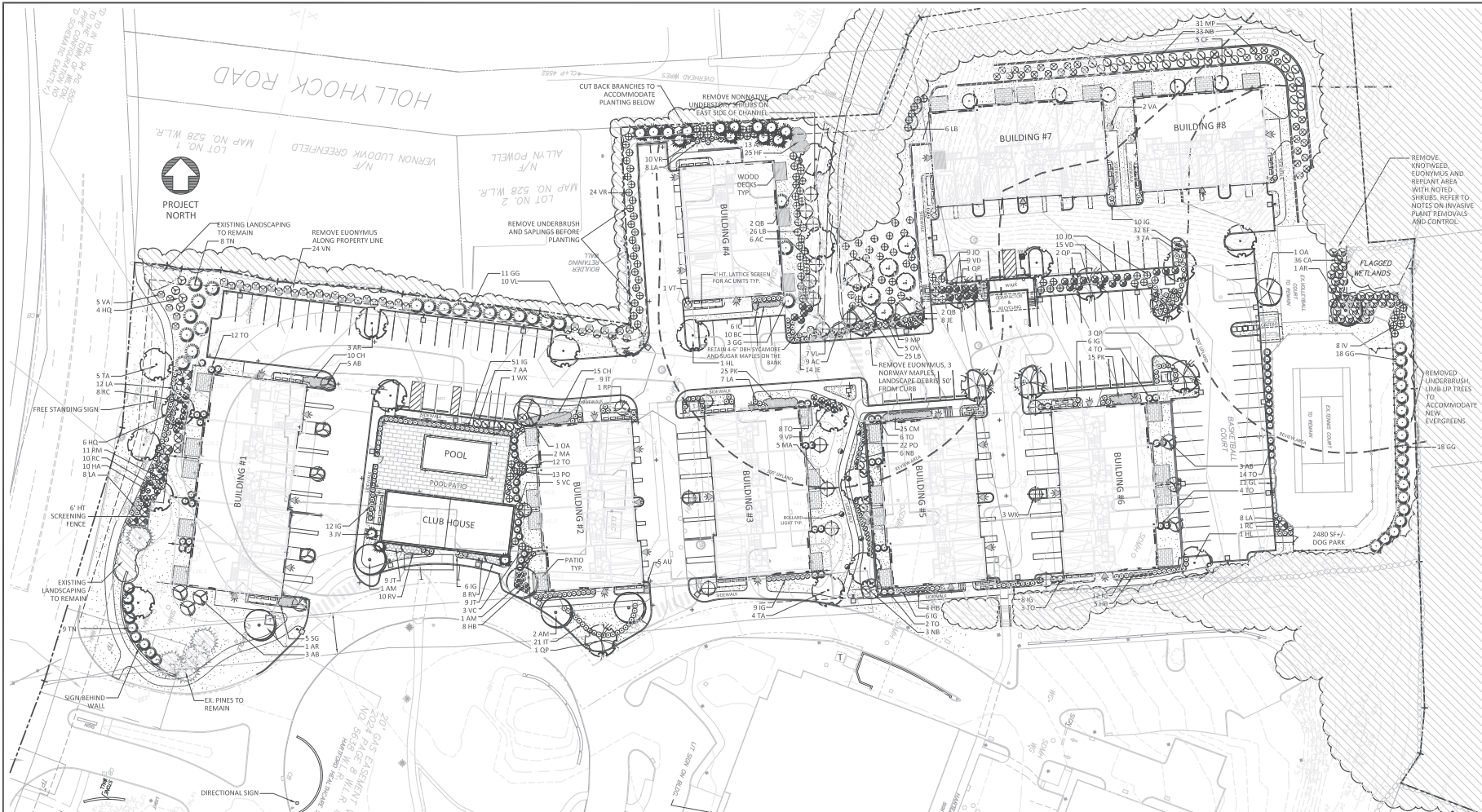


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**Fuller
Development
LLC**

64 Danbury
Road

Wilton,
Connecticut



PLANT LIST

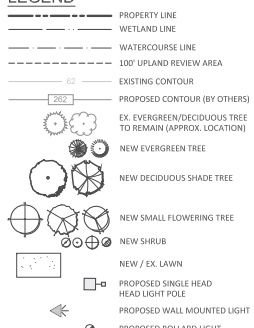
| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
|-----|-----|---|----------------------------|-------------|------|----------------|
| 6 | AR | ACER RUBRUM 'ARMSTRONG' | RED MAPLE | 3-3.5' CAL. | B&B | FULL |
| 4 | AM | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG MAPLE | 3-3.5' CAL. | B&B | |
| 2 | HL | QUERCUS BICOLOR | SHADMASTER HONEY LOCUST | 3-3.5' CAL. | B&B | FULL, MATCHING |
| 7 | OB | QUERCUS PALUSTRIS 'PACIFIC BRILLIANCE' | SWAMP WHITE OAK | 3-3.5' CAL. | B&B | FULL12 |
| 12 | TA | TILIA AMERICANA 'REDMOND' | PIN OAK | 3-3.5' CAL. | B&B | FULL |
| 8 | AB | AMELANCHIER 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SHAD | 8-10' HT. | B&B | |
| 1 | RP | AMELANCHIER CANADENSIS 'RAINBOW PILLAR' | RAINBOW PILLAR SHAD | 8-10' HT. | B&B | LIMBED TO 6' |
| 9 | AC | AMELANCHIER CANADENSIS | SHAD | 8-10' HT. | B&B | MULTI-STEM |
| 6 | CF | CORNUS FLORIDA 'CLOUDE NINE' | FLOWERING DOGWOOD | 2-2.5' CAL. | B&B | WHITE |
| 7 | WK | CRATAEGUS 'WINTER KING' | WINTER KING HAWTHORN | 2-2.5' CAL. | B&B | LIMBED TO 6' |
| 7 | MA | MALUS X 'ADIRONDACK' | ADIRONDACK CRAB APPLE | 2-2.5' CAL. | B&B | LIMBED TO 6' |
| 3 | DA | OXYDENDRUM AMBROSEUM | SQUINWOOD | 2-2.5' CAL. | B&B | |
| 5 | OV | OSTRYA VIRGINIANA | AMERICAN HOPHORNBEAM | 2-2.5' CAL. | B&B | |
| 13 | AH | ILEX OPACA 'SATYR HILL' | SATYR HILL HOLLY | 7-8' HT. | B&B | FEMALE |
| 3 | JV | JUNIPERUS VIRGINIANA 'EMERALD SENTINEL' | RED CEDAR | 7-8' HT. | B&B | FULL |
| 32 | GG | THUJA 'GREEN GIANT' | GREEN GIANT ARBORVITAE | 8-9' HT. | B&B | |
| 17 | TN | THUJA OCCIDENTALIS 'NIGRA' | DARK ARBORVITAE | 7-8' HT. | B&B | |
| 54 | TO | THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' | DEGROOT'S SPIRE ARBORVITAE | 6-7' HT. | B&B | |

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
|-----|-----|---------------------------------------|---------------------------|-------------|-------|---------|
| 7 | AA | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' | RED CHOKEBERRY | 2-3' HT. | CONT. | |
| 18 | IT | CEANOTHUS AMERICANUS | JEAN'S TEA | 18-24' HT. | CONT. | |
| 36 | CA | CLETHRA ALNIFOLIA | CLETHRA | 3-4' HT. | CONT. | |
| 12 | HB | CLETHRA 'HUMMINGBIRD' | HUMMINGBIRD CLETHRA | 2-3' HT. | CONT. | |
| 10 | HA | HYDRANGEA ARBORESCENS 'ANNABELLE' | ANNABELLE HYDRANGEA | 2-3' HT. | CONT. | |
| 10 | HQ | HYDRANGEA QUERCIFOLIA | OKALIFE HYDRANGEA | 2-3' HT. | CONT. | |
| 120 | IG | ILEX GLABRA 'SHAMROCK' | COMPACT INBERRY | 2-3' HT. | CONT. | |
| 8 | IV | ILEX VERTICILLATA 'WINTER RED' | WINTER RED WINTERBERRY | 2-3' HT. | CONT. | |
| 30 | IT | ITEA VIRGINICA | TEA VIRGINICA | 2-3' HT. | CONT. | |
| 32 | JE | JUNIPERUS COMMUNIS 'EFFUSA' | COMMON JUNIPER | 18-24' SPR. | CONT. | |
| 19 | JO | JUNIPERUS 'GREY OWL' | GREY OWL JUNIPER | 24-30' HT. | CONT. | |
| 35 | LA | LEUCODIODE AXILLARIS 'SARAH'S CHOICE' | LEUCODIODE | 15-18' HT. | CONT. | |
| 67 | LB | LINDERA BENZON | SPICEBUSH | 2-3' HT. | CONT. | |
| 40 | MP | MYRICIA PENSYLVANICA | NORTHERN BAYBERRY | 2-3' HT. | CONT. | |
| 47 | NB | PHYSCARPUS OPULIFOLIA 'AMBER JUBILEE' | AMBER JUBILEE NINEBARK | 3-4' HT. | CONT. | |
| 22 | PO | POTENTILLA 'DAKOTA SUNSPOT' | DAKOTA SUNSPOT CINQUEFOIL | 2-3' HT. | CONT. | |
| 19 | RC | RHOODODENDRON CAROLINIANUM | CAROLINA RHOODODENDRON | 2-3' HT. | CONT. | |
| 11 | RM | RHOODODENDRON MAXIMUM | ROSEBAY RHOODODENDRON | 3-4' HT. | B&B | |
| 11 | GL | RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC | 2-3' SPR. | CONT. | |
| 18 | VR | ROSA VIRGINIANA | VIRGINIA ROSE | 2-3' HT. | CONT. | |
| 7 | VA | VIBURNUM ACERIFOLIA | MAPLELEAF VIBURNUM | 3-4' HT. | B&B | |
| 8 | VC | VIBURNUM CASSINOIDES | WILD RAISIN | 3-4' HT. | B&B | |
| 24 | VO | VIBURNUM DENTATUM 'BLUE MUFFIN' | BLUE MUFFIN ARROWWOOD | 36-42' HT. | CONT. | |
| 7 | VL | VIBURNUM LENTAGO | NANNYBERRY | 3-4' HT. | B&B | |
| 24 | VN | VIBURNUM NUDUM 'WINTERHUR' | SMOOTH WITHEROD | 3-4' HT. | B&B | |
| 34 | VR | VIBURNUM RHYTHOPHYLLUM | LEATHERLEAF VIBURNUM | 3-4' HT. | B&B | |

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
|-----|-----|--|-------------------------|----------|-------|---------|
| 5 | AU | ARCOTOPHYLLIS UVA-URSI | BEARBERRY | 1-2' HT. | CONT. | |
| 10 | BC | ARUNDO DONAX 'BLUE ICE' OR 'SHORT STACK' | BLUE ICE ARUNDO | 1-2' HT. | CONT. | |
| 25 | CM | CIMICIFUGA RACEMOSA | FAIRLY CANDLES | 1-2' HT. | CONT. | |
| 25 | HF | DENNISTATHEA PUNCTILOBA | HAYSCENTED FERN | 1-2' HT. | CONT. | |
| 25 | PA | PACKERA AUREA | GOLDEN GROUNDSEL | 1-2' HT. | CONT. | |
| 5 | SG | PANICUM VIRGATUM 'HEAVY METAL' | HEAVY METAL SWITCHGRASS | 1-2' HT. | CONT. | |
| 25 | CF | POLYSTICHUM ACROSTICHOIDES | CHRISTMAS FERN | 1-2' HT. | CONT. | |

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
|-----|-----|-------------------------|-------------------------|----------|-------|---------|
| 1 | GA | BEARBERRY | BEARBERRY | 1-2' HT. | CONT. | |
| 1 | GA | BLUE ICE ARUNDO | BLUE ICE ARUNDO | 1-2' HT. | CONT. | |
| 1 | GA | FAIRLY CANDLES | FAIRLY CANDLES | 1-2' HT. | CONT. | |
| 1 | GA | HAYSCENTED FERN | HAYSCENTED FERN | 1-2' HT. | CONT. | |
| 1 | GA | GOLDEN GROUNDSEL | GOLDEN GROUNDSEL | 1-2' HT. | CONT. | |
| 1 | GA | HEAVY METAL SWITCHGRASS | HEAVY METAL SWITCHGRASS | 1-2' HT. | CONT. | |
| 1 | GA | CHRISTMAS FERN | CHRISTMAS FERN | 1-2' HT. | CONT. | |

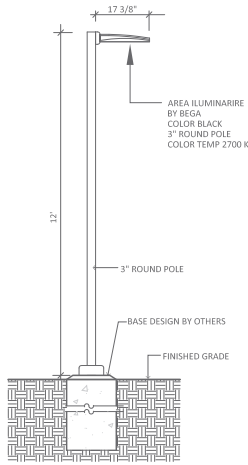
LEGEND



| | | |
|----------------------|---------------|-------------------|
| REVISIONS: | 1/2/2024 | REVISIONS PER AHB |
| PROJECT NO: | 2024-001 | |
| DATE: | 1/2/2024 | |
| FILE: | Drawing 1.dwg | |
| DRAWN BY: | KEY | |
| DESIGNED/CHECKED BY: | HEP | |
| APPROVED BY: | KEY | |

**LANDSCAPING & LIGHTING
PLAN**

SCALE: 1" = 30'
LP-1



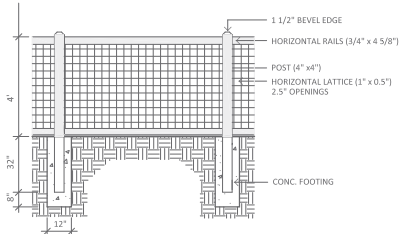
BEGA



- NOTE:
1. LIGHT FIXTURE & POLE BY BEGA PRODUCTS.
 2. POLE AND FIXTURE COLOR SHALL BE BLACK.
 3. INSTALL LIGHT POLE AND FOOTING PER MANUFACTURER'S RECOMMENDATIONS.

POLE LIGHT (TYP.)

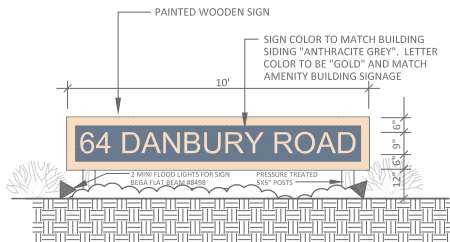
SCALE: NOT TO SCALE



- NOTE:
1. FENCE SHALL BE MADE OF VINYL.
 2. COLOR SHALL MATCH BUILDING COLOR, "ANTHRACITE GREY".

LATTICE SCREENING FENCE (4' HT.) FOR AIR HANDLERS

SCALE: NOT TO SCALE



FREE STANDING SIGN (SIGN AREA 17.5 SF)

SCALE: NTS

LANDSCAPE LIGHTING NOTES (TYP.):

1. FOOTCANDLE LIGHTING LEVELS FOR THIS PROJECT WERE PREPARED BY OTHERS.
2. SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
3. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).
4. INSTALL LIGHT FIXTURES AS RECOMMENDED BY THE MANUFACTURER.
5. LIGHT POLES LOCATED WITHIN LANDSCAPE AND PEDESTRIAN AREAS SHALL BE ON A BASE FLUSH WITH GRADE LOCATED A MINIMUM OF 3' FROM THE EDGE OF VEHICLE PAVEMENT IF FEASIBLE.

- NOTE:
1. PROVIDE LIGHT # 84510 BY BEGA PRODUCTS.
 2. FIXTURE COLOR SHALL BE BLACK.
 3. INSTALL LIGHT PER MANUFACTURER'S RECOMMENDATIONS.



SIGN LIGHT (TYP.)

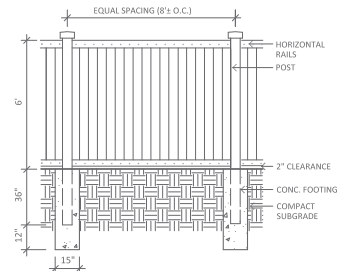
SCALE: NOT TO SCALE



- NOTE:
1. LIGHT FIXTURE BY BEGA PRODUCTS # 9986/K3/99619.
 2. FIXTURE COLOR SHALL BE BLACK.
 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

BOLLARD LIGHT (TYP.)

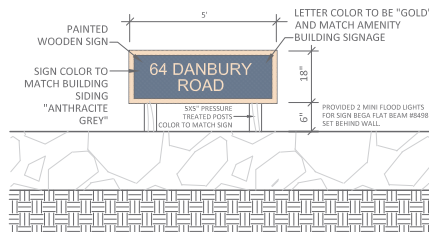
SCALE: NOT TO SCALE



- NOTE:
1. FENCE COLOR SHALL MATCH BUILDINGS. "ANTHRACITE GREY".

VINYL SCREENING FENCE (TYP.)

SCALE: NOT TO SCALE



SIGN BEHIND EXISTING ENTRANCE WALL

SCALE: NTS

NOTES:

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY TIGHE&BOND. REFER TO THESE SITE PLANS FOR ADDITIONAL INFORMATION.
2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
3. SEED AREAS AT THE METHODS AND 125% THE APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. THE SEED SHALL BE SPREAD ON THE PREPARED SOIL, LIGHTLY RAKED TO ESTABLISH GOOD SOIL CONTACT AFTER SOWING, AND MULCHED WITH A 2 INCH LOOSE LAYER OF CLEAN OAT STRAW OR COMMERCIAL WOOD FIBER PRODUCTS APPLIED BY HAND OR BY HYDROSEEDING ON SLOPES LESS THAN 10%. SEEDS AREAS ON SLOPES ON OR GREATER THAN 10% SHALL BE COVERED WITH A PLASTIC-FREE AND 100% BIODEGRADABLE (INCLUDING ANCHOR STAPLES) EROSION CONTROL BLANKET. A NURSE CROP OF PERENNIAL RYE GRASS AT THE RATE OF 40 LBS./ACRE SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 10% AND AS SPECIFIED. SEED MIX SUBSTITUTIONS SHALL BE EQUIVALENT TO THAT SPECIFIED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO USE. UNLESS OTHERWISE SPECIFIED, MAINTAIN SEEDS AREAS AS RECOMMENDED BY THE MANUFACTURER. EXCEPT FOR LAWN AREAS, DO NOT FERTILIZE AREAS TO BE SEEDS UNLESS SPECIFIED BY THE MANUFACTURER. SEED AREAS AS PER THE FOLLOWING SCHEDULE:
 - A. LAWN- SEED LAWN AREAS WITH "SMART SEED NORTHEAST" MIX BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER.
 - B. WETLAND BUFFERS (UPLAND AREAS): SEED THIS AREA WITH "NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX" BY FROM NEW ENGLAND WETLAND PLANTS, INC. (413-848-8000).
4. IF SPECIFIED SEEDING CAN NOT OCCUR DUE TO SEASONAL AND WEATHER CONDITIONS, TEMPORARY SEED DISTURBED UPLAND AREAS WITH A MIXTURE OF ANNUAL RYE AT 20 LBS./ACRE, PERENNIAL RYE AT 20 LBS./ACRE, AND REDTOP AT 2 LBS./ACRE AND DISTURBED WETLAND AREAS WITH ANNUAL RYE AT THE RATE OF 30 LBS./ACRE. MULCHING, WITHOUT SEEDING, MAY BE USED DURING THE NON-GROWING SEASON IN ACCORDANCE WITH THE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002)".
5. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON ACTUAL FIELD CONDITIONS.
6. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
7. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND TOWN OF WILTON PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
8. MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 3" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 9" MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A MINIMUM 3" DIAMETER MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.
9. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
11. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
12. NONNATIVE INVASIVE MANAGEMENT- REMOVE JAPANESE BARBERRY, BURNINGBUSH, ASIATIC BITTERSWEET, MULTIFLORA ROSE AND NOTED NORWAY MAPLES UNDER 3" CALIPER FROM WETLAND AND ADJACENT UPLAND AREAS BY HAND PULLING, OR IF NOT PRACTICAL, CUTTING THE PLANTS DOWN TO JUST ABOVE GRADE AND APPLYING AN APPROPRIATE HERBICIDE, SUCH AS ROUNDUP IN UPLAND AREAS AND IMAZAPHR (TRADE NAME: HABITAT) IN WET CONDITIONS, INTO THE STEM WELLS. SEVERAL TREATMENT MAY BE REQUIRED. THE PERIOD BETWEEN JULY AND OCTOBER IS THE PREFERRED TIMING TO APPLY HERBICIDE. NONNATIVE INVASIVE PLANTS SHALL BE MANAGED FOR A MINIMUM OF FIVE YEARS.

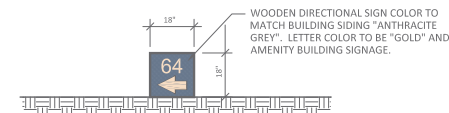
NONNATIVE INVASIVE SPECIES CONTROL NOTES:

1. CONTROL PERIOD OF NONNATIVE INVASIVE PLANTS TO BE ONGOING OVER A FIVE (5) YEAR PERIOD (OR LONGER).
2. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE PROJECT ENVIRONMENTAL CONSULTANT WITH ANY QUESTIONS REGARDING THE CONTROL OR IDENTIFICATION OF INVASIVE NONNATIVE SPECIES.
3. THE LANDSCAPE CONTRACTOR SHALL FOLLOW THE METHODS AND RECOMMENDATIONS RECOMMENDED BY THE HERBICIDE MANUFACTURER AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS. A PERMIT FROM DEEP IS REQUIRED FOR ANY PESTICIDE APPLICATION TO A BODY OF WATER.
4. ALL CUT OR PULLED INVASIVE NONNATIVE PLANT MATERIALS SHALL BE DISPOSED APPROPRIATELY AND COMPLY WITH THE 2004 DEEP / UCONN "GUIDELINES FOR DISPOSAL OF TERRESTRIAL INVASIVE PLANTS." ALL CUTTINGS SHALL BE COLLECTED AND PLACED ONSITE ON A PLASTIC TARP (OR ON AN ASPHALT PAVEMENT AREA) AND SUN DRIED UNTIL DEAD. AVOID CUTTINGS FROM BEING IN CONTACT WITH ANY SOIL. DEAD PLANTS SHALL BE BAGGED AND DEPOSITED AT AN INCINERATOR WASTE FACILITY (NOT A COMPOSTING FACILITY).
5. START CONTROL OF INVASIVE PLANT SPECIES PRIOR TO THE START OF EARTH MOVING ACTIVITIES. CONTROL NONNATIVE INVASIVE SPECIES AS FOLLOWS:
 - A. FOR JAPANESE KNOTWEED, EUONYMUS, ASIATIC BITTERSWEET, AND NORWAY MAPLES CONTROL.
 - STEP #1 (PRIOR TO HERBICIDE TREATMENT): CUT PLANT DOWN TO GRADE LEVEL DURING THE GROWING SEASON (LATE SUMMER OR EARLY FALL IS PREFERABLE). REMOVE ASIATIC BITTERSWEET ROOTS IF FEASIBLE. DISPOSE OF CUT PLANT MATERIAL AS OUTLINED ABOVE.
 - STEP #2: IMMEDIATELY AFTER CUTTING, TREAT CUT STEMS WITH AN APPROPRIATE HERBICIDE (SUCH AS ROUND-UP) AT THE RATE AND METHODS RECOMMENDED BY THE MANUFACTURER. CARE SHALL BE TAKEN TO AVOID HERBICIDE CONTACT WITH NATIVE OR OTHER DESIRABLE VEGETATION.
 - STEP #3: CHECK CONTROL AREA MONTHLY DURING THE GROWING SEASON FOR NEW GROWTH. SPOT TREAT NEW GROWTH WITH AN APPROPRIATE HERBICIDE AS NEEDED FOR CONTROL.
6. CARE SHALL BE TAKEN TO AVOID HERBICIDE CONTACT WITH NATIVE OR OTHER DESIRABLE VEGETATION. IN AREAS WHERE NATIVE PLANTS ARE GROWING NEAR PLANTS TO BE CONTROLLED, THE HERBICIDE SHALL NOT BE SPRAYED ONTO THE TARGET PLANTS. IN THESE AREAS THE HERBICIDE SHALL BE APPLIED WITH A BRUSH OR CLOTH.

NONNATIVE INVASIVE DISPOSAL:

PLANT DISPOSAL

1. ALL CUT OR PULLED INVASIVE NONNATIVE PLANT MATERIALS SHALL BE DISPOSED APPROPRIATELY AND COMPLY WITH THE 2004 DEEP / UCONN "GUIDELINES FOR DISPOSAL OF TERRESTRIAL INVASIVE PLANTS." ALL CUTTINGS SHALL BE COLLECTED AND PLACED ONSITE ON A PLASTIC TARP (OR ON AN ASPHALT PAVEMENT AREA) AND SUN DRIED UNTIL DEAD. AVOID CUTTINGS FROM BEING IN CONTACT WITH ANY SOIL. IF FEASIBLE, DO NOT REMOVE PULLED OR CUT NONNATIVE INVASIVE PLANTS FROM THE SITE UNTIL DEAD. EXCEPT FOR TUBEROUS PLANTS, SUCH AS JAPANESE KNOTWEED AND PHORADENDRA, NONNATIVE INVASIVE PLANTS PULLED OR CUT SHALL BE LEFT ON THE GROUND SURFACE IN A SUNNY LOCATION FOR THEIR ROOTS TO DRY. TUBEROUS WEED PLANTS SHALL BE LEFT SOIL FREE IN THE SUN ON AN IMPERVIOUS BARRIER (SUCH AS BLACK PLASTIC, DRIVEWAYS AND WALKS) UNTIL DEAD SO THAT THEY DO NOT RE-SPROUT.
2. IF PLANTS HAVE TO BE REMOVED FROM THE SITE BEFORE THEY ARE DEAD, THEY SHALL BE BAGGED AND DEPOSITED AT AN INCINERATOR WASTE FACILITY (NOT A COMPOSTING FACILITY).



DIRECTIONAL SIGN (SIGN AREA 2.25 SF)

SCALE: NTS

Tighe&Bond
1000 Bridgeport Avenue
Suite 320
Shelton, CT 06484
(203) 712-1100

ENVIRONMENTAL LAND SOLUTIONS, LLC
LANDSCAPE ARCHITECTS
1000 BRIDGEPORT AVENUE
SUITE 320
SHELTON, CT 06484
(203) 712-1100

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

Fuller Development LLC

64 Danbury Road

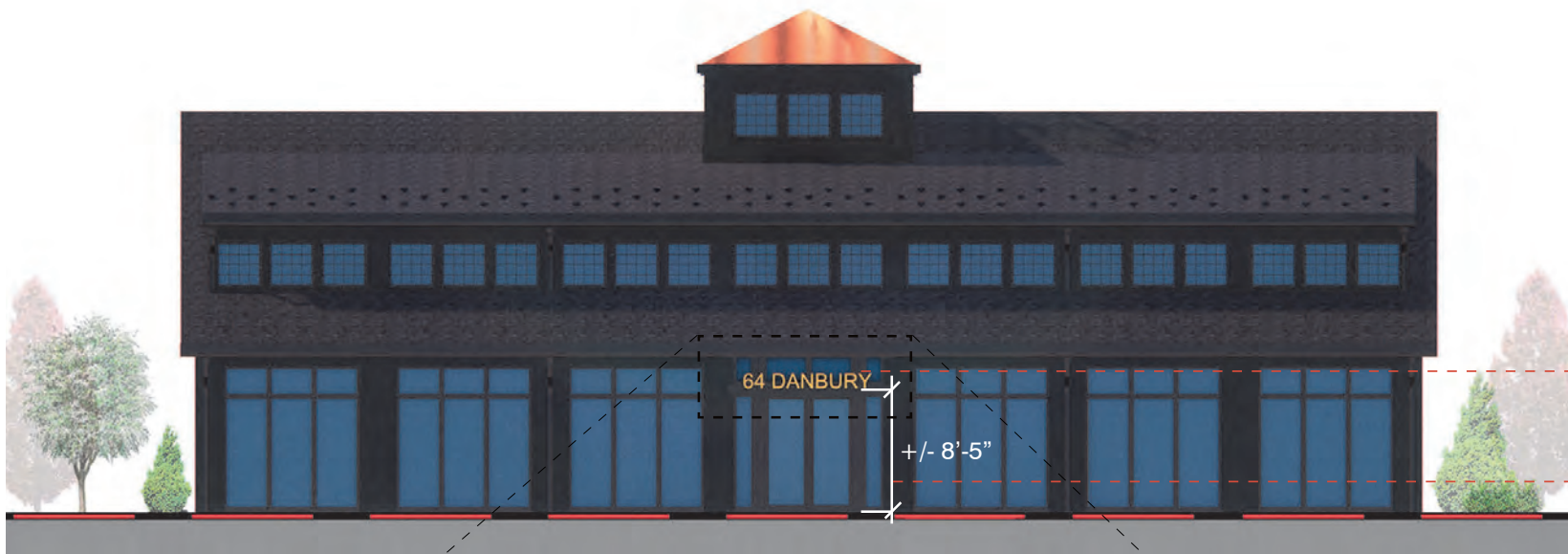
Wilton, Connecticut

PROJECT NO: G081-001
DATE: 1-2-24
FILE: ELS PROJECT # 2130
DRAWN BY: KET
DESIGNED/CHECKED BY: HEP
APPROVED BY: KET

DETAILS AND NOTES

SCALE: AS NOTED

LP-2



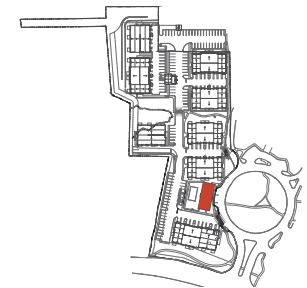
PROPOSED:
CANOPY SIGN- A SIGN ATTACHED TO THE
VERTICAL FACE OF A BUILDING OR CANOPY
SIGN AREA: +/- 9 SF
ARCH. METAL - GOLD COLOR

MIN 7'-0"



BACKLIT LETTERING 2" DEEP

MOUNTED OVER CANOPY OVERHANG



KEY PLAN

*NOTE: SIGN AND SIGNAGE BUILDING NAME SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
*SIGNAGE MATERIAL, FONTS, COLOR, DEPTH LIGHTING AND STRUCTURAL DETAILS TO BE DEFINED AS PROJECT DEVELOPS



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

ALTERNATE SIGNAGE PROGRAM PLANNING AND ZONING SUBMISSION

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64 DANBURY ROAD
WILTON, CT
FULLER DEVELOPMENT, LLC

JAN 19, 2024
FUL003

0' 2' 4' 8'
SCALE: 1/4" = 1'-0" (@ 22"x34")



A.27

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

RESOLUTION #1022-SDP#5-22
October 24, 2022

WHEREAS, the Wilton Planning and Zoning Commission has received an application for an Alternative Signage Program under Section 29-8.A.8 of the Zoning Regulations from Hartford HealthCare Corp, on behalf of the owners, 50 Danbury Road Owner, LLC and Wilton Medical Realty, LLC, property located at 50 & 60 Danbury Road; located in a Design Enterprise (DE-5) District, Assessor's Map #68, Lot #33-50 and Lot #33-60 consisting of 22.27 acres and shown on the submitted plans, as amended on September 30, 2022, and plans entitled:

Site Overview Plan, entitled "Hartford HealthCare, LLC, Wilton, CT (60 & 50 Danbury Rd)", Site Overview, prepared by Sign Pro, Plantsville, CT, issued 12/08/21, revised to 09/30/22, sheet 2 of 16.

Signage Plans, entitled "Hartford HealthCare, LLC, Wilton, CT (60 & 50 Danbury Rd)", Site Overview, prepared by Sign Pro, Plantsville, CT, issued 12/08/21, revised to 09/30/22, 16 sheets.

WHEREAS, the Wilton Planning and Zoning Commission reviewed the Alternative Signage Program on August 24, 2022, September 12, 2022, September 27, 2022, October 17, 2022 and on October 24, 2022; and

WHEREAS, the Wilton Planning and Zoning Commission has determined that the Alternate Signage Program for #50 Danbury Road & #60 Danbury Road for Soundview Medical Associates and Advanced Radiology, as proposed, results in a more comprehensive signage arrangement for the building; and

WHEREAS, the proposed signage will serve as a safety measure to allow clear identification of the building location and parking; and

WHEREAS, the proposed internally lit Halo lighting is located at such a distance and location that any impact on the adjacent residential neighborhood is negligible;

NOW THEREFORE BE IT RESOLVED that the Wilton Planning and Zoning Commission **APPROVES** the Alternate Signage Program for #50 Danbury Road & #60 Danbury Road, as

shown in the revised submittal package dated October 5, 2022, from Gregory and Adams, P.C., effective November 4, 2022 and subject to the following conditions:

General Conditions:

1. This Resolution does not replace requirements for the applicant to obtain any other permits or licenses required by law or regulation by the Town of Wilton, such as, but not limited to: Zoning Permit, Sign Permit, Building Permit, Certificate of Zoning Compliance; or from the State of Connecticut or the Government of the United States. Obtaining such permits or licenses is the responsibility of the applicant.
2. That the hours of operation of the lights be modified from the standard requirement (that no sign adjacent to a residential zone shall be illuminated from 10:00PM to 7:00AM) to allow these signs to be lit from 5:30 AM to dawn and again then from dusk to 11:00PM, which corresponds to the previously approved signage on the site.
3. One (1) completed revised set, (collated and bound) shall be submitted to the Commission's office for endorsement as "Final Approved Plan" by the Town Planner. Said plans shall include all revisions noted above and shall bear an ORIGINAL signature, seal and license number of the professional responsible for preparing each plan or portion of it. Said plans shall include the following notes:
 - a. "Pursuant to Section 8-3.(i) 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 November 4, 2027."
 - b. "For conditions of approval for **Site Development Plan**, see **Resolution #1022–SDP#5-22**."

-END RESOLUTION-



HHC • WILTON, CT (60 & 50 Danbury Rd)
Campus Signage • Version 13 • Job # 33538 • September 30, 2022



60 Westfield Drive
Plantville, CT 06479
860.229.1812



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

**DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED**

| Revisions: | | |
|------------|------|----------|
| Rv.1 | O.K. | 01.18.22 |
| Rv.2 | O.K. | 06.13.22 |
| Rv.3 | O.K. | 06.21.22 |
| Rv.4 | O.K. | 06.30.22 |
| Rv.5 | O.K. | 07.07.22 |
| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

| | |
|--|-------------------|
| | PMS 313c |
| | PMS 377c |
| | PMS 173c |
| | PMS 2405c |
| | PMS Cool Gray 11c |

**SITE
OVERVIEW**

**PAGE
2 of 16**

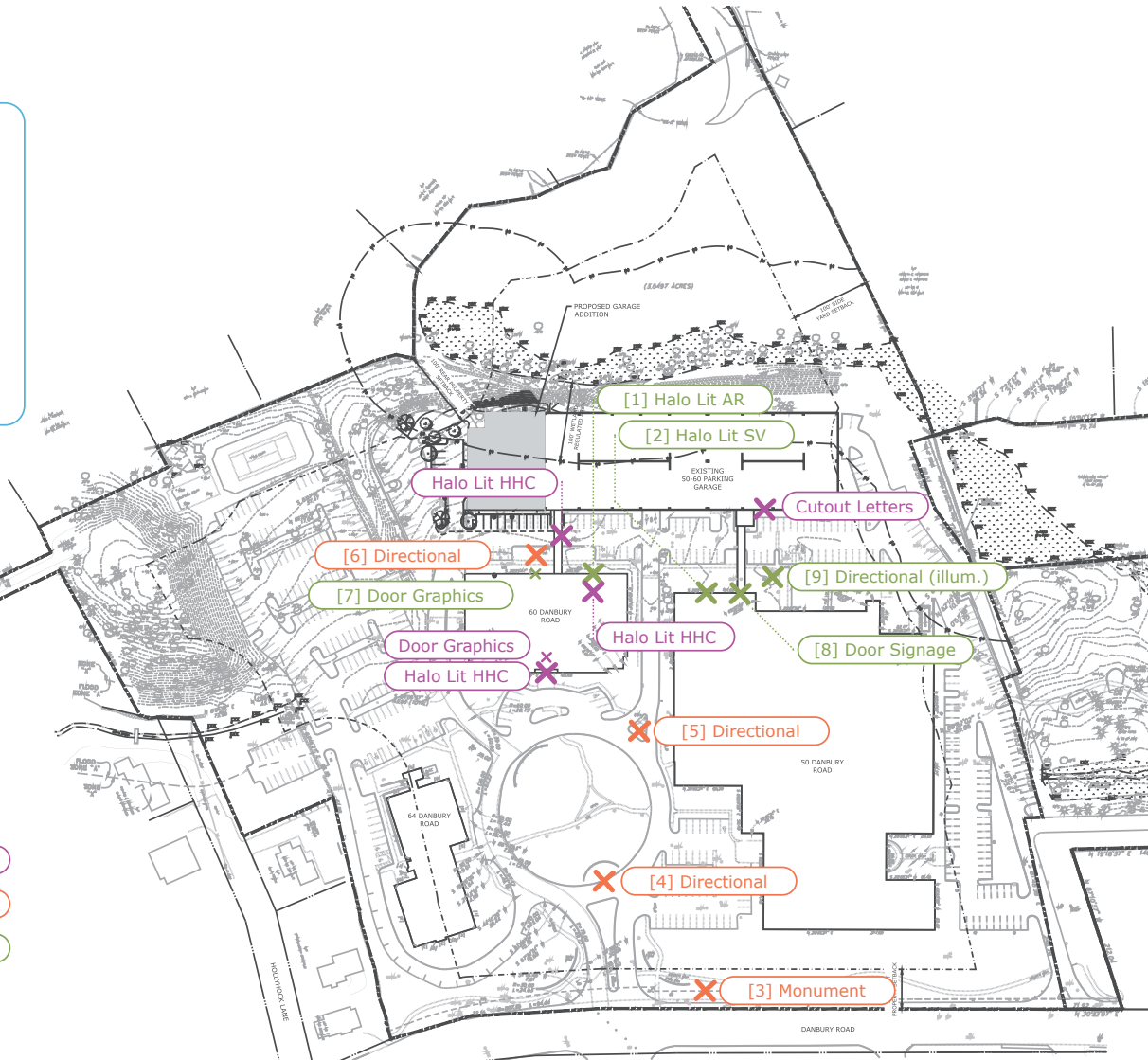
SITE OVERVIEW

- [1] Halo Lit AR
- [2] Halo Lit SV
- [3] Monument (illum.)
- [4] Directional (non-illum.)
- [5] Directional (non-illum.)
- [6] Directional (non-illum.)
- [7] Door Graphics
- [8] Door Signage
- [9] Directional (illum.)

Existing - Unchanged

Existing - New Content

New - Proposed



Customer Approval: ☐ APPROVED ☒ APPROVED AS NOTED ☒ REVISE AND RESUBMIT

PRINT

SIGN

DATE

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60 Westfield Drive
Plantsville, CT 06479
860.229.1812

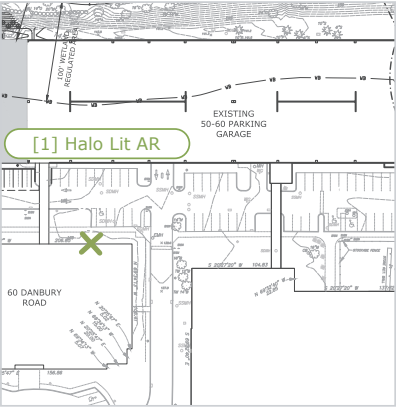


QTY-1 Set

Sign Specifications

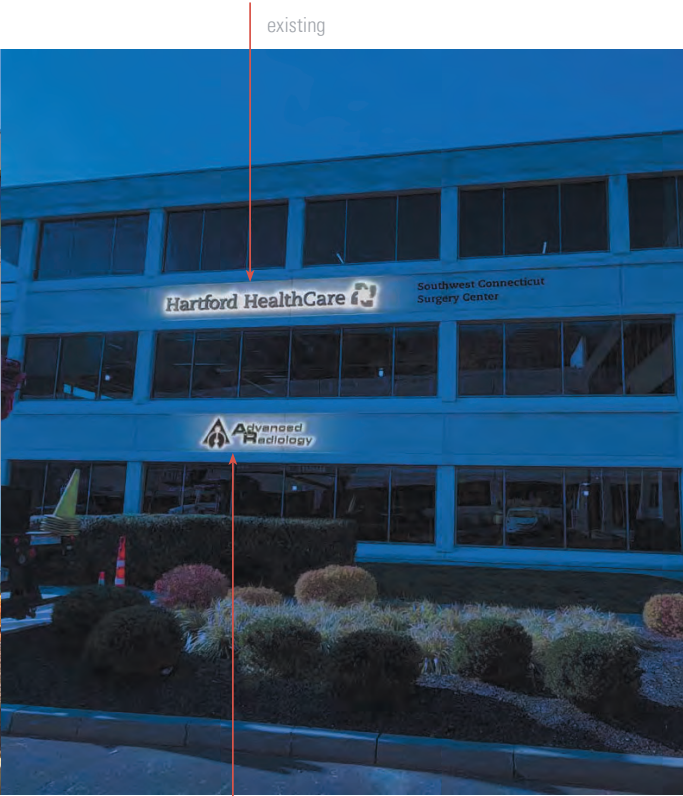
[1] Halo Lit Letters

- Painted Aluminum Faces and Returns
- Translucent White Backer
- LED Illumination Facing Building to Provide Halo Effect
- Stud Mounted with Spacers to Building Surface



proposed

Conceptual rendering: Day
Viewing location: exiting 1st floor parking garage



proposed

Conceptual rendering: Night
Viewing location: exiting 1st floor parking garage



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

**DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED**

Revisions:

| | | |
|-------|------|----------|
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| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

Sign #1 reduced by 5% -
minimum size for fabrication

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c
- PMS Cool Gray 11c

Customer Approval: ☐ APPROVED ☒ APPROVED AS NOTED ☒ REVISE AND RESUBMIT

| PRINT | SIGN | DATE |
|--|------|------|
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60 Westfield Drive
Plantville, CT 06479
860.229.1812



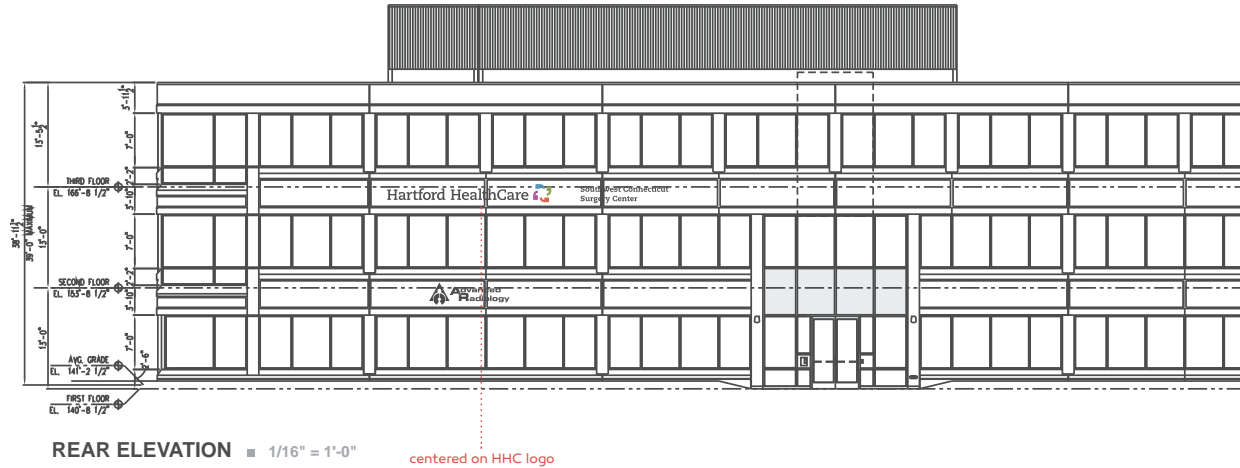
SIGN TYPE
HALO LIT LETTERS
PAGE
3 of 16

QTY-1 Set

Sign Specifications

[1] Halo Lit Letters

- Painted Aluminum Faces and Returns
- Translucent White Backer
- LED Illumination Facing Building to Provide Halo Effect
- Stud Mounted with Spacers to Building Surface



REAR ELEVATION ■ 1/16" = 1'-0"

centered on HHC logo



2'-8 3/4"

9'-9 7/8"



2'-8 3/4"

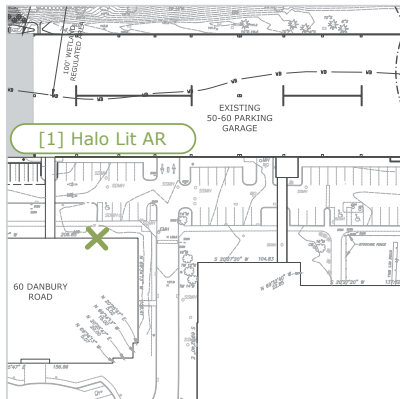


1'-0"



0'-5 1/2"

9.82' x 2.73'
= 26.81 sqft



[1] Halo Lit AR

Customer Approval: ☐ APPROVED ☒ APPROVED AS NOTED ☒ REVISE AND RESUBMIT

PRINT

SIGN

DATE

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SIGN PRO
signpro-usa.com

60 Westfield Drive
Plantville, CT 06479
860.229.1812



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

**DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED**

Revisions:

| | | |
|-------|------|----------|
| Rv.1 | O.K. | 01.18.22 |
| Rv.2 | O.K. | 06.13.22 |
| Rv.3 | O.K. | 06.21.22 |
| Rv.4 | O.K. | 06.30.22 |
| Rv.5 | O.K. | 07.07.22 |
| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

Sign #1 reduced by 5% -
minimum size for fabrication

| | |
|--|-------------------|
| | PMS 313c |
| | PMS 377c |
| | PMS 173c |
| | PMS 2405c |
| | PMS Cool Gray 11c |

SIGN TYPE

HALO LIT
LETTERS

PAGE
4 of 16

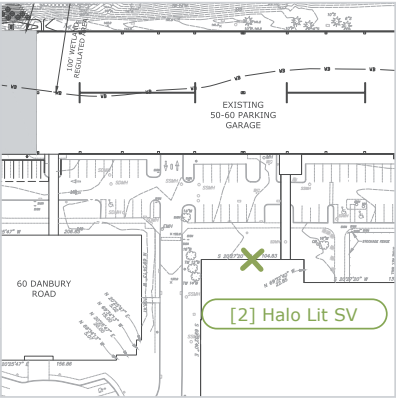
QTY-1 Set

Sign Specifications

[2] Halo Lit Letters

White Letters

- Painted Aluminum Faces and Returns
- Translucent White Backer
- LED Illumination Facing Building to Provide Halo Effect
- Stud Mounted with Spacers to Building Surface



Conceptual rendering: Day
Viewing location: exiting 1st floor parking garage

Conceptual rendering: Night
Viewing location: exiting 1st floor parking garage



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

**DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED**

| Revisions: | | |
|------------|------|----------|
| Rv.1 | O.K. | 01.18.22 |
| Rv.2 | O.K. | 06.13.22 |
| Rv.3 | O.K. | 06.21.22 |
| Rv.4 | O.K. | 06.30.22 |
| Rv.5 | O.K. | 07.07.22 |
| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

Sign #2 reduced by 5% -
minimum size for fabrication

| | |
|---|-------------------|
| ■ | PMS 313c |
| ■ | PMS 377c |
| ■ | PMS 173c |
| ■ | PMS 2405c |
| ■ | PMS Cool Gray 11c |

Customer Approval: ☐ APPROVED ☒ APPROVED AS NOTED ☒ REVISE AND RESUBMIT

| PRINT | SIGN | DATE |
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860.229.1812



SIGN TYPE
**HALO LIT
LETTERS**
PAGE
5 of 16

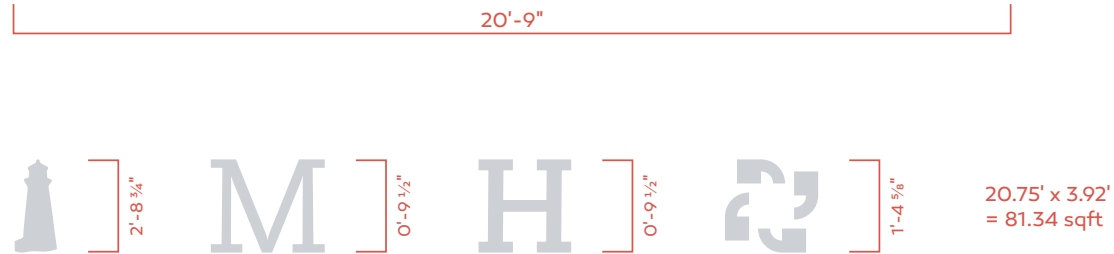
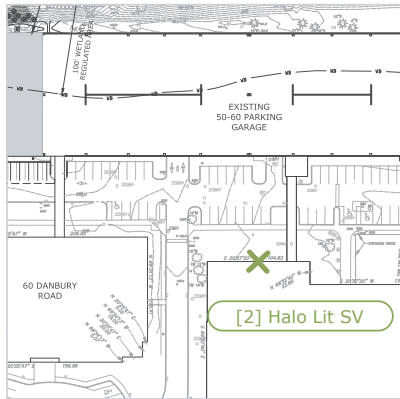
QTY-1 Set

Sign Specifications

[2] Halo Lit Letters

White Letters

- Painted Aluminum Faces and Returns
- Translucent White Backer
- LED Illumination Facing Building to Provide Halo Effect
- Stud Mounted with Spacers to Building Surface



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
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Salesperson: Pete Rappoccio
Designer: Olivier

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| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

Sign #2 reduced by 5% -
minimum size for fabrication

| | |
|---------------------------------------|-------------------|
| ■ | PMS 313c |
| ■ | PMS 377c |
| ■ | PMS 173c |
| ■ | PMS 2405c |
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SIGN

DATE

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SIGN TYPE

HALO LIT
LETTERS

PAGE
6 of 16

QTY-2 Faces

Sign Specifications

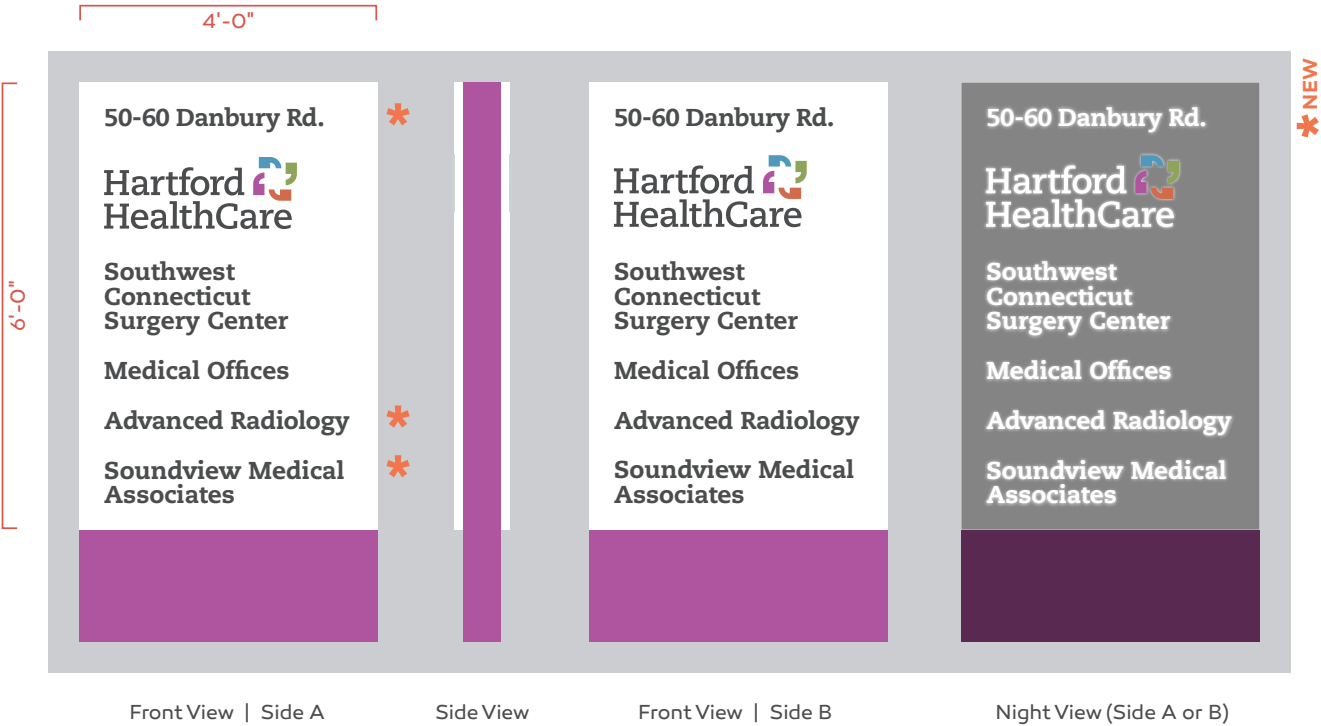
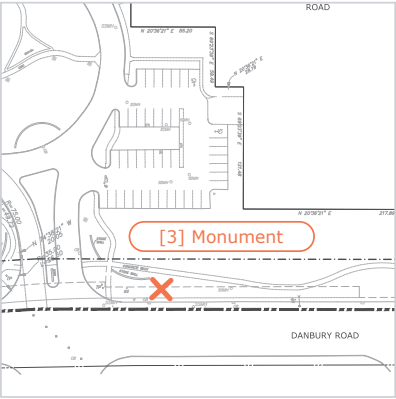
SIGN [3]
Main Campus Monument
Located at the Driveway Entering Cam-
pus from Danbury Rd.

Double Sided & Illuminated

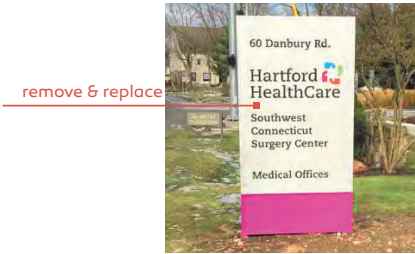
Remove and replace
(2) existing faces
(both sides of cabinet)

HHC Logo:
- Type-based mark: stencil cut face
with Black Day/White Night Vinyl
- Symbol-based mark: push through
(1/2" Acrylic with digitally printed
trans vinyl on face)

Address & Copy:
Stencil cut face
with Black Day/White Night Vinyl



Existing - Side A



Existing - Side B

Customer Approval: ☐ APPROVED ☒ APPROVED AS NOTED ☒ REVISE AND RESUBMIT

PRINT SIGN DATE
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signpro-usa.com

60 Westfield Drive
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Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

DRAWINGS ARE NOT TO SCALE
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Revisions:

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| Rv.4 | O.K. | 06.30.22 |
| Rv.5 | O.K. | 07.07.22 |
| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

| | |
|--|-------------------|
| | PMS 313c |
| | PMS 377c |
| | PMS 173c |
| | PMS 2405c |
| | PMS Cool Gray 11c |

SIGN TYPE
MONUMENT
NEW FACES

PAGE
7 of 16

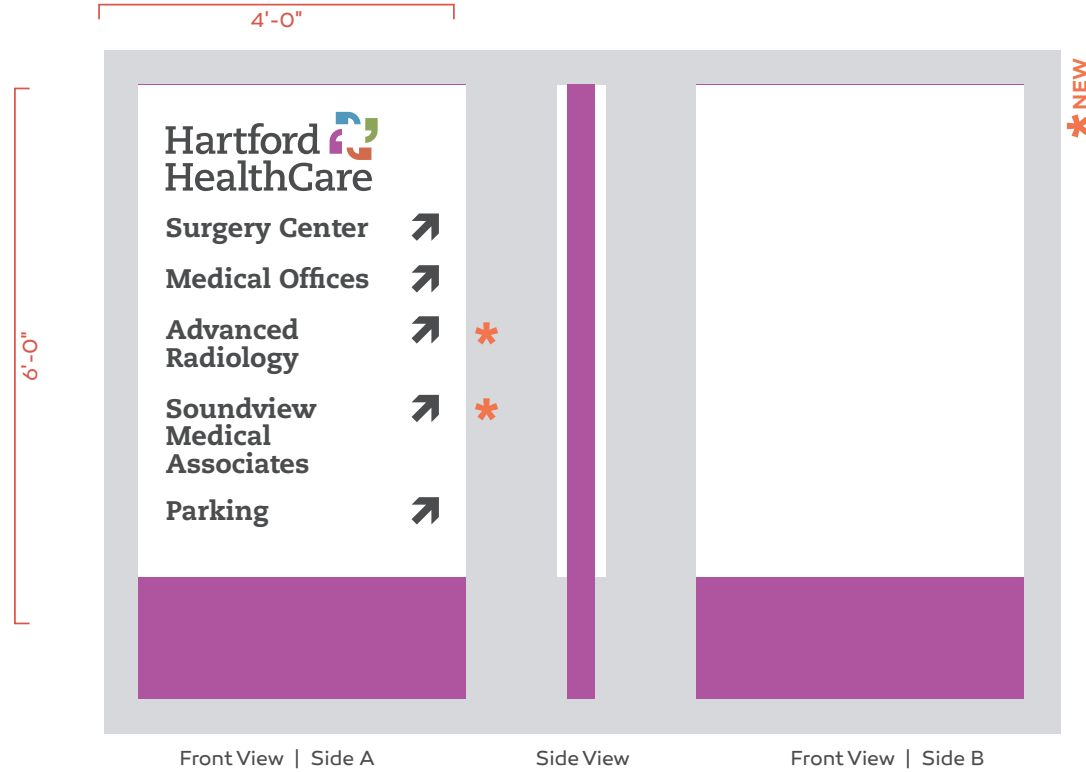
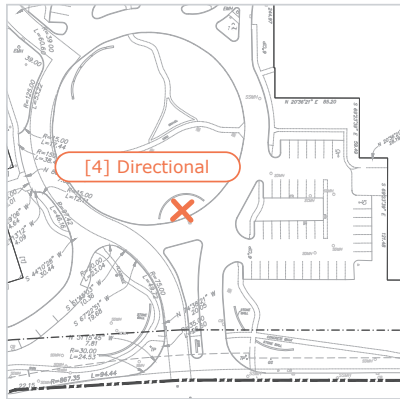
QTY-1

Sign Specifications

SIGN [4]

Single Sided
& Non illuminated

Remove & Replace
All Vinyl Graphics



Existing - Side A



Existing - Side B



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

**DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED**

Revisions:

| | | |
|-------|------|----------|
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| Rv.2 | O.K. | 06.13.22 |
| Rv.3 | O.K. | 06.21.22 |
| Rv.4 | O.K. | 06.30.22 |
| Rv.5 | O.K. | 07.07.22 |
| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

| | |
|--|-------------------|
| | PMS 313c |
| | PMS 377c |
| | PMS 173c |
| | PMS 2405c |
| | PMS Cool Gray 11c |

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PRINT

SIGN

DATE

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SIGN TYPE
MONUMENT
NEW GRAPHICS

PAGE
8 of 16

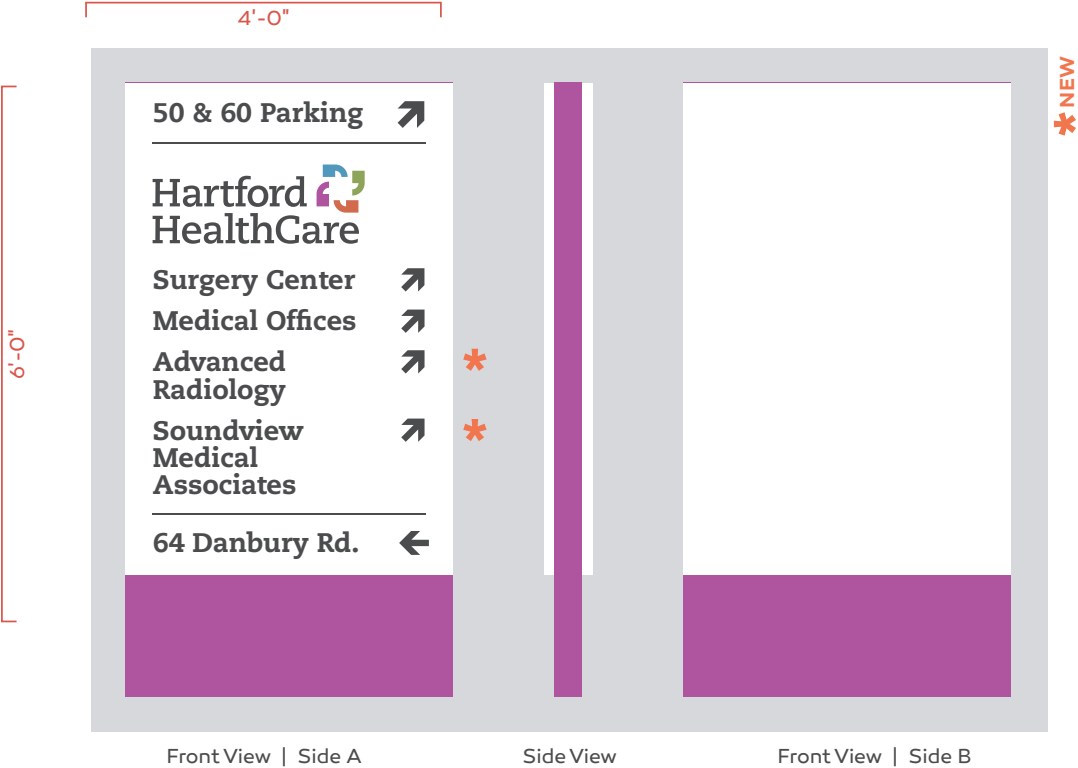
QTY-1

Sign Specifications

SIGN [5]

Single Sided
& Non illuminated

Remove & Replace
All Vinyl Graphics



remove & replace



Existing - Side A



Existing - Side B



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

DRAWINGS ARE NOT TO SCALE
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Revisions:

| | | |
|-------|------|----------|
| Rv.1 | O.K. | 01.18.22 |
| Rv.2 | O.K. | 06.13.22 |
| Rv.3 | O.K. | 06.21.22 |
| Rv.4 | O.K. | 06.30.22 |
| Rv.5 | O.K. | 07.07.22 |
| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c
- PMS Cool Gray 11c

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PRINT SIGN DATE

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860.229.1812



SIGN TYPE
MONUMENT
NEW GRAPHICS
PAGE
9 of 16

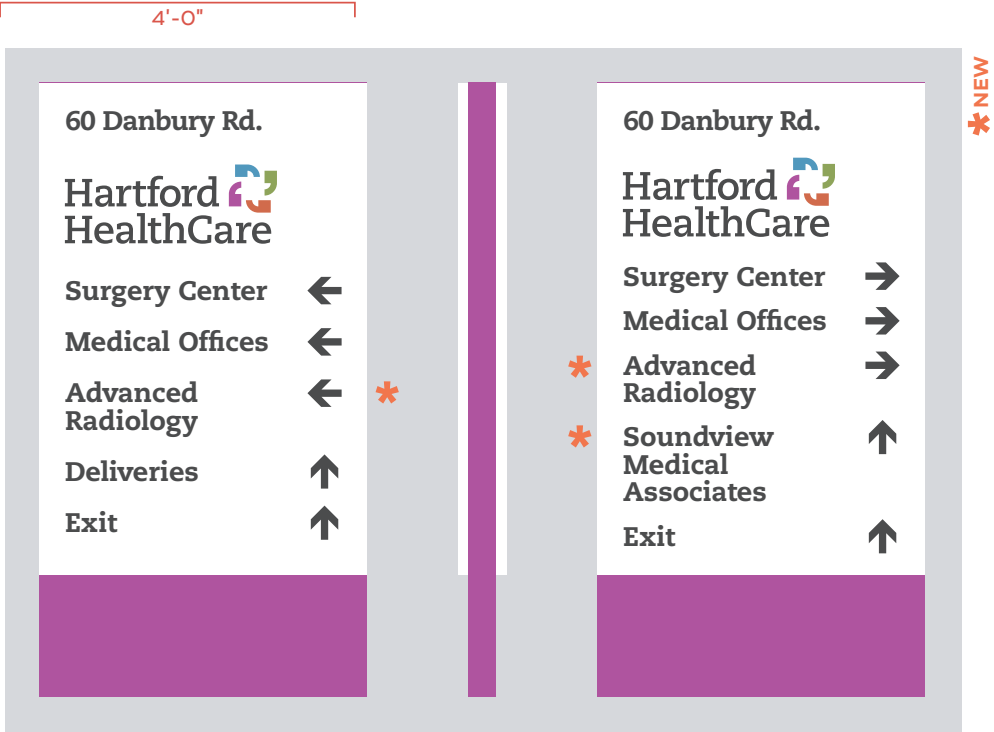
QTY-1

Sign Specifications

SIGN [6]

Double Sided
& Non illuminated

Remove & Replace
All Vinyl Graphics
(on both sides)



Front View | Side A

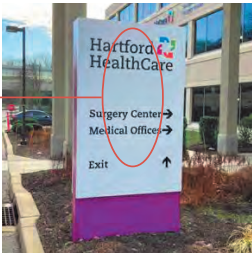
Side View

Front View | Side B

remove & replace



remove & replace



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

DRAWINGS ARE NOT TO SCALE
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| Revisions: | | |
|------------|------|----------|
| Rv.1 | O.K. | 01.18.22 |
| Rv.2 | O.K. | 06.13.22 |
| Rv.3 | O.K. | 06.21.22 |
| Rv.4 | O.K. | 06.30.22 |
| Rv.5 | O.K. | 07.07.22 |
| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

| |
|-------------------|
| PMS 313c |
| PMS 377c |
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| PMS 2405c |
| PMS Cool Gray 11c |

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860.229.1812



SIGN TYPE
MONUMENT
NEW GRAPHICS
PAGE
10 of 16

QTY-1 Set

Sign Specifications

[7] Vinyl Number

4”h RTA Matte White
Vinyl Number on Glass
above Entrance Door.

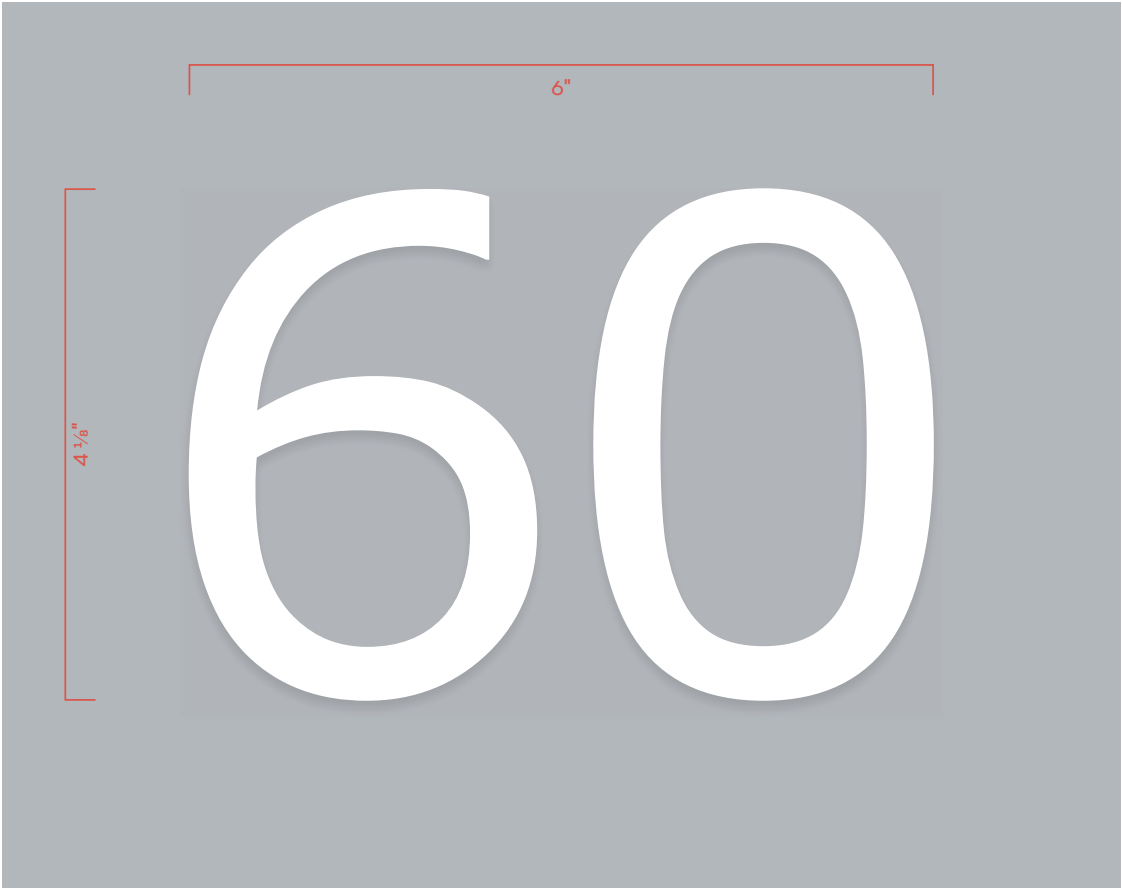
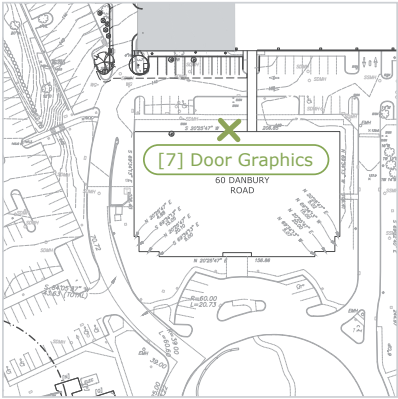


photo of existing door not provided



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

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| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c
- PMS Cool Gray 11c

Customer Approval: ☐ APPROVED ☒ APPROVED AS NOTED ☒ REVISE AND RESUBMIT

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Plantville, CT 06479
860.229.1812



SIGN TYPE
DOOR GRAPHICS

PAGE
11 of 16

QTY-2 Sets +1 Logo

Sign Specifications

[8A] Standard Printed Door Vinyl:

- Logotype x2
- No Smoking Decal x2
- No Weapons Decal x2

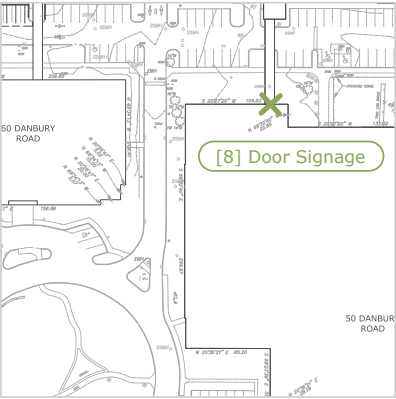
+

[8B] 3rd Vinyl Logotype x1

Apply to the glass wall of the vestibule, under the walkway

+

[8C] Dim Letters on Backer x1



Conceptual Rendering - Placement Only



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

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60 Westfield Drive
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860.229.1812



SIGN TYPE
DOOR SIGNAGE

PAGE
12 of 16

QTY-2 Sets +1 Logo

Sign Specifications

[8A] Standard Printed Door Vinyl:

- Logotype x2
- No Smoking Decal x2
- No Weapons Decal x2

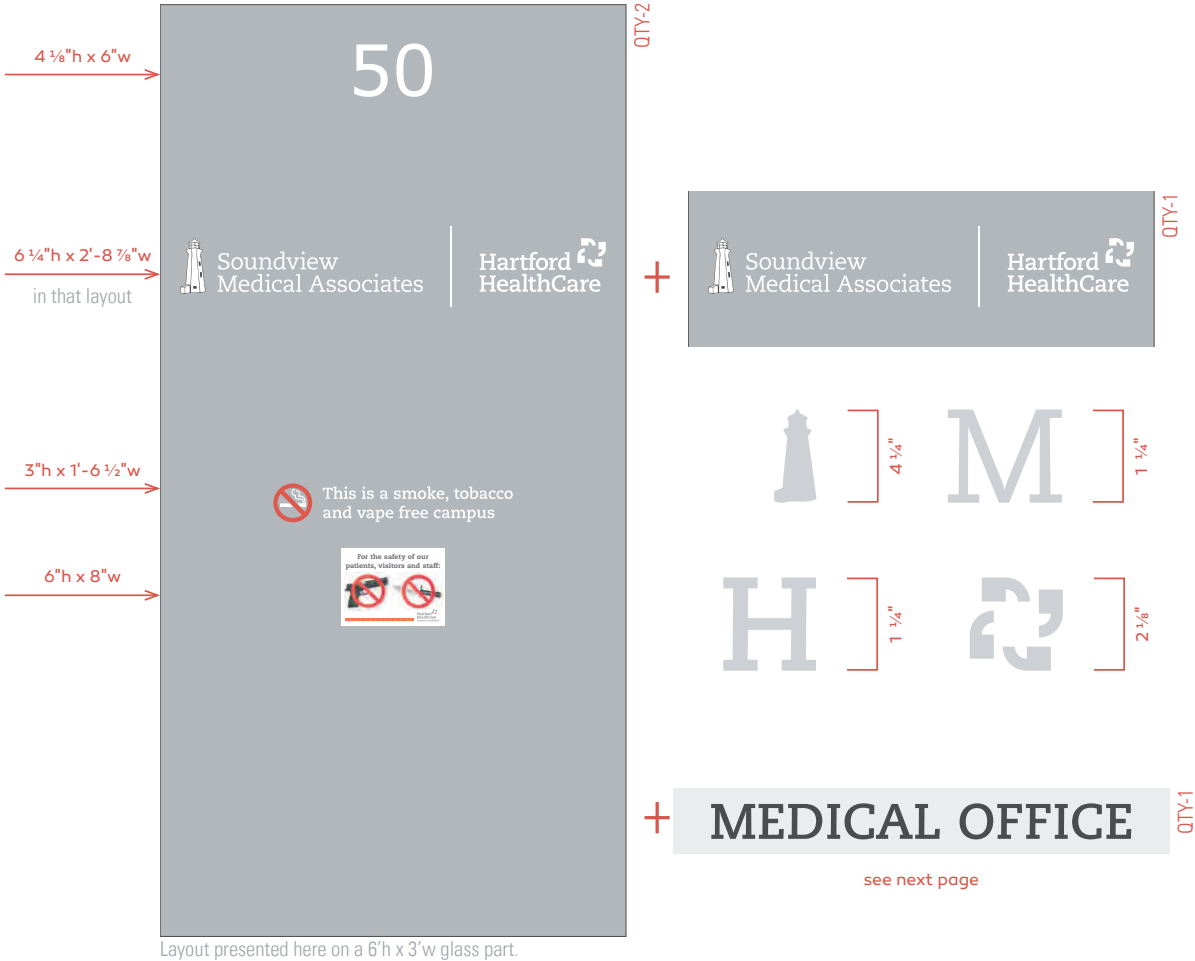
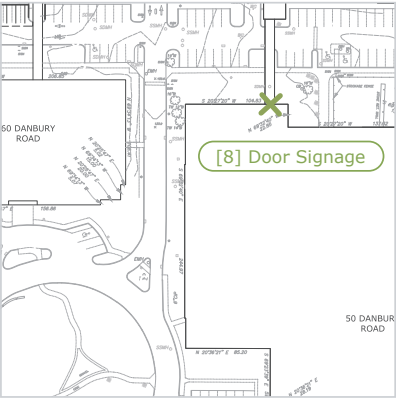
+

[8B] 3rd Vinyl Logotype x1

Apply to the glass wall of the vestibule, under the walkway

+

[8C] Dim Letters on Backer x1



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
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60 Westfield Drive
Plantville, CT 06479
860.229.1812



SIGN TYPE
DOOR SIGNAGE
PAGE
13 of 16

QTY-2 Sets +1 Logo

Sign Specifications

[8A] Standard Printed Door Vinyl:

- Logotype x2
- No Smoking Decal x2
- No Weapons Decal x2

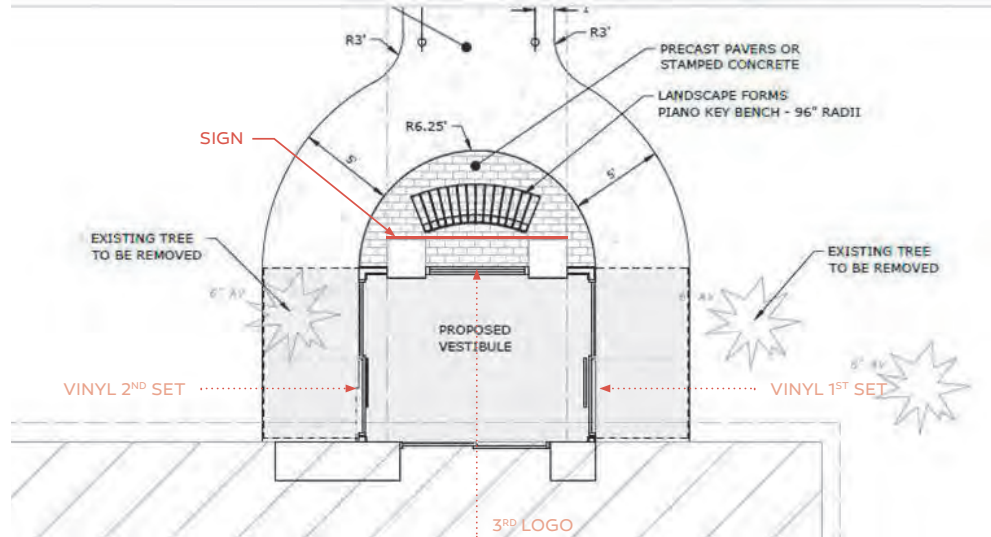
+

[8B] 3rd Vinyl Logotype x1

Apply to the glass wall of the vestibule, under the walkway

+

[8C] Dim Letters on Backer x1



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

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| Rv.10 | O.K. | 08.30.22 |
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| Rv.12 | O.K. | 09.30.22 |

| | |
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Customer Approval: ☐ APPROVED ☒ APPROVED AS NOTED ☒ REVISE AND RESUBMIT

PRINT

SIGN

DATE

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Plantville, CT 06479
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SIGN TYPE
DOOR SIGNAGE

PAGE
14 of 16

QTY-1

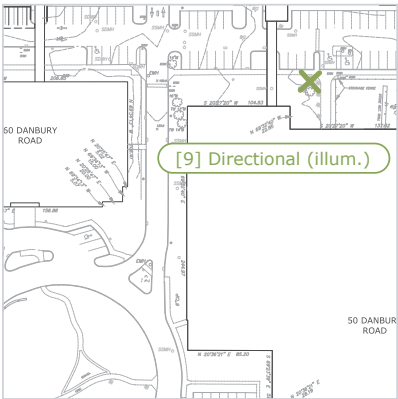
Sign Specifications

SIGN [9]

Double Sided
& Illuminated

Address & Copy:
- Stencil cut face
- White Day/White Night Vinyl

Finished in the Original
Wilton Corporate Park Color
or Material (Brown Anodized)



Conceptual Rendering - for Placement Only

Running Parallel to the Bridge,
Placed in the Grass Corner
(or Potentially the Mulched Island
in the Parking Lot)
at the Entry Sidewalk to the
East Lobby of 50 DR.



Project Address:
HHC
Campus Signage
50 & 60 Danbury Rd
WILTON, CT

SPIWO #: 33538
Issue Date: 12/08/21

Salesperson: Pete Rappoccio
Designer: Olivier

**DRAWINGS ARE NOT TO SCALE
UNLESS OTHERWISE NOTED**

Revisions:

| | | |
|-------|------|----------|
| Rv.1 | O.K. | 01.18.22 |
| Rv.2 | O.K. | 06.13.22 |
| Rv.3 | O.K. | 06.21.22 |
| Rv.4 | O.K. | 06.30.22 |
| Rv.5 | O.K. | 07.07.22 |
| Rv.6 | O.K. | 07.22.22 |
| Rv.7 | O.K. | 07.28.22 |
| Rv.8 | O.K. | 07.28.22 |
| Rv.9 | O.K. | 08.04.22 |
| Rv.10 | O.K. | 08.30.22 |
| Rv.11 | O.K. | 09.21.22 |
| Rv.12 | O.K. | 09.30.22 |

- PMS 313c
- PMS 377c
- PMS 173c
- PMS 2405c
- PMS Cool Gray 11c

Customer Approval: ☐ APPROVED ☒ APPROVED AS NOTED ☒ REVISE AND RESUBMIT

| PRINT | SIGN | DATE |
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60 Westfield Drive
Plantsville, CT 06479
860.229.1812



SIGN TYPE
**ILLUMINATED
DIRECTIONAL**
PAGE
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QTY-1

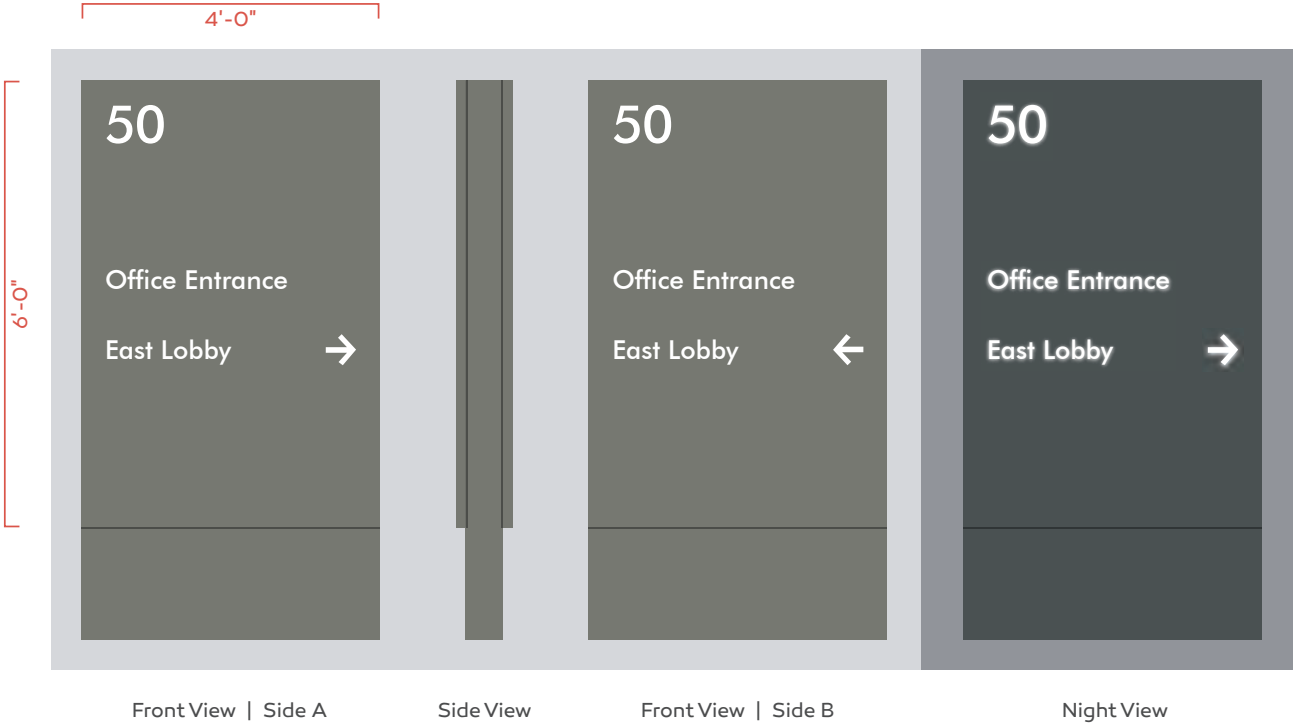
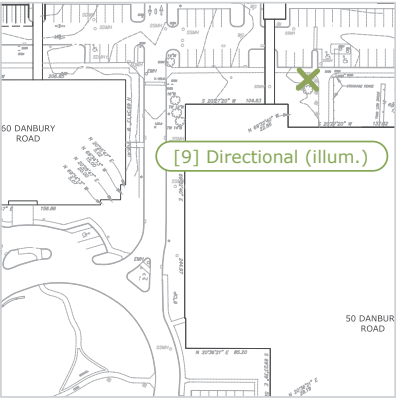
Sign Specifications

SIGN [9]

Double Sided
& Illuminated

Address & Copy:
- Stencil cut face
- White Day/White Night Vinyl

Finished in the Original
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