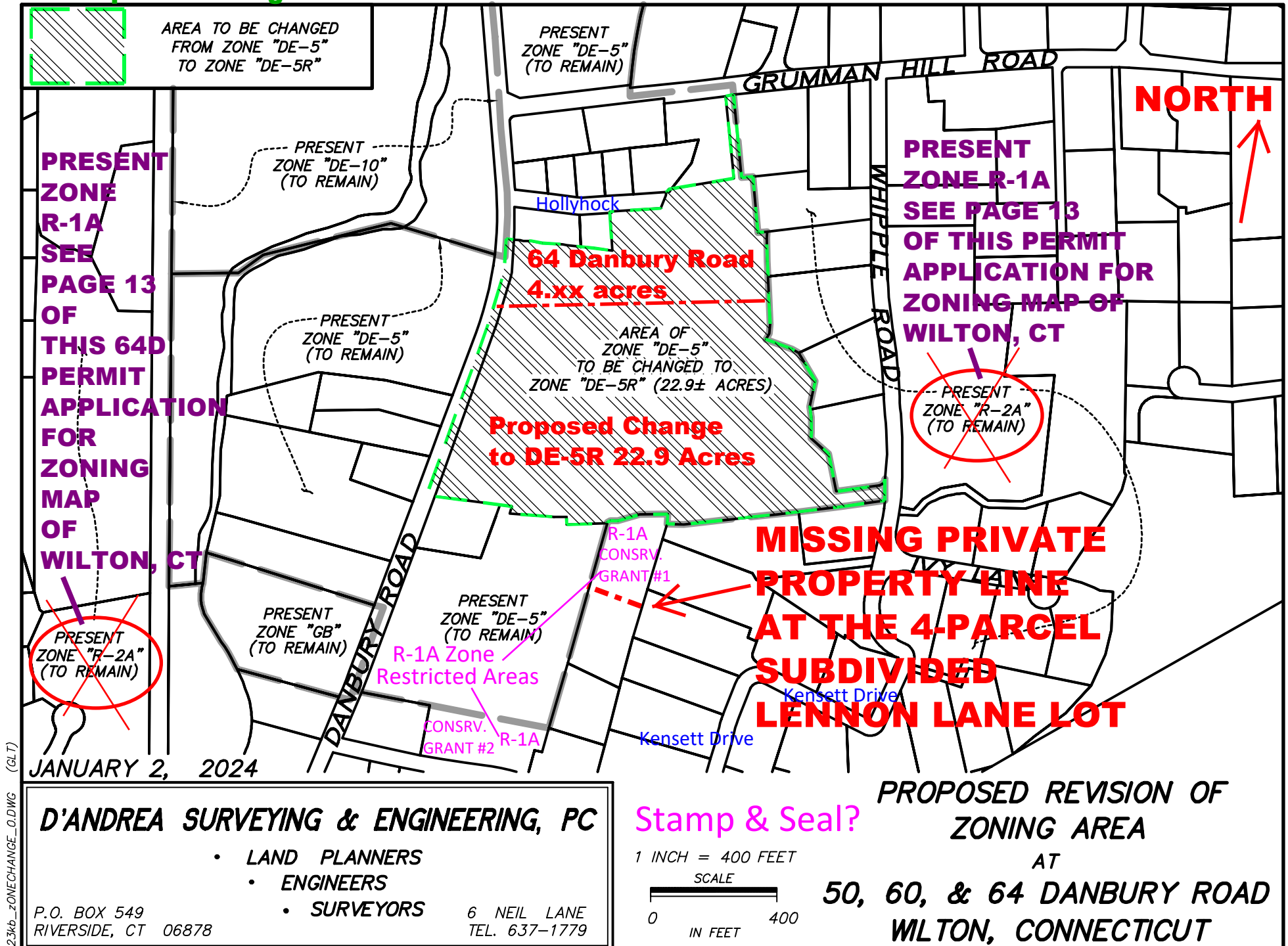
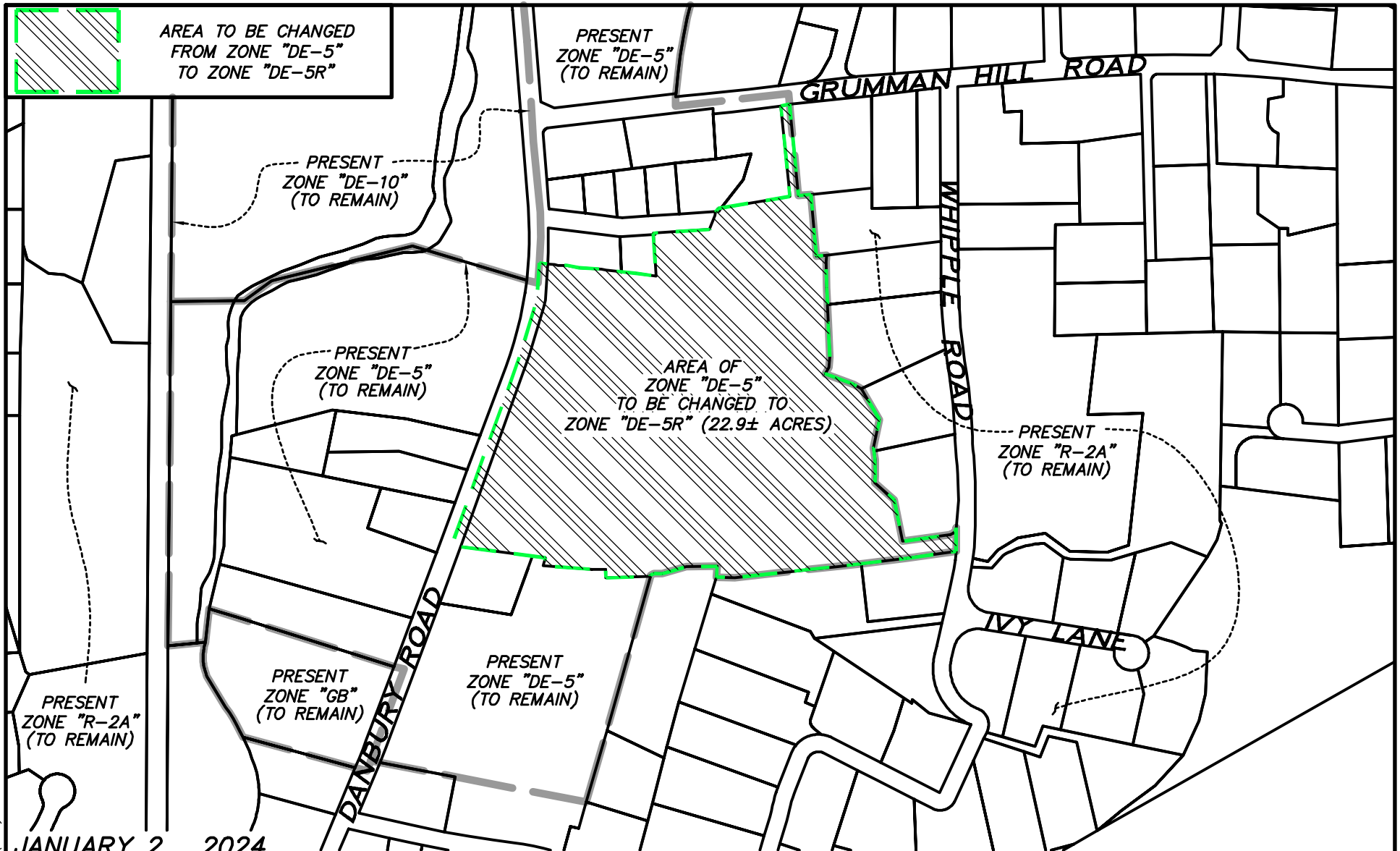


Proposed Change Area





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**

02/22/2024

Re: 64 Danbury Road, Application Remarks

From: MLCS 02/22/24 Progress Print Set

Disclaimer:

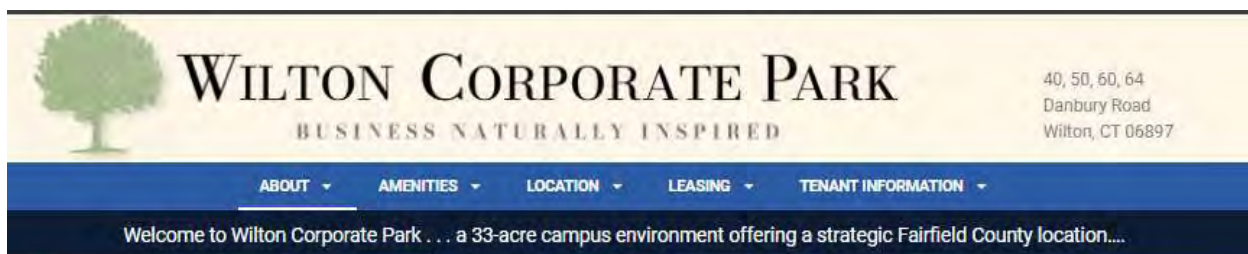
This PDF Set is for Questions & Clearing up Confusions, Only.

This PDF Set is Not for the Public Hearing.

This PDF Set is for me to clear up misunderstandings, solve, and relay some information to the Wilton Staff Members that may not be aware of the South Wilton Property Layout in South Wilton:

- at and around the WCP, 64, 60, 50 "Office Park" 22.27 acres
- at & around the WCP, 40 Danbury Road "40D" ~10.5 acres
- at & around the 4-Parcel Subdivided Lennon Lane Lot
- Conservation Grant Restricted Areas
- I hold no licenses in the Architectural, Engineering, Surveying.. fields

Will Revise & Follow-up after receiving replies/answers from Wilton Staff &/or Others clearing up some confusions, will follow-up with an Updated Set in connection with the 64 Danbury Road Application. Thank you.



This PDF Set is in connection with the Application Documents for 64 Danbury Road.

Original Application Set can be found at the Town of Wilton, CT Website.

****For Questions Only, Not For Public Viewing - For Aid in Understanding Only. mlcs 02/22/24**

https://www.wiltonct.org/sites/g/files/vyhlf10026/f/uploads/application_docs_126.pdf

GENERAL NOTES

1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1822 (NAD 27)

2. WETLANDS WERE DEMONSTRATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST ON FEBRUARY 23 AND 24, MARCH 9, AND APRIL 10, 2017.

3. THE SUBJECT PARCEL LIES PROBABLY IN FLOOD ZONE "X" WITH PORTIONS FALLING IN FLOOD ZONE "A". FLOOD ZONE LIMITS IDENTIFIED HEREON WAS TRANSMISSION FROM FIRM MAP NUMBER 0900103391 DATED JUNE 16, 2016 AND PUBLISHED BY FEMA.

MAP REFERENCES

1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED DECEMBER 8, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5328 IN THE WILTON LAND RECORDS.

2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FIFTYFIVE BY THE STATE OF CONNECTICUT, DATED DECEMBER 9, 2001 AND NUMBERED 5328 IN THE WILTON LAND RECORDS.

3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED AUGUST 18, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.

4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 6, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.

5. "ZONING LOCATION SURVEY IDENTIFYING REVISION OF PROPERTY LINES ON PROPERTY AT 10, 40 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED APRIL 16, 2007, PREPARED BY RODOC V. D'ANDREA, INC., DATED MAY 10, 2007 AND NUMBERED 5581 IN THE WILTON LAND RECORDS.

6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT DATED JANUARY 16, 2008, PREPARED BY RODOC V. D'ANDREA, INC.

7. "EASEMENT MAP IDENTIFYING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60 LLC, 50-64 DANBURY ROAD WILTON, CONNECTICUT, DATED JUNE 2, 2008 AND PREPARED BY RODOC V. D'ANDREA, INC., NUMBERED 5588 IN THE WILTON LAND RECORDS.

8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC, DATED JANUARY 28, 2008, PREPARED BY RODOC V. D'ANDREA, INC., NUMBERED 5548 IN THE WILTON LAND RECORDS.

9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC, DATED JULY 11, 2017, AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC. DATED JUNE 17, 2020 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

SYMBOL LEGEND

SMH STORM DRAIN MANHOLE

SMH SANITARY SEWER MANHOLE

EMH ELECTRICAL MANHOLE

TMH TELEPHONE MANHOLE

WMH WATER MANHOLE

HYDRANT/STANDPIPE

SIGNS

LIGHTS

GAS GATE

WATER GATE

CLEAN-OUT

UTILITY POLE

CATCH BASINS

STONE WALL

FENCE (TYPE AS NOTED)

PEDESTRIAN SIGNAL REQUEST

STEEL POST / BOLLARD

TRAFFIC LIGHT

SOIL MONITOR WELL

TRAFFIC POLE

WETLAND FLAG 2017

FLAGGED WETLANDS 2017

SPECIAL NOTES

A. PURSUANT TO SECTION 8-3(1) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS SPECIAL PERMIT SHALL BE COMPLETED WITHIN FIVE YEARS AFTER THE APPROVAL OF THE PLAN. SAID FIVE-YEAR PERIOD SHALL EXPIRE ON JUNE 12, 2025.

B. FOR CONDITIONS OF APPROVAL FOR SPECIAL PERMIT #467, SEE RESOLUTION #0620 - 467SP.

AS-BUILT BUILDING COVERAGE

#50 BUILDING	109,692 S. F.
#50 GENERATOR	290 S. F.
#50 BRIDGE	804 S. F.
#60 BUILDING	25,100 S. F.
#60 BRIDGE	761 S. F.
#64 BUILDING	15,311 S. F.
PARKING GARAGE	57,228 S. F.
TENNIS COURT	2,786/2=1,393 S. F.
SHEDS	185 S. F.

TOTAL 210,764 S. F.

PERCENT COVERAGE - 210,764/970,081=21.73%

AS-BUILT SITE COVERAGE

PARKING, WALKS, DRIVES	= 239,199 S. F.
BUILDINGS	= 210,764 S. F.

TOTAL = 449,963 S. F.

PERCENT COVERAGE - 449,963/970,081=46.38%

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

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

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

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

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

LAND LIES IN "DE-5" ZONE

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

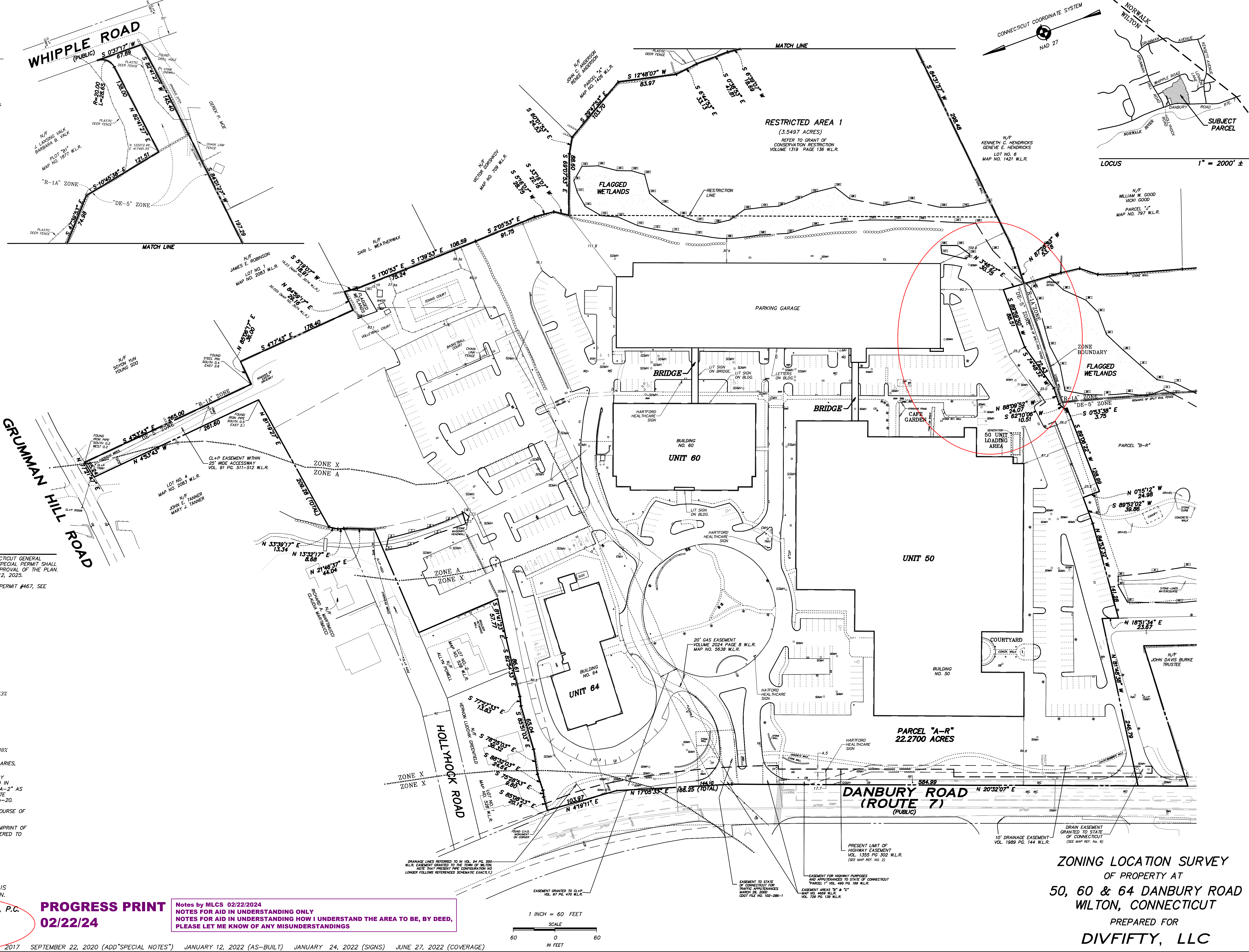
D'ANDREA SURVEYING & ENGINEERING, P.C.

ROBERT L. LIDDEL JR., CT LS No. 15775
RIVERSIDE, CONNECTICUT JULY 11, 2017

PROGRESS PRINT
02/22/24

Notes by MLCS 02/22/2024

NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED,
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS



PROGRESS PRINT
02/22/24

Notes by MLCS 02/22/2024
NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED,
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS

Tighe&Bond

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



TOWN
SUBMISSION

64 Danbury
Road

Fuller
Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-100-OVRL.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

OVERALL
SITE PLAN

SCALE: 1" = 60'

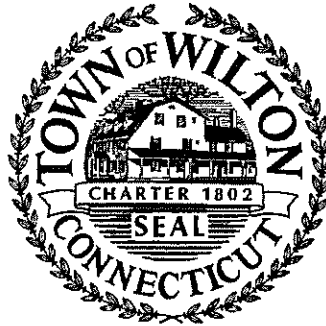
C-100

NOTE

THE SUBJECT PARCEL LIES WITHIN ZONE DESIGNATIONS ZONE "X"
(0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" (OUTSIDE
0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD ZONE LIMITS
DEPICTED HEREON WERE TRANSCRIBED FROM FIRM MAP NUMBER
09001C0391F DATED JUNE 18, 2010 PUBLISHED BY FEMA.

Last Saved: 12/27/2023
Printed On: Dec 29, 2023 8:00am By: E Lindquist
Tighe & Bond: F:\F0173 Fuller\001 64 Danbury Rd\Drawings_Figures\AutoCAD\Sheet\F0173-001-C-100-OVRL.dwg

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR A SIGNIFICANT REGULATED ACTIVITY

notes by MLCS for questions, clearing up confusion

For Office Use Only:

WET# _____	
Filing Fee \$ _____	Wilton Land Record Map# _____
Date of Submission _____	Volume # _____ Page # _____
Date of Acceptance _____	Assessor's Map # _____ Lot# _____

Co-Applicant Fuller Development, LLC

APPLICANT INFORMATION:

Address 1 North Water St, Norwalk, CT 06854

Agent (if applicable) Carmody Torrance Sandak & Hennessey

Owner/Applicant Wilton 64 - Danbury Road Owner, LLC

Address c/o Lisa Feinberg, 1055 Washington Boulevard

Address 280 Park Ave, 5th Fl., NY, NY 10017

Stamford, CT 06901

Applicant Telephone 203-957-3800

Telephone 203-252-2677

Applicant Email sbfuller@fullerdevelopmentllc.com

Email lfeinberg@carmodylaw.com

PROJECT INFORMATION:

Wilton Corporate Park = 33.0 ac+-

64+60+50 = "Office Park" = 22.27 ac

Property Address 64 Danbury Road

Site Acreage 4.8± ac (22.27± Corporate Park)

Acres of altered Wetlands On-Site 0 ac

Cu. Yds. of Material Excavated 14,500± CY

Linear Feet of Watercourse 130± ft.

Cu. Yds. of Material to be Deposited 4,400± CY

Linear Feet of Open Water n/a

Acres of altered upland buffer 1.3± ac

Sq. Ft. of proposed and/or altered impervious coverage 126,393± sf

Sq. Ft. of disturbed land in regulated area 54,647± sf

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply
Watershed Boundary? NO ☒ YES* ☐

Is The Site Within 500 Feet of a Town Boundary?
NO ☒ YES* ☐

* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.



Lisa L. Feinberg
 Partner
 Phone: 203.252.2677
 Fax: 203.325.8608
 LFeinberg@carmodylaw.com

1055 Washington Blvd.
 4th Floor
 Stamford, CT 06901

January 2, 2024

VIA E-MAIL & HAND DELIVERY

Michael Conklin
 Director
 Environmental Affairs Department
 Town of Wilton
 Town Annex
 238 Danbury Road
 Wilton, CT 06897
 Mike.Conklin@wiltonct.org

notes by MLCS for questions, clearing up confusion

Re: Application for a Significant Regulated Activity

Address: 64 Danbury Road, Wilton, Connecticut

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

Dear Director Conklin:

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, surface parking areas, landscaping and other associated improvements.

The Applicants propose removing the improvements on the Subject Property and replacing them with eight (8) new multifamily residential buildings and associated parking, an amenity building, a pool, and landscaping, including enhancement of the vegetative buffers adjacent to the pocket wetlands and Copts Brook on the Subject Property (the “Natural Features”), among other site improvements. In connection with the proposal, no development will occur in or directly adjacent to the Natural Features. However, because the project will involve the disturbance of land and location of structures within the upland review area of said Natural Features, the Applicants are requesting approval from the Inland Wetlands Commission related to a Regulated Activity. Applications in support of the proposed redevelopment will also be filed with the Planning and Zoning Commission under separate cover.

The "Office Park" = 64 + 60 + 50 = 22.27 AC. +/-

Wilton Corporate Park "WCP" = 64 + 60 + 50 + 40 = 33.0 AC. +/-

64 Danbury Road "64D" = 4.8 ac.

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

- Letters of Authority from the Owner, Contract Purchaser, and Office Park;
- Check in the amount of \$1,260, representing the fees associated with the application for a Significant Regulated Activity and the State Permit;¹
- Check in the amount of \$36.12, representing the fees associated with mailing the required notices to adjacent property owners;
- Copy of an Application for a Significant Regulated Activity, including:
 - Schedule A – Project Narrative
 - Reduced-size copy of the plans prepared by Lessard Design, Inc. (“Lessard Design”), depicting alternative layouts that were considered, titled:
 - “Illustrative Site Plan – 64 Danbury Road (A.01),” dated January 21, 2021; and
 - “Site Plan – 64 Danbury Road (A.4),” dated February 8, 2021;
- Full-size copy of a survey depicting the Office Park, prepared by D’Andrea Surveying & Engineering, P.C., dated September 12, 2023, entitled, “Topographic 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 2, 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 (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)”;

¹ Delivered separately.

- “Gazebo & Trash Elevations (A.19)”;
 - “Enlarged Elevations – Front & Rear (A.20)”;
 - “Enlarged Elevations – Side (A.21)”;
 - “Enlarged Elevations – Front & 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)”;
 - “Perspective Rendering (A.28)”;
- 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)”;
 - “Details and Notes (LP-2)”;
- Copy of an Engineering Report by Tighe & Bond, dated December 2023, titled,
“Engineering Report, prepared for: Town of Wilton, Planning and Zoning Commission”;

- Copy of the Letter from Environmental Land Solutions to Fuller Development, LLC, dated January 2, 2024, titled, “Application for Significant – Regulated Activity Permit – Biological Evaluation, 50 60 & 64 Danbury Road, Wilton, CT”;
- Copy of a report prepared by Otto Theall of Soil & Wetland Science, LLC, dated April 10, 2017, titled, “Soil Investigation Report 40, 50-60 Danbury Road Wilton, Connecticut”; **NOT FOR 64 DANBURY ROAD**
- List of Project Professionals, with CVs attached; and
- List of Adjacent Property Owners.

Please let me know if you have any questions or require additional materials. We look forward to presenting the proposal before the Inland Wetlands Commission. Thank you for your time and attention regarding this matter.

Sincerely,



Lisa L. Feinberg

Enclosures.

cc: E. Larkin, Elizabeth.larkin@wiltonct.org
R. Grosso, Rocco.Grosso@wiltonct.org
F. Smeriglio, Frank.Smeriglio@wiltonct.org
M. Lawrence, Mark.Lawrence@wiltonct.org
Development Team

Who is the Licensed Professional Soils Scientist for 64 Danbury Road, currently, for the Zone Change Proposed Request, and the Multi-family Unit Project?

Current Existin Survey with Topo/Zoning Map with Topo, stamped & sealed, showing, Soils Map, Soils Delineation, Wetlands Map, Wetlands Flagging, Wetland Setbacks, Wetland Locations, Copt's Brook Accurate Location, Conservation Grant Restricted Area Location, Brook #2 Location..

notes by MLCS for questions, clearing up confusion

Project Narrative

I. Existing Conditions

Wilton – 64 Danbury Road Owner LLC and Fuller Development, LLC (collectively, the “**Applicants**”)¹ seek review from the Wilton Inland Wetlands 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, while the Subject Property consists of approximately 4.8± acres.

At present, the Subject Property is improved with a large office building, 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 topography of the site slopes primarily from east to west towards Copts Brook and Danbury Road/Route 7. There are a series of catch basins and inlet structures on the Office Park site today, which capture runoff and discharge to a 54” Reinforced Concrete Pipe (RCP) along the northern end of the site. The front yard of the Subject Property partially lies within the 500-year flood plain for the Norwalk River, while a small part of the middle of the Subject Property lies within the 100-year floodplain for Copts Brook. The Office Park, including the Subject Property, is depicted in the aerial photograph² below:



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

² Aerial Photograph obtained from Google.

II. Proposal

The enclosed application is submitted in furtherance of the proposed redevelopment of the Subject Property and, if approved, will allow the Applicants to replace the existing vacant office building and large surface parking lot with eight (8) multifamily residential structures, a clubhouse and related landscaping and site improvements as depicted below:



Existing Subject Property



Proposed Plan

notes by MLCS for questions, clearing up confusion

As seen in the plans above, the new residential buildings will be constructed primarily over the existing parking areas and office building footprint. While the two (2) buildings in the northeastern corner of the Subject Property (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. There will be some disturbance within the upland review areas, but there will be no work within the Copt's Brook watercourse 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.

How much increase in pervious coverage, in %age,
at the "Subject Property" 4.8 acres?

Where is Copt's Brook on the Existing & Proposed Subject Property?
Why is it not depicted in a Blue color?

III. Compliance with Standards & Criteria For Decision

The proposal is compliant with the standards of Section 10.3 of the Inland Wetlands and Watercourses Regulations for the Town of Wilton (the “**Regulations**”) as follows:

In carrying out the purposes and policies of sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Commission shall consider all relevant facts and circumstances in making its decision on any application for a permit, including but not limited to the following:

- a) *Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.*

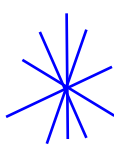
The site construction will occur mainly within developed portions of the Subject Property, and any proposed Regulated Activity is limited to the Upland Review Areas. The proposal does not include any disturbance of the watercourse, Copt’s Brook, or wetlands onsite. The existing woody buffer along Copt’s Brook will be enhanced by removing the nonnative invasive Norway Maples and Euonymus and substantially replanted with native species. Similarly, the buffer around the pocket wetland in the northeast corner of the Subject Property will also be improved by the removal of invasive Japanese Knotweed and densely replanted. Notably, today, the area directly west of Copt’s Brook is improved with a surface parking lot, and the pocket wetland is directly adjacent to the volleyball court and tennis court. All new improvements are setback from the watercourse and wetlands, and the proposed Best Management Practices (BMPs) will ensure these Regulated Areas are properly protected during and after construction. Therefore, no adverse impacts to the wetlands or watercourse on or off the site are anticipated. In fact, the Applicants submit that the removal of invasive species and improved stormwater treatment measures will have a net positive impact on the Subject Property.

- b) *The applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands and watercourses. This consideration should include, but is not limited to, the alternative of requiring actions of a different nature which would provide similar benefits with different environmental impacts, such as using a different location for the activity.*

Pursuant to the Connecticut General Statutes, a “feasible” and “prudent” alternative includes one able to be “constructed or implemented consistent with sound engineering principles” which is “economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided cost may be considered in deciding what is prudent and

further provided a mere showing of expense will not necessarily mean an alternative is imprudent.”³

Concepts for the redevelopment of the Subject Property were developed as early as 2021 with multiple different options considered over the course of the last two (2) years. The Applicants have also spent a considerable amount of time reviewing plans with the Architectural Review Board (ARB) and Planning & Zoning Commission (P&Z) during the pre-application process. After considering these different options and the feedback obtained, the Applicants are confident that the current proposal is the most feasible and prudent alternative for the Subject Property.



There were several competing priorities to consider when designing the redevelopment of the Subject Property including but not limited to maintaining open space along Danbury Road, maintaining setbacks from Copt’s Brook and producing an economically viable and contextually appropriate project. As shown in the submitted alternatives, other development scenarios would have produced a denser development with less green space and buildings in closer proximity to Copt’s Brook.⁴ The current proposal, which maintains a buffer from Danbury Road and is also setback from Copt’s Brook and the pocket wetland, was also considered superior by the design team, staff and the reviewing boards during the pre-application process.

Every development project is a balancing act and the Applicants have submitted a plan that they believe strikes the right balance between several competing and worthy priorities. In addition to increasing green space and setbacks from Copt’s Brook and the pocket wetland, the current proposal also incorporates:

- Catch Basins and yard drains fitted with 24” sumps to collect sediment and prevent discharge of oil and other pollutants into the storm drainage system;
- Hydrodynamic Separators to prevent the transport of oils and sediment further downstream, including Contech CDS units sized in accordance with the 2004 CTDEEP Stormwater Quality Manual;
- Underground infiltration as a primary treatment practice to reduce peak flow rates and promote groundwater recharge; and
- Level Spreaders as a secondary treatment practice to reduce stormwater discharge velocities to non-erosive levels.

Importantly, the proposal will also forward several important social benefits for the Town of Wilton (the “**Town**”) related to housing. As noted in the 2019 Plan of Conservation and Development (the “**POCD**”), the Town’s housing stock is mainly limited to detached single-family homes with few options for younger working-age people and empty-nesters or retirees.⁵

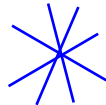
³ Conn. Gen. Stat. Sec. 22a-38(17) – Conn. Gen. Stat. Sec. 22a-38(18).

⁴ Arguably, another potential alternative would have been to convert the existing structure to residential units. However, because of the limitations created by the existing floor plans of the office building, this alternative was neither feasible nor prudent.

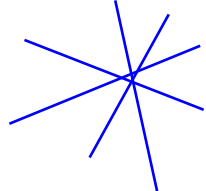
⁵ POCD, pg. 8.

The prior trends of high housing costs and low housing supply were only exacerbated by the COVID-19 Pandemic. Yet, “the community has increasingly expressed interest in increasing housing type variety and price points in design and location appropriate ways” to increase the Town’s overall housing stock and to attract and meet “the needs of occupants at different life and employment stages.”⁶

The Applicants submit that the proposal would respond to these challenges and help further the Town’s housing goals, including improved affordability with 10% of the units proposed available at prices affordable to families earning less than 80% of Area Median Income. With limited sites that are appropriate for multifamily residential development, the redevelopment of the Subject Property for this purpose is necessary to achieve the Town’s housing and economic development goals. In addition to increasing housing diversity, the proposal will also remove a vacant office building. This will not only provide an infusion of new tax dollars from the apartments, but it will also reduce the Town’s incredibly high office vacancy rate. For these reasons, the proposal is responsive to these trends and the vision identified in the POCD.

- 
- c) *The relationship between the short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses.*

No adverse impacts on the wetlands or watercourses are anticipated in the short-term or long-term. To mitigate any potential short-term impacts associated with site disturbance and construction, sediment and erosion controls will be implemented in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Water Conservation. Additional guidelines have also been followed that are available from the Connecticut Department of Environmental Protection. The proposed stormwater management measures previously discussed will address stormwater quality on a long-term basis.

- 
- d) *Irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including consideration of the extent to which the proposed regulated activity would foreclose a future ability to protect, enhance or restore such resources. This requires recognition that the inland wetlands and watercourses of the State of Connecticut are an indispensable, irreplaceable and fragile natural resource, and that these areas may be irreversibly destroyed by deposition, filling, and removal of material, by the diversion, obstruction or change of water flow including low flows, and by the erection of structures and other uses.*

⁶ Id.

The primary function of the wetlands on the Subject Property is groundwater recharge. Other wetland values are either diminished or not present on this developed commercial site. However, no deposition, filling, removal of material, diversion, obstruction or change of water flow is proposed with regard to the onsite wetlands or watercourse. The proposal will not result in the irreversible or irretrievable loss of wetland or watercourse resources. Rather, the proposal will enhance these areas by removing invasive species and improving water quality on the Subject Property.

- e) *The character and degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property, which would be caused or threatened by the proposed regulated activity, or the creation of conditions which may do so. This includes recognition of potential damage from erosion, turbidity, or siltation, loss of fish and wildlife and their habitat, loss of unique habitat having demonstrable natural, scientific or educational value, loss or diminution of beneficial aquatic organisms and wetland plants, the dangers of flooding and pollution, and the destruction of the economic, aesthetic, recreational and other public and private uses and values of wetlands and watercourses to the community.*

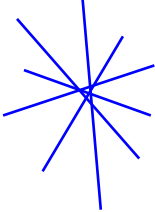
The proposal will not injure or interfere with the safety, health or reasonable use of the Subject Property or abutting/downstream properties. Replacing an underutilized office building with much-needed housing will have a positive economic impact for the Town as a whole. Moreover, building this housing within the Office Park allows the Town to better protect other areas where the preservation of open space is important. [40D Copt's Brook looks polluted](#)

The enhanced stormwater management system will protect the wetlands and watercourse on and adjacent to the Subject Property post-construction, and the proposed sediment and erosion controls will do so while construction is underway. Wildlife usage of the Subject Property is limited, and there is no reason to believe the change of use will impact the wildlife that does exist. Moreover, there have been no identified species of special concern, threatened species or engendered species observed on the site.

- f) *The environmental impact of the proposed regulated activity on the inland wetland or watercourse including the effects on the inland wetland's and watercourse's capacity to support desirable biological life, to prevent flooding, to supply and protect surface and ground waters, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety. Measures which would mitigate the impact of any aspect of the proposed regulated activity. Mitigation measures which may be considered as a condition of issuing a permit for such activity include but are not limited to, measures to (a) prevent or minimize pollution or other environmental damage, (b) maintain*

or enhance existing environmental quality, or (c) in the following order of priority: 1. restore, 2. enhance, and 3. create productive wetland or watercourse resources. Appropriate mitigation measures are those which could be feasibly carried out by the applicant and would protect the wetland's or watercourse's natural capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and ground waters, including public water supplies to control sedimentation, to prevent erosion, to assimilate wastes, to facilitate drainage, to control pollution, to support recreational activities and open space, and to promote public health and safety.

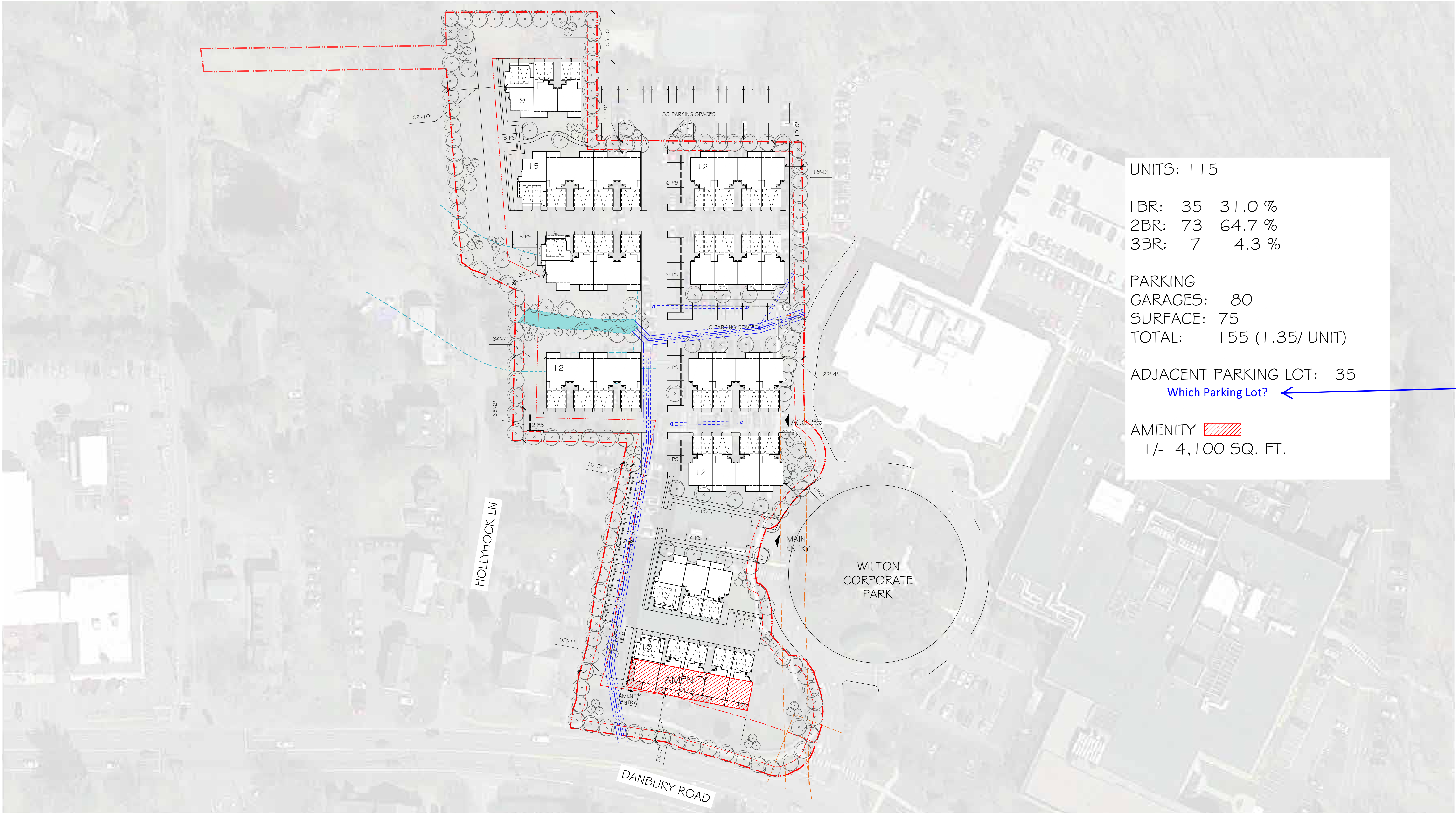
While no adverse impacts to the wetlands or watercourse onsite are anticipated, the project has still incorporated several layers of mitigation measures and BMPs to further guard against potential impacts. The proposed mitigation measures include the following:

- 
1. Potential impacts from vegetation removal and earthwork adjacent to the wetland resources will be minimized by the following enhancements:
 - a. Maintaining a 50' wooded buffer to Copt's Brook along its eastern bank;
 - b. Maintaining and enhancing the existing 20' wide vegetative buffer along the western bank of Copt's Brook;
 - c. Replanting native trees, shrubs, and perennials to restore lost vegetation and reduce nonnative invasive plants and expand native plants in the buffers;
 - d. Planting a mix of trees throughout the site to reduce thermal pollution; and
 - e. Implementing and maintaining proper sedimentation and erosion controls and construction sequence throughout the construction period.
 2. Potential impacts from new impervious areas of building and pavements will be minimized by the enhanced and modernized stormwater management system with expanded water quality treatment.

IV. Feasible & Prudent Alternative Analysis

As stated in the Applicants' response to Section 10.3(b) above, the current proposal is the feasible and prudent alternative for the site. The current proposal has been thoughtfully designed to mitigate against any unintended consequences to the wetlands or watercourse while still responding to the Town's well-documented need to increase housing diversity for its current and future residents.

notes by MLCS for questions, clearing up confusion



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

notes by MLCS for questions, clearing up confusion

SITE PLAN - 64 DANBURY ROAD

SITE ANALYSIS

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1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1927 (NAD 27)
2. WETLANDS WERE DELINEATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST IN FEBRUARY AND MARCH, 2017.

1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTIES IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC.," DATED DECEMBER 6, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5278 IN THE WILTON LAND RECORDS

2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FILLICBY BY THE STATE OF CONNECTICUT, DATED JANUARY 6, 2001 AND NUMBERED 5326 IN THE WILTON LAND RECORDS.

3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FILLICBY, LLC," DATED AUGUST 19, 2002 AND NUMBERED 5343 IN THE WILTON LAND RECORDS.

4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC.," DATED AUGUST 8, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.

5. "ZONING LOCATION SURVEY DEPICTING REVISION OF PROPERTY LINES ON PROPERTY LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DMP 40/60 DEVELOPER LLC," DATED APRIL 16, 2007, PREPARED BY ROCCO V. D'ANDREA, INC. AND REVISED MAY 10, 2007 AND NUMBERED 5591 IN THE WILTON LAND RECORDS.

6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT," DATED JANUARY 18, 2008, PREPARED BY ROCCO V. D'ANDREA, INC. AND NUMBERED 5638 IN THE WILTON LAND RECORDS.

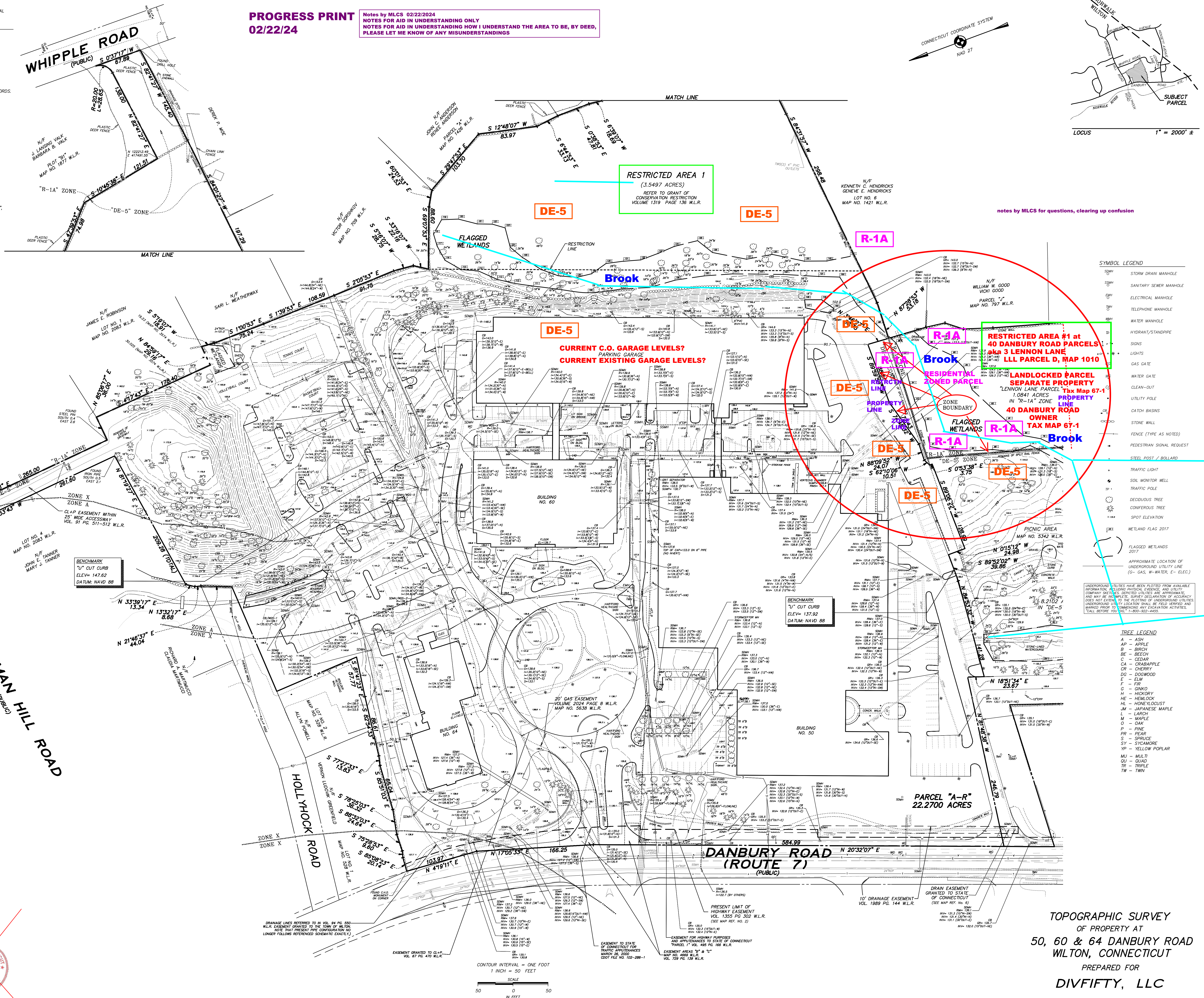
7. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60, LLC 50-64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED BY ROCCO V. D'ANDREA AND PREPARED BY ROCCO V. D'ANDREA, INC. NUMBERED 5638 IN THE WILTON LAND RECORDS.

8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DMP 40/60, LLC," DATED JANUARY 28, 2008, PREPARED BY ROCCO V. D'ANDREA, INC. NUMBERED 5648 IN THE WILTON LAND RECORDS.

9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DMP 40/60, LLC," DATED FEBRUARY 11, 2017, REVISED THROUGH FEBRUARY 16, 2023 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC. DATED JUNE 17, 2020 PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

Notes by MLCS 02/22/2024
NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED.
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS



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

THE SUBJECT PARCEL LIES WITHIN ZONE DESIGNATIONS ZONE "A",
ZONE "B", ZONE "C", ZONE "D", ZONE "E", ZONE "F", ZONE "G",
(OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), FLOOD ZONE LIMITS
DEPICTED HEREON WERE TRANSFERRED FROM FIRM MAP NUMBER
[REDACTED] BY THE [REDACTED] COUNTY OF [REDACTED], CALIFORNIA.
CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED ON
THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS
IN ACCORDANCE WITH CLASS "1-2" TOPOGRAPHIC ACCURACY.
BOUNDARY INFORMATION WAS OBTAINED FROM RECORD PLATS
CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY
CLASS "A-2" AS DEFINED IN THE REGULATIONS OF
CONDOMINIUM ACTS AND AGENCIES SECTIONS 20-3600-1 BY FEUZA
SEC. 20-3600-2.

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

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

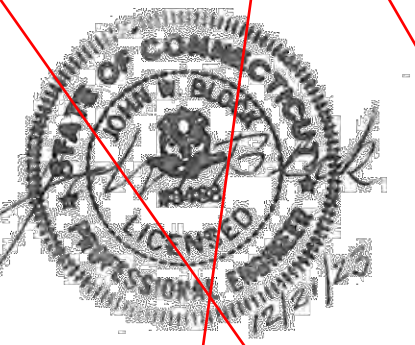
LAND LIES IN "DE-5" ZONE

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

D'ANDREA SURVEYING & ENGINEERING, P.C.

Anthony L. D'Andrea SURVEYOR
ANTHONY L. D'ANDREA CT. PE & LS No. 9673
RIVERSIDE, CONNECTICUT SEPTEMBER 12, 2023

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



TOWN / SUBMISSION

64 Danbury
RoadFuller
Development, LLC

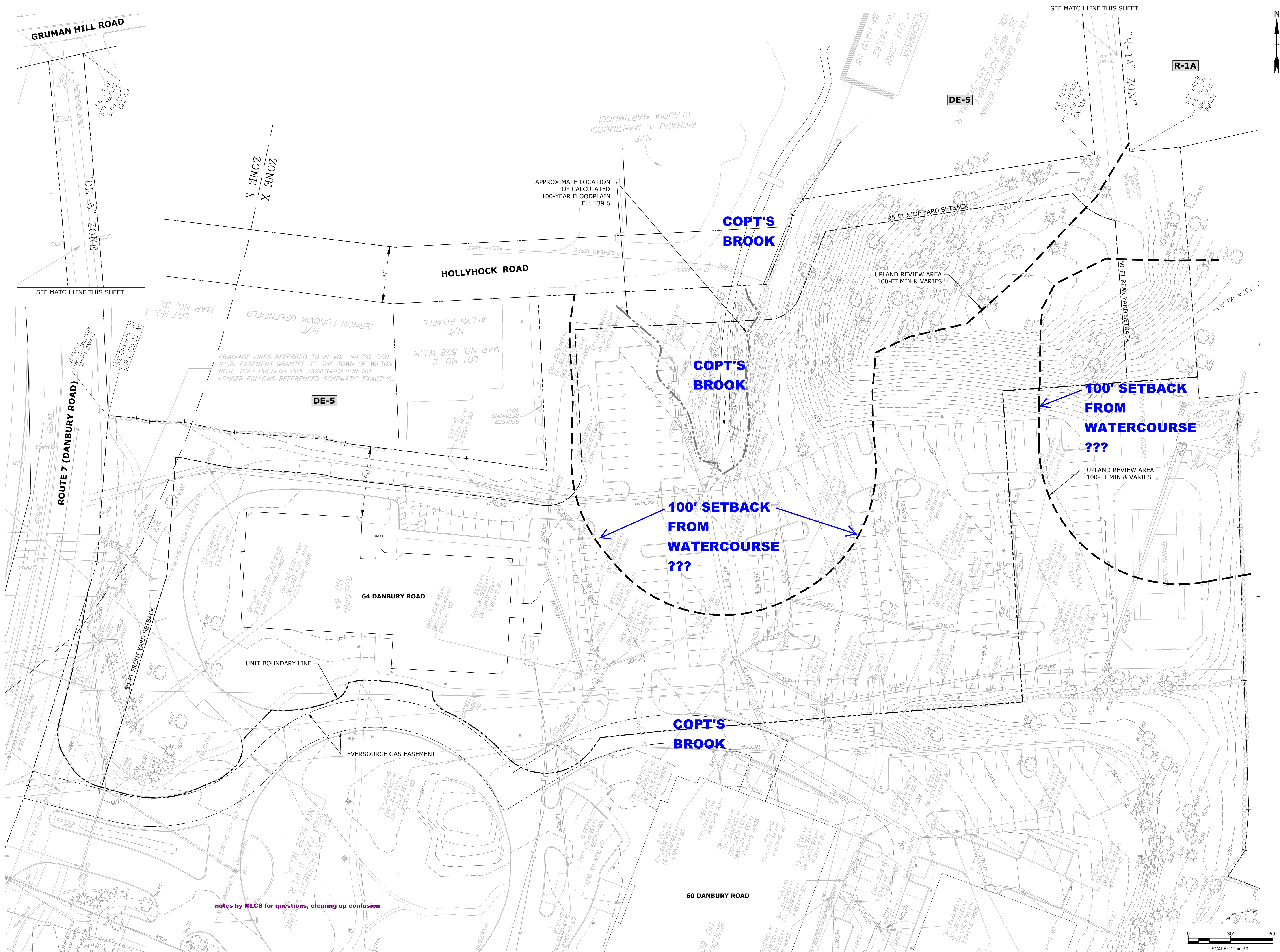
Wilton, CT

ARK	DATE	DESCRIPTION
PROJECT NO:		F0173-001
DATE:		12/21/2023
FILE:		F0173-001-C-002-EXCN.dwg
DRAWN BY:		MDS
DESIGNED/CHECKED BY:		EWL
APPROVED BY:		JWB

EXISTING CONDITIONS PLAN


SCALE: 1" = 30'

C-002



SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
PROFESSIONAL WETLAND SCIENTIST
2 LLOYD ROAD
NORWALK, CONNECTICUT 06850
OFFICE (203) 845-0278
CELL (203) 247-0650
FAX (203) 354-4881
EMAIL: soilwetlandsci@aol.com

NOT 64 DANBURY ROAD

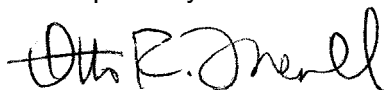

SOIL INVESTIGATION REPORT
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
APRIL 10, 2017

I conducted an on-site investigation of the soils on the Perkin-Elmer Corporation properties located 40, 50-60 Danbury Road in Wilton, Connecticut on February 23 and 24, March 9 and April 10, 2017. The examination for wetland soils was conducted in the field by inspection of approximately 300 soil samples taken with spade and auger.

Inland wetlands in Connecticut, according to the Connecticut General Statutes, are lands, including submerged lands, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey of the NRCS. Watercourses include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses are to be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

The wetland boundary was marked in the field with red flags numbered 1 through 10, 11 through 40, 47 through 77, 78 through 87, 88 through 141, 139 through 142 and 146 through 150. The wetland soils consist of Aquents (1), Ridgebury, Leicester and Whitman soils, extremely stony (3) and Raypol silt loam (12). The non-wetland soils consist of Haven and Enfield soils (32), Sutton fine sandy loam (50), Canton and Charlton soils (60), Canton and Charlton soils, very stony (61), Udorthents-Urban land complex (306), Urban land (307) and Udorthents, smoothed (308). The soil map units contain inclusions of other soil types. The results of this investigation are subject to change until accepted by the Inland Wetland Commission of the Town of Wilton.

Respectfully submitted:



Otto R. Theall
Professional Soil Scientist

notes by MLCS for questions, clearing up confusion

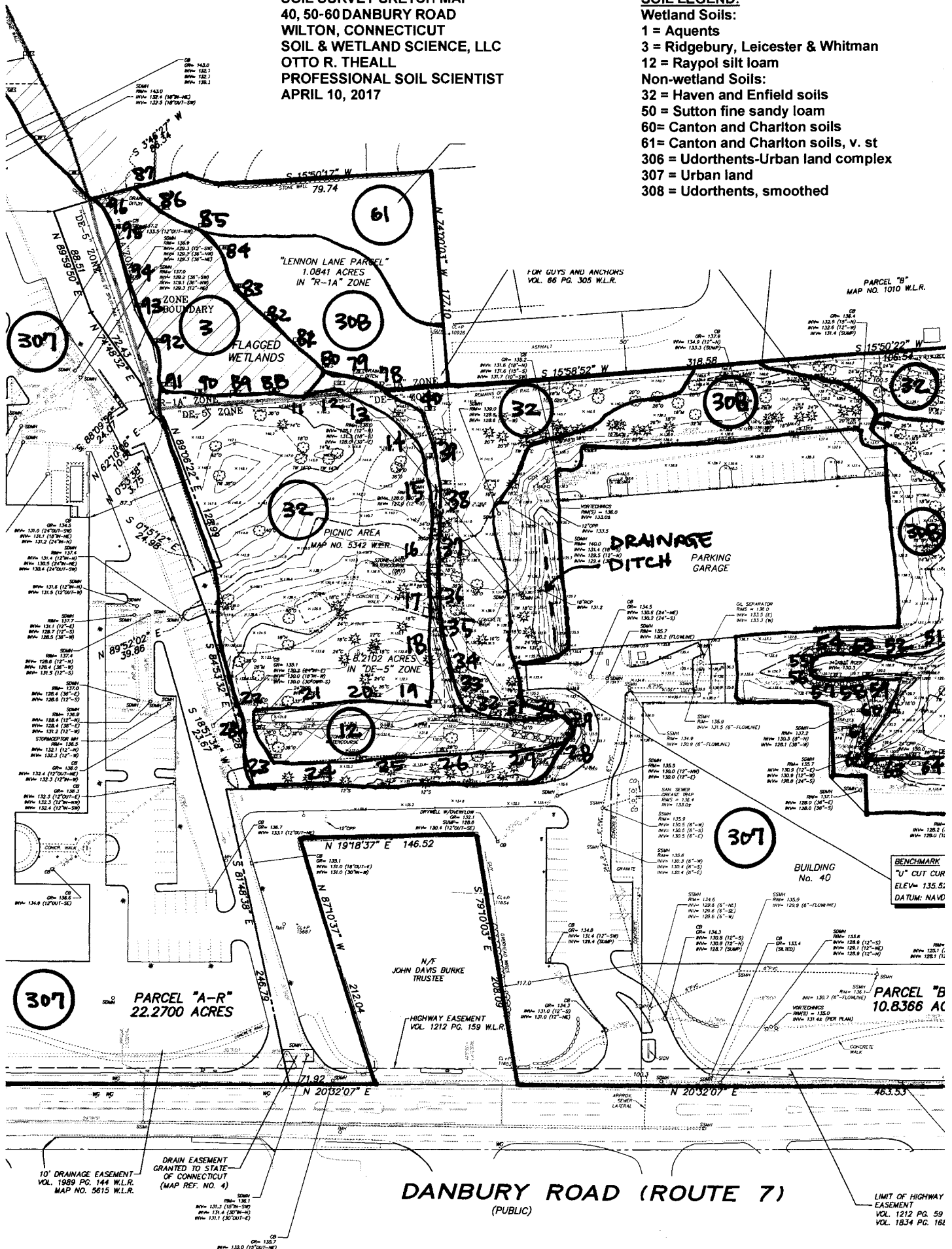
NOT 64 DANBURY ROAD

SOIL SURVEY SKETCH MAP
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
APRIL 10, 2017

SOIL LEGEND:

Wetland Soils:

- 1 = Aquepts
 - 3 = Ridgebury, Leicester & Whitman
 - 12 = Raypol silt loam
- ### Non-wetland Soils:
- 32 = Haven and Enfield soils
 - 50 = Sutton fine sandy loam
 - 60 = Canton and Charlton soils
 - 61 = Canton and Charlton soils, v. st
 - 306 = Udorthents-Urban land complex
 - 307 = Urban land
 - 308 = Udorthents, smoothed



notes by MLCS for questions, clearing up confusion

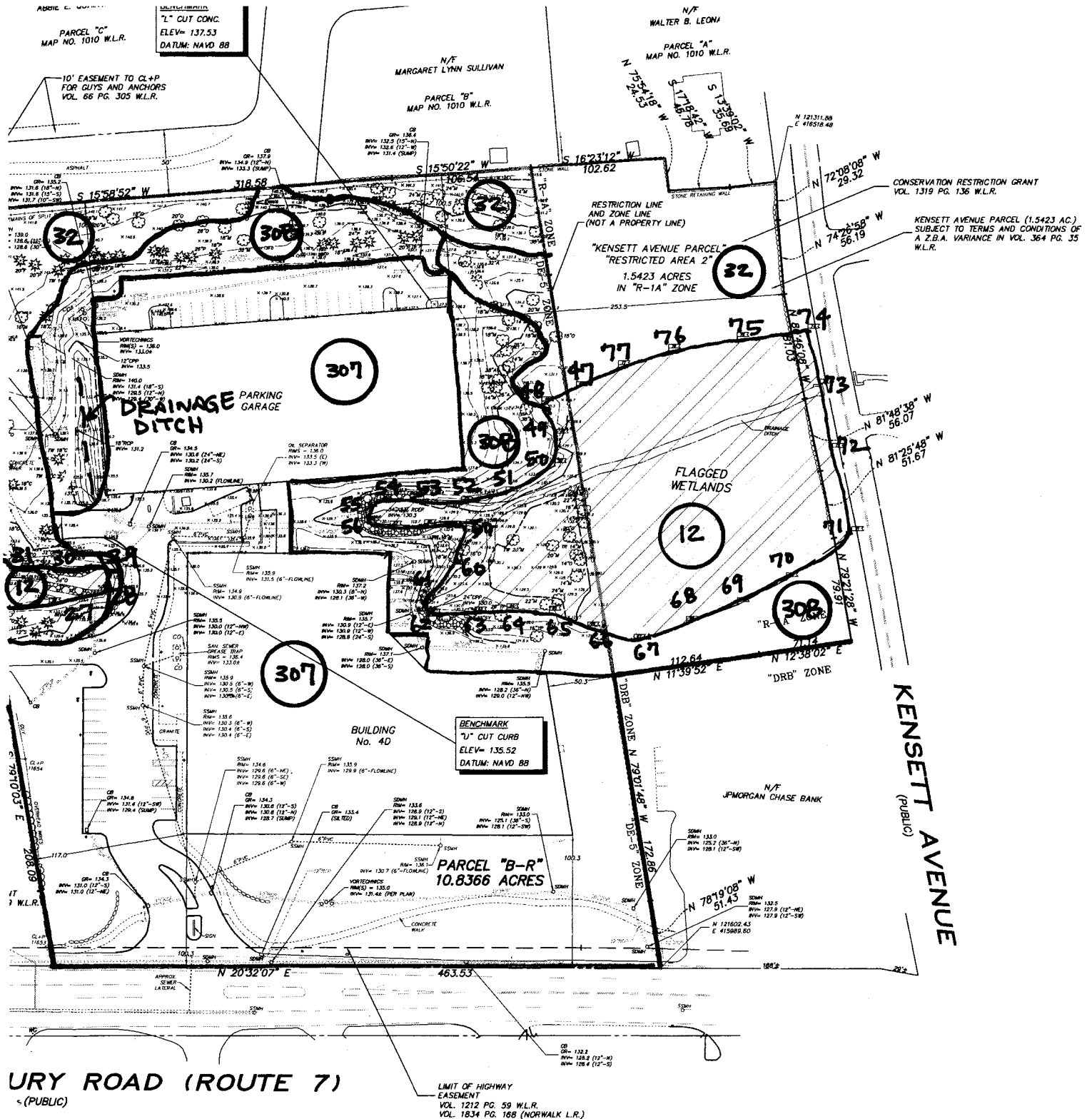
NOT 64 DANBURY ROAD

SOIL SURVEY SKETCH MAP
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
APRIL 10, 2017

SOIL LEGEND:

Wetland Soils:

- 1 = Aquents
 - 3 = Ridgebury, Leicester & Whitman
 - 12 = Raypol silt loam
- ### Non-wetland Soils:
- 32 = Haven and Enfield soils
 - 50 = Sutton fine sandy loam
 - 60 = Canton and Charlton soils
 - 61 = Canton and Charlton soils, v. st
 - 306 = Udorthents-Urban land complex
 - 307 = Urban land
 - 308 = Udorthents, smoothed



notes by MLCS for questions, clearing up confusion

NOT FOR 64 DANBURY ROAD?

SOIL SURVEY SKETCH MAP
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
APRIL 10, 2017

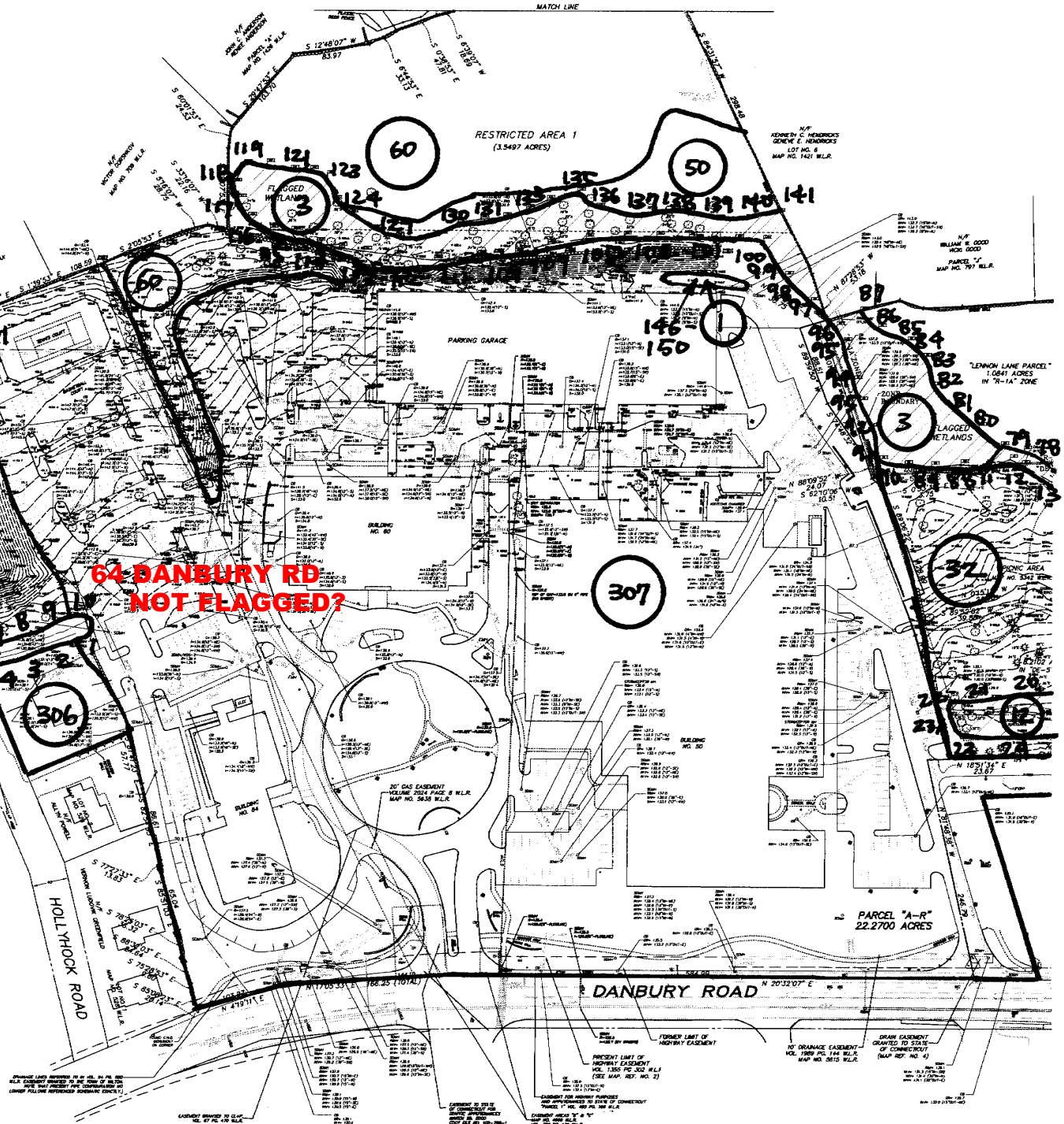
SOIL LEGEND:

Wetland Soils:

- 1 = Aquents
- 3 = Ridgebury, Leicester & Whitman
- 12 = Raypol silt loam

Non-wetland Soils:

- 32 = Haven and Enfield soils
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- 60 = Canton and Charlton soils
- 61 = Canton and Charlton soils, v. st
- 306 = Udorthents-Urban land complex
- 307 = Urban land
- 308 = Udorthents, smoothed



List of Project Professionals

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

Who is the Licensed Professional Soils Scientist for 64 Danbury Road, currently, for the Zone Change Proposal Request, and the Multi-family Unit Project Proposal?

Current Soils Report for 64 Danbury Road?

Survey/Zoning stamped & sealed by Pro Engineer, Map/Wets Map Sketch, Showing:

**Watercourses & Wetlands & Wetland Flags
& Wetland Setbacks & Wetland Restrictions
& Conservation Grant Areas...**

Title Blocks? Stamp & Seal for Wetlands Map

notes by MLCS for questions, clearing up confusion

40 DANBURY RD

Account # 074370

Bldg # 1

Card # 1 of 2

State Use 2-1
Print Date 10/17/2023 12:25:41

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6161 WILTON, CT VISION					
CIG DRWLT DE LLC CIG WILTON DE LLC ET AL 7 GLENWOOD AVE STE 311-6 EAST ORANGE NJ 07017-1064				1	Level	2	Public Water	1	Paved			Description	Code	Appraised	Assessed								
						3	Public Sewer					RES EXCES	1-2	108,400	75,880								
				SUPPLEMENTAL DATA						COM LAND	2-1	4,010,700	2,807,490										
				Alt Prcl ID 5592,5591,5590,5342, 5278 Taxable/Ex 1: Fire Distric 1: Cencus Tr 454 Legal Note Legal Note GIS ID 7345						Legal Note Legal Note Legal Note BAA-02-D#453 Legal Note Call Back Assoc Pid#		COM BLDG	2-2	22,099,100	15,469,370	40 Danbury Road	133,000						
										COM OUTBL	2-5	190,000	18,485,740										
										Total		26,408,200		18,485,740									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CIG DRWLT DE LLC WILTON 40 LLC DIV FIFTY LLC, C/O THE DA				2556	904	11-01-2022	Q	I	12,250,000		W	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				1426	0236	09-19-2002	U	I	0		W			2022	1-2	75,880	2021	1-2	75,880	2020	1-2	75,880	
				1224	0080	05-26-2000	U	V	26,500,000		00			2-1	2,807,490	2-1	2,807,490	2-1	2,807,490				
						2-2	15,469,370	2-2	15,469,370	2-2	15,469,370												
						2-5	133,000	2-5	133,000	2-5	133,000												
												Total		18,485,740		Total		18,485,740		Total		18,485,740	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount												Comm Int	
				Total		0.00																	
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 21,923,600 Appraised Xf (B) Value (Bldg) 175,500 Appraised Ob (B) Value (Bldg) 190,000 Appraised Land Value (Bldg) 4,119,100 Special Land Value 0 Total Appraised Parcel Value 26,408,200 Valuation Method C Total Appraised Parcel Value 26,408,200											
Nbhd		Nbhd Name		B		Tracing		Batch															
0001																							
NOTES												OVERALL 70 % COMP 10-0108 8 OFFICE UNITS PER 2016 I & E											
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result						
20-526	11-13-2020	BP	Building Permit	20,000		100	03-31-2022	Tenant fit out 1st floor NES				08-15-2017	SB			21	Field Review						
20-443	10-15-2020	BP	Building Permit	140,000		100	01-21-2021	TENANT FIT OUT FOR NIELS				10-26-2012	BL			21	Field Review						
19-39	02-04-2019	CM	Commercial	70,000		100	02-13-2020	EURPAC				09-14-2007	JD			99	Vacant						
18-611	01-10-2019	CM	Commercial	70,000		100	02-13-2020	LOUIS DREYFUS				03-03-2003	BK			43	Hearing Change						
18-436	09-28-2018		LOUIS DREYF	1,500,000		100	01-15-2020	CO ISSUED				10-01-2001	DL			00	Measur+Listed						
17-656	12-20-2017		WATERMAN H	25,000		100	03-27-2018	CO#M17-98															
M17-98	03-21-2017		T-MOBILE	27,000		100	06-21-2017																
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value				
1	2-1	Commercial	DE-5			87,120	SF	6.00	1.00000	A	1.00	7000	6.500				0		3,397,700				
1	2-1	Commercial	DE-5			6,130	AC	100,000.00	1.00000	0	1.00		1.000				0		613,000				
1	1-2	Res Excess	DE-5			2,710	AC	40,000.00	1.00000	0	1.00		1.000				0		108,400				
Total Card Land Units						10.84	AC	Parcel Total Land Area: 10.84						Total Land Value						4,119,100			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		33	Class A Office								
Model		94	Commercial								
Grade		09	Superior								
Occupancy		10.00									
Exterior Wall 1		28	Glass/Thermo.					MIXED USE			
Exterior Wall 2						Code	Description			Percentage	
Roof Structure		01	Flat			2-1	Commercial			100	
Roof Cover		04	Tar/Gravl/Rubr							0	
Interior Wall 1		05	Drywall							0	
Interior Wall 2						COST / MARKET VALUATION					
Interior Floor 1		14	Carpet			RCN			24,557,372		
Interior Floor 2											
Heating Fuel		02	Oil			Year Built			2008		
Heating Type		09	Hydro Air			Effective Year Built			2013		
AC Type		03	Central			Depreciation Code			G		
Bldg Use		2-1	Commercial			Remodel Rating					
Fireplace						Year Remodeled					
Elevator		2				Depreciation %			4		
Cath Ceil		407				Functional Obsol			0		
Sauna						External Obsol			15		
Heat/AC		01	Heat A/C Pkg			Trend Factor			1		
Frame Type		06	Fireprf Steel			Condition					
Baths/Plumbing		02	Average			Condition %					
Ceiling/Wall		05	Sus Ceil and W			Percent Good			81		
Rooms/Prtns		02	Average			RCNLD			19,891,500		
Wall Height		12.00				Dep % Ovr					
% Comn Wall						Dep Ovr Comment					
1st Floor Use:						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
SPR2	Sprinklrs Conc	B	144,41	1.50	2013		81		0.00	175,500	
PAV1	Paving Asphaul	L	100,00	2.00	2008		95		0.00	190,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor				47,617	47,617		0			
FUS	Upper Story, Finished				96,801	96,801		0			
Ttl Gross Liv / Lease Area					144,418	144,418					

BAS
(47,617 sf)

40 Danbury Road

FUS
(48,024 sf)

Photo?

= 1ST FLOOR

FUS
(48,777 sf)

= 2ND FLOOR

= 3RD FLOOR

Photo?

40 Danbury Road Parcels

DE-5 = 8.2127 ac.

Kensett Ave Prcls R-1A = 1.5423 ac.

tm#67-1, 3 Lennon Ln R-1A = 1.0850 ac.

Total 40 Danbury Rd Prcls = 10.84 +/- ac.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6161 WILTON, CT VISION				
CIG DRWLT DE LLC CIG WILTON DE LLC ET AL 7 GLENWOOD AVE STE 311-6 EAST ORANGE NJ 07017-1064		1	Level	2	Public Water	1	Paved			Description	Code	Appraised	Assessed					
				3	Public Sewer					RES EXCES	1-2	108,400	75,880					
								COM LAND	2-1	4,010,700	2,807,490							
								COM BLDG	2-2	22,099,100	15,469,370							
SUPPLEMENTAL DATA										COM OUTBL	2-5	190,000	133,000					
		Alt Prcl ID 5592,5591,5590,5342, 5278 Taxable/Ex 1: Fire Distric 1: Cencus Tr 454 Legal Note Legal Note GIS ID 7345				Legal Note Legal Note Legal Note BAA-02-D#453 Legal Note Call Back Assoc Pid#				Total		26,408,200	18,485,740					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
CIG DRWLT DE LLC WILTON 40 LLC DIV FIFTY LLC, C/O THE DA		2556	904	11-01-2022	Q	I	12,250,000		W			Year	Code	Assessed	Year	Code	Assessed	
		1426	0236	09-19-2002	U	I	0		W	2022	1-2	75,880	2021	1-2	75,880	2020	1-2	75,880
		1224	0080	05-26-2000	U	V	26,500,000		00		2-1	2,807,490		2-1	2,807,490		2-1	2,807,490
										2-2	15,469,370		2-2	15,469,370		2-2	15,469,370	
										2-5	133,000		2-5	133,000		2-5	133,000	
										Total		18,485,740	Total		18,485,740	Total		18,485,740
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description											Number
		Total		0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 21,923,600 Appraised Xf (B) Value (Bldg) 175,500 Appraised Ob (B) Value (Bldg) 190,000 Appraised Land Value (Bldg) 4,119,100 Special Land Value 0 Total Appraised Parcel Value 26,408,200 Valuation Method C Total Appraised Parcel Value 26,408,200								
Nbhd		Nbhd Name		B		Tracing		Batch										
0001																		
NOTES																		
3.5-Story Parking Garage at 40 Danbury Road																		
										BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
2	2-11	Commercial				0 SF	60.31	1.00000	0	1.00	00	1.000			0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 10.84						Total Land Value				4,119,100

<p>UGR (x2) BAS (33,306 sf)</p>	<p>3.5 Level Parking Garage at 40 Danbury Rd</p> <p>Photo?</p> <p>Roof is at the 3.5 Level (Uppermost Level) Open Parking Concrete Surface Area</p>
	<p>Photo?</p>
	<p>40 Danbury Road Parcels</p> <p>DE-5 = 8.2127 ac.</p> <p>Kensett Ave Prcls R-1A = 1.5423 ac.</p> <p>tm#67-1, 3 Lennon Ln R-1A = 1.0850 ac.</p> <p>Total 40 Danbury Rd Prcls = 10.84 +/- ac.</p>
<p>GROSS?</p>	

PARKING GARAGE 64 60 50 DANBURY RD

FOIL 03/04/2024

**FOIL: All Property Cards / Field Cards for
the Parking Garage at 64 60 50
Danbury Road, All Current & Historic
Property Cards, Field Cards, for the
Parking Garage at 64 60 50 Danbury Rd**

64 DANBURY RD

Property Location 64 DANBURY RD
Vision ID 100003

Account # 074373

Map ID 68/ / 33/ 64/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 2-7
Print Date 10/17/2023 12:24:26

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6161 WILTON, CT VISION																																	
WILTON 64 DANBURY ROAD OWNER C/O TACONIC CAPITAL ADVISORS L 280 PARK AVE 5TH FL NEW YORK NY 10017		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed																																		
			3 Public Sewer			COM CONDO	2-4	6,286,700	4,400,690																																		
SUPPLEMENTAL DATA						64 Danbury Road																																					
Alt Prcl ID 5973, 5971, 5648, 5346, 5343 Taxable/Ex 1: Fire Distric 1: Cencus Tr 454 Legal Note WLR 5593, 5592, Legal Note 5591, 5590 GIS ID 100003																																											
Legal Note V1355P302 EASE Legal Note Legal Note Legal Note Call Back Assoc Pid#						Total				6,286,700	4,400,690																																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																																			
WILTON 64 DANBURY ROAD OWNER LLC		2505 0601	02-03-2020	U	I	0	Q	Year	Code	Assessed	Year	Code	Assessed																														
WILTON DANBURY ROAD HOLDINGS LLC		2505 0103	01-16-2020	U	I	0	1L	2022	2-4	4,400,690	2021	2-4	4,400,690																														
WILTON 64 LLC		1415 0327	08-23-2002	U	I	0	00				2020	2-4	4,400,690																														
DIV FIFTY LLC C/O THE DAVIS COMP		1224 0080	05-26-2000	Q	I	26,500,000	00																																				
PERKIN ELMER CORP, TAX DEPT		0086 0478	08-01-1960	Q	I	0	00																																				
						Total				4,400,690	Total	4,400,690	Total	4,400,690																													
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor																																			
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int																																			
3 LENNON LANE IS SEPARATE PROPERTY, R-1A, OWNED BY DIFFERENT OWNERS, 3LL IS TAX MAP 67-1			Total	0.00																																							
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY																																			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				6,286,700																																		
0001					Appraised Xf (B) Value (Bldg)				0																																		
					Appraised Ob (B) Value (Bldg)				0																																		
					Appraised Land Value (Bldg)				0																																		
					Special Land Value				0																																		
					Total Appraised Parcel Value				6,286,700																																		
					Valuation Method				C																																		
					Total Appraised Parcel Value				6,286,700																																		
NOTES								VISIT / CHANGE HISTORY																																			
8 HOLLY HOCK RD - DEMOLISHED 9/07 ELEV=3-STP, 2000#, 125FPM 3 Lennon Lane Demolished 2007 No Bldgs At 3LL Since 2007 ELECT #3 LENNON LA=BLDG#5 -1A, ECO=CI, SHRD DR OB#5=30X60 PADD LE-CT EXT=MARKET/INCOME ADJ 7 OFFICE UNITS PER 2016 I & E								Date 03-19-2021 03-19-2021 01-25-2019 08-15-2017 10-26-2012 09-14-2007 03-03-2003						Id TH TH BL SB BL JD BK						Type 03 03 						Is 						Cd 54 54 44 21 21 00 43						Purpose/Result Data Correction Data Correction Hearing No Change Field Review Field Review Measur+Listed Hearing Change					
BUILDING PERMIT RECORD																																											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments																																			
19-18	02-04-2019	CM	Commercial	120,000		100		CHARLES TAYLOR	???																																		
18-493	10-25-2018		CHARLES TAY	60,000		100	12-18-2018	CO#18-493																																			
17-571	11-01-2017		CHARLES TAY	25,000		100	01-05-2018	CO ISSUED																																			
17-513	10-12-2017		ASML 2ND & 3	65,000		100	11-15-2017	CO#17-513																																			
17-176	05-10-2017		ALT'S FOR 1 O	6,500		100	10-01-2017																																				
16-30	02-09-2016		LAMORTE BUR	30,000		100	04-08-2016	CO#16-30																																			
021330	09-06-2013		SIGNAL ADMIN	15,000		100	09-30-2013	CO#11360																																			
LAND LINE VALUATION SECTION																																											
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value																											
1	2-7C	Off. Condo	DE-5			0 SF	0.00	1.00000	5	1.00		1.000			0		0																										
ACREAGE FOR 64 DANBURY RD = 4.XX ACRES																																											
Total Card Land Units														0.00	AC	Parcel Total Land Area: 0.00				Total Land Value				0																			

[illegible]

60 DANBURY RD

Property Location 60 DANBURY RD
Vision ID 100004

Account # 074372

Map ID 68/ / 33/ 60/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 2-7C
Print Date 10/17/2023 12:24:53

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6161 WILTON, CT VISION					
WILTON MEDICAL REALTY LLC CONSTITUTION SURGERY ALLIANC 100 AVON MEADOW LN AVON CT 06001		1 Level		2 Public Water		1 Paved				Description	Code	Appraised	Assessed						
				3 Public Sewer						COM CONDO	2-4	13,058,500	9,140,950						
SUPPLEMENTAL DATA										60 Danbury Road									
Alt Prcl ID 5973,5971,5648,5343,5342,				Legal Note V1355P302 EASE															
Taxable/Ex 1:				Legal Note															
Fire Distric 1:				Legal Note BAA-02-D#451															
Cencus Tr 454				Legal Note															
Legal Note WLR 5593,5592,				Call Back															
Legal Note 5591,5590																			
GIS ID 100004				Assoc Pid#															
Total										13,058,500		9,140,950							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WILTON MEDICAL REALTY LLC		2517	0836	10-07-2020		Q	I			17,100,000		00	Year	Code	Assessed	Year	Code	Assessed	
WILTON 40/60 LLC		2042	0210	03-20-2009		U	I			0		Q	2022	2-4	9,140,950	2021	2-4	9,140,950	
DIV FIFTY LLC		1415	0001	08-22-2002		U	V			0		00				2020	2-4	9,140,950	
DIV FIFTY LLC C/O THE DAVIS COMP		1224	0080	05-26-2000		Q	I			26,500,000		00							
PERKIN ELMER CORP,TAX DEPT		0086	0478	08-01-1960		Q	I			0		00							
Total										9,140,950		Total		9,140,950		Total		9,140,950	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int							
Total				0.00															
ASSESSING NEIGHBORHOOD												APPROAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						12,965,600			
0001										Appraised Xf (B) Value (Bldg)						92,900			
												Appraised Ob (B) Value (Bldg)						0	
												Appraised Land Value (Bldg)						0	
												Special Land Value						0	
												Total Appraised Parcel Value						13,058,500	
												Valuation Method						C	
												Total Appraised Parcel Value						13,058,500	
NOTES																			
OFFICE CONDO												ACREAGE FOR 60 & 50 DANBURY RD = 17.XX ACRES ACREAGE FOR 60 DANBURY RD = XX.XX ACRES							
3 UNITS PER 2016 I & E-SUN PRODUCTS CORP																			
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result		
21-993	02-24-2022	BP	Building Permit	2,800,000		100	02-24-2022	TENANT FIT OUT RADIOLOG				03-19-2021	TH	03		54	Data Correction		
21-802	10-12-2021	MEPS	MEPS Permit	74,000		0	02-15-2022	3 GROUND MOUNTED SIGN				08-15-2017	SB			21	Field Review		
21-312	06-22-2021	BP	Building Permit	1,400,000		0		TENANT FITOUT				10-26-2012	BL			21	Field Review		
20-381	10-13-2020	BP	Building Permit	3,000,000		0	02-11-2022	PARKING GARAGE EXPANSI				09-14-2007	JD			99	Vacant		
20-150017	08-27-2020	DE	Demolish			0		INTERIOR DEMOLITION				03-03-2003	BK			43	Hearing Change		
MINOR	06-21-2011		WORK STATIO			100	08-17-2011	CO#10551				10-01-2002	DL			00	Measur+Listed		
020516	08-31-2010		SUN PRODUC	1,858,352		100	01-24-2011	CO#10225											
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value			
1	2-7C	Off. Condo	DE-5			0 SF	0.00	1.00000	5	1.00		1.000			0	0			
Total Card Land Units						0.00	AC	Parcel Total Land Area: 0.00						Total Land Value			0		

FUS (112 sf)

~3RD FLR

204

110

110

5

15

20

3

63

4

28

4

63

3

20

5

BAS FUS (x2)

60 Danbury Road

3-LEVEL BUILDING = XXX,XXX S.F. TOTAL GROSS?

2010 10 12

50 DANBURY RD

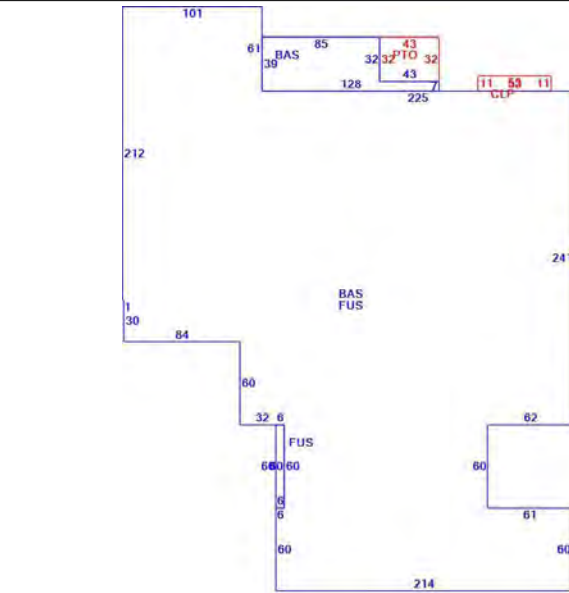
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6161 WILTON, CT VISION						
WILTON 50 DANBURY ROAD OWNER C/O TACONIC CAPITAL ADVISORS L 280 PARK AVE 5TH FL NEW YORK NY 10017		1 Level	2 Public Water	1 Paved		Description	Code	Appraised	Assessed							
			3 Public Sewer			COM LAND	2-1	290,000	203,000							
						COM CONDO	2-4	24,710,000	17,297,000							
SUPPLEMENTAL DATA						50 Danbury Road										
Alt Prcl ID 5973, 5971,5648,5345,5344 Taxable/Ex 1: Fire Distric 1: Cencus Tr 454 Legal Note WLR 5593,5592, Legal Note 5591,5590 GIS ID 100002																
Legal Note V1355P302 EASE Legal Note Legal Note Legal Note Call Back Assoc Pid#						Total				25,000,000	17,500,000					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WILTON 50 DANBURY ROAD OWNER LLC WILTON DANBURY ROAD HOLDINGS LLC WILTON 50 LLC DIV FIFTY LLC C/O THE DAVIS COMP PERKIN ELMER CORP,TAX DEPT		2505	0598	02-03-2020	U	I	0	Q	Year	Code	Assessed	Year	Code	Assessed		
		2505	0107	01-16-2020	U	I	0	1L	2022	2-1	203,000	2021	2-1	203,000		
		1415	0058	08-22-2002	U	I	0	00		2-4	17,297,000	2020	2-4	20,934,270		
		1224	0080	05-26-2000	Q	I	26,500,000	00								
		0086	0478	08-01-1960	Q	I	0	00	Total		17,500,000	Total		21,137,270		
								Total		21,137,270	Total		21,137,270			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0001																
NOTES																
8 OFFICE UNITS PER 2016 I & E																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
23-17	01-11-2023	BP	Building Permit	4,000		0		WALL MOUNTED ILLUMINAT	01-24-2023	SC			81	Stipulated Agreement		
22-478	09-01-2022	BP	Building Permit	3,950,000		0		TENANT FIT OUT	01-04-2023	TH	03		50	Permit Inspection		
22-150011	07-06-2022	DP	Demo Permit			0		DEMO MINOR	03-19-2021	TH	03		54	Data Correction		
22-25330	06-30-2022	BP	Building Permit	2,000		0		TENT FOR LUNCH	03-19-2021	TH	03		54	Data Correction		
22-271	05-13-2022	BP	Building Permit	235,000	07-14-2022	100	06-21-2022	TENANT WORK AIG FOR DE	02-27-2021	SCS			51	Permit-Info Bldg		
21-189	04-22-2021	BP	Building Permit	200,000		100	09-21-2021	REMOC CAFE	08-26-2020	SCS			13	Interior Only		
21-188	04-22-2021	BP	Building Permit	100,000		0		MOD OF FINISHES IN MAIN	01-25-2019	BL			43	Hearing Change		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	2-7C	Off. Condo	DE-5			1 BL	290,000.00	1.00000	0	1.00		1.000	CELL SITE ON ROOF		0	290,000
Total Card Land Units 0.00 AC Parcel Total Land Area: 0.00 Total Land Value 290,000																

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	47	Class A Bldg Condo									
Model	94	Commercial									
Grade	07	Excellent +10									
Occupancy	8.00										
Exterior Wall 1	19	Brick Veneer									
Exterior Wall 2											
RooF Structure	01	Flat									
RooF Cover	04	Tar/Gravl/Rubr									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2											
Heating Fuel	02	Oil									
Heating Type	09	Hydro Air									
AC Type	03	Central									
Bldg Use	2-7C	Off. Condo									
Fireplace											
Elevator	3										
Cath Ceil											
Sauna											
Heat/AC	01	Heat A/C Pkg									
Frame Type	05	Steel									
Baths/Plumbing	02	Average									
Ceiling/Wall	05	Sus Ceil and W									
Rooms/Prtns	02	Average									
Wall Height	12.00										
% Comn Wall											
1st Floor Use:	2-7C										

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR1	Sprinklers Wet	B	207,85	1.50	1986		50		0.00	155,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	104,873	104,873		0		
CLP	Loading Platform	0	583		0		
FUS	Upper Story, Finished	101,617	101,617		0		
PTO	Patio	0	1,376		0		
Ttl Gross Liv / Lease Area		206,490	208,449				

2-LEVEL BUILDING = CORRECT (?)



50 Danbury Road



From: [Wrinn, Michael](#)
To: [Callahan, Rich](#)
Cc: [White, Daphne](#)
Subject: FW: Fwd: Re: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session
Date: Monday, March 11, 2024 8:24:41 AM
Attachments: [_2008_picsofPavementPrep_MarcusPartners.pdf](#)
[030924_LLL Bldg Lot C_GIS_Wets_Water Ice ROW Seeps_WCP 40D_MLCS.pdf](#)

Pls post under 64 Danbury Road, "Letter s from Neighbors"

From: meggem@optonline.net <meggem@optonline.net>
Sent: Saturday, March 9, 2024 6:49 AM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>; Callahan, Rich <Rich.Callahan@WILTONCT.ORG>; Robertson, Lisa <Lisa.Robertson@WILTONCT.ORG>; colleen.obrien@wiltonct.org; Lapnow, Jeff <Jeff.Lapnow@WILTONCT.ORG>; Azad, Sadiqua <Sadiqua.Azad@WILTONCT.ORG>; alex.gorski@wiltonct.org; David Silvia <David.Silvia@WILTONCT.ORG>; Cenatiempo, Anthony <Anthony.Cenatiempo@WILTONCT.ORG>
Subject: Re: Fwd: Re: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

C A R E F U L - From outside - CHECK before you CLICK.

Sorry about that, forgot to attach the file '030924_LLL Bldg Lot C_GIS_Wets_Water Ice ROW Seeps_WCP 40D_MLCS'

Chose to add some photos of my taxed landlocked private property from 2007, when 40 Danbury Road was repairing the traveled way at the 4-Parcel Lennon Lane Lot, after 40 Danbury Road demolished 3 Lennon Lane structures in 2007 - after 40D and i had a discussion re 40D repairing our private property.

Please note my privacy fencing in my taxed landlocked backyard, existing in 2007.

Please note the happy healthy full trees, grass, flowers, landscaping, which wilton staff allowed to be killed, destroyed.

Hello,

Please see attached file '030924_LLL Bldg Lot C_GIS_Wets_Water Ice ROW Seeps_WCP 40D_MLCS', for some Conservation Grant Restriction Areas in South Wilton CT.

At least i believe the areas to be Conservation Grant Restriction Areas.. please let me know if i'm mistaken, thank you.

All notes on documents believed correct - please let me know if i'm mistaken anywhere, it will help clear things up, thank you.

Please help clear up confusion - please cease accepting & approving inaccurate, deceptive, maps of South Wilton Lands, Thank you.

page 26 of the attached file '030924_LLL Bldg Lot C_GIS_Wets_Water Ice ROW Seeps_WCP 40D_MLCS' shows an incorrect zone change request map for 64 Danbury Road,.. propert lines are missing, Zone labels are incorrect, road names are missing..

Thank you,

54 year Wilton Home-Haver

20++ Year Wilton Home Owner

Tax Map 67-3

Margaret Lynn Chmielewski Sullivan

----- Original Message -----

From: meggem@optonline.net
To: Michael.Wrinn@WILTONCT.ORG; rich.callahan@wiltonct.org; lisa.robertson@wiltonct.org; colleen.obrien@wiltonct.org; Jeff.Lapnow@wiltonct.org; sadiqua.azad@wiltonct.org; alex.gorski@wiltonct.org; david.silvia@wiltonct.org
Sent: Saturday, March 9th 2024, 06:41 AM
Subject: Fwd: Re: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Hello,

Please see attached file '030924_LLL Bldg Lot C_GIS_Wets_Water Ice ROW Seeps_WCP 40D_MLCS', for some Conservation Grant Restriction Areas in South Wilton CT.

At least i believe the areas to be Conservation Grant Restriction Areas.. please let me know if i'm mistaken, thank you.

All notes on documents believed correct - please let me know if i'm mistaken anywhere, it will help clear things up, thank you.

Please help clear up confusion - please cease accepting & approving inaccurate, deceptive, maps of South Wilton Lands, Thank you.

page 26 of the attached file '030924_LLL Bldg Lot C_GIS _Wets_Water Ice ROW Seeps_WCP 40D_MLCS' shows an incorrect zone change request map for 64 Danbury Road,.. propert lines are missing, Zone labels are incorrect, road names are missing..

Thank you,

54 year Wilton Home-Haver
20++ Year Wilton Home Owner
Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

----- Original Message -----

From: meggem@optonline.net

To: Toni.Boucher@WILTONCT.ORG; taxcollector@wiltonct.org; assessor@wiltonct.org; hollie.rapp@WILTONCT.ORG Cc:

launa.riley@wiltonct.org; tammy.cole@wiltonct.org; nicholas.lee@wiltonct.org; penelope.koechi@wiltonct.org; jeremi.bigosinski@wiltonct.org;

elizabeth.larkin@wiltonct.org; frank.simone@wiltonct.org; frank.smeriglio@wiltonct.org; building@wiltonct.org; building@wiltonct.org;

rachel.matthews@wiltonct.org; Daphne.White@WILTONCT.ORG; michael.conklin@wiltonct.org; Timothy.Bunting@WILTONCT.ORG;

jacqueline.rochester@wiltonct.org

Sent: Friday, March 8th 2024, 03:17 PM

Subject: Re: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Thank you. Have a lot to learn.

The link was just one of my many requests, as you are aware from my emails. Selective emailing by wilton staff, is 15 years too old .

15 years i've been waiting on answers from Wilton Staff as to why they changed the maps for my private landlocked taxed property & the 4-Parcel subdivided lennon lane lot, to wrong, intentionally deceptive, showing inaccurate ROW lines, Perm Utility Easement Lines..

Please provide all info requested, requested by FOIL, wilton staff, thank you.

Please follow-up with the Wilton Staff to do their Wilton Staff Responsibilities, as well as fulfill FOILs as per Law, thank you.

Please provide the Field Cards all, for 64 60 50 Danbury Road.

Please provide the Definition of 'Buliding Lot' as it pertains to Property Tax in Wilton CT, thank you.

Building Lot Definition according to Wilton Code definition, does NOT include Right-of-Ways. I'd like my money back that wilton overtaxed us on for years + years + years..

Please look into the overtaxing of my property and let me know how it's going to right Wilton's wrongs, thank you.

I was wrongly arrensted in my backyard taxed landlocked owner-maintained private property, for trespassing.

I was wrongly arrested by wilton ct fthree other times for disorderlyk for protecting us & our home, which wilton told us we did not own, due to inaccurate repeated distribution, repeated acceptance of inaccurate maps by wilton ct staff - wilton ct staff often hand writes on submittal documents, after submission & approval. If stamped & signed, which is rare, hand writing nulls &

voids a once legal stamped & sealed document.

Please look into fixing up the GIS for the South Wilton Lands.

Copt's Brook is in the wrong location, the swamp sare missing from the GIS at WCP, the Conservation Grant Restricted Areas are missing at WCP.

I've update the seeps file again.. file '030824_LLL Building Lot C_GIS _Wets_Water Ice ROW Seeps_MLCS notes',

Have added a snippit of M Wrinn email stating 40D is a separate propety from 64 60 50 Danbury.

Have added pages from the 3LL demolitionpermit - wilton wrong information provided by &or approved by Wilton CT Staff.

The 3LL demo paperwork is misnamed & misfiled by Wilton Staff - the 3LL demo ppwk can be found in historic 64D files in Wilton CT website.

The WCP parking Gargae at 40D Plans, show the swale that Wilton Staff allowed to POOF! from submittal documents.

Also, i've added a photo of my 2nd story window bedroom view of the rear of 40 Danbury Road, ground-breaking build in 2007, showing zero regards by WCP & Wilton Staff for the swale, Conervation Grant area, Regulated Wetlands.. there has never been a protective fence at the parking garage to protect wetlands, even though it appears on the intentionally deceptive Wilton CT GIS Map, repeatedly to deceive the population.

Copt's Brook does NOT flow behind the 646 50 Danbury Road parking gargage as is depicted deceptively on the Wilton CT GIS.

The Existing Garage at 40D is just 3.5 stories,, why does th chart on approved cby wilton staff documents have a 5+ story parking garage on their chart existing? that is wrong.

02/08/24 FOIL: As per Substitute House bill No. 6783, Public Act No. 05-124.. Copy of Certified Mail Receipt to the Owner of the conservation Grant Restricted Area at 64 60 50 Danbury Road, informing the Owners of the Conservation Grant of the Addition at 64 60 50 Danbury Road, the vestibule at the #50 building i believe, or is it the #60 building, eihger way, FOIL for the Certified Mail Receipt to the Owners of the conservation grant informing of changes to 64 50 60 Danbury Rd's addition of a vestibule.

Please start fixing wilton's wrongs, wilton staff repeated wrongs, repeated approvals of inaccurate documentation, thank you.

Thank you,

54 year Wilton Home-Haver

20++ Year Wilton Home Owner
Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

----- Original Message -----

From: Toni.Boucher@WILTONCT.ORG

To: meggem@optonline.net

Sent: Friday, March 8th 2024, 10:19 AM

Subject: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Here is the orientation video you requested.

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>

Sent: Friday, March 8, 2024 8:32 AM

To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>

Subject: RE: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Toni – All of this is published under the **Volunteer / Town Board Commission tab** on the first page of the Town web page. [wiltonct.l](#)

Here is what is available under that tab:

Michael

From: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>

Sent: Thursday, March 7, 2024 4:48 PM

To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>

Subject: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Hello Michael,

Do we have a link to this orientation session we can send? Thanks

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: meggem@optonline.net <meggem@optonline.net>
Sent: Thursday, March 7, 2024 2:58 PM
To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>; Rochester, Jacqueline <jacqueline.rochester@WILTONCT.ORG>
Cc: Larkin, Elizabeth <elizabeth.larkin@wiltonct.org>; Bigosinski, Jeremi <Jeremi.Bigosinski@WILTONCT.ORG>
Subject: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

C A R E F U L - From outside - CHECK before you CLICK.

Hello,

I have looked through the Town of Wilton Website for a Link to the Zoom Meeting that took place on January 24, 2024 at 7:00 p.m.

In the list of Minutes & Agendas available, there is no link for Town Counsel, and the Meeting was for most of Wilton Staff, not just one particular department, commission, to look into for videos, minutes, agendas..

Please provide a link to the January 24, 2024 7:00 Zoom Meeting with Wilton CT Town Counsel, thank you.

Attached is a paragraph snippet of what to expect at the Zoom meeting with Wilton CT Town Counsel, from a Patch article.

Below is a link to a Patch article.

<https://patch.com/connecticut/wilton/wilton-town-counsel-conduct-commissioner-orientation-training>

Attached are updated Documents..

The Seeps File includes 2007 Landscape Plans for 40 Danbury Road Parking Garage Drawings with Landscaping, Flagged Wets, Copt's Brook, & Wetlands

I have not yet heard back from Wilton Staff, re the 03/04/24 FOIL request for Property/Field Cards yet.

I have not yet received an Email Acknowledgement from the Wilton Tax Department, from the FOIL request 03/07/24.

I believe FOIL requests need to be responded to/acknowledged, within four 4 days, is that correct? thank you.

The Parking Garage at 40 Danbury Road Landscape Plans show Wetlands at New-Construction Landlocked 4-Parcel Subdivided Lennon Lane Lot, Parcel C.

The Parking Garage at 40 Danbury Road Landscape Plans, show partial Flagged Swale behind the Parking Garage..

The Swale that is shown & flagged.. the water flowed west to east, and connected to the Swale that flows north to south..

The Swale which flows North to South behind the 40D Parking Garage, is missing on the Landscape Plans.

Please see 40D Parking Garage Original 2007 Landscape Plans, Attached, in the file with the word Seeps.

T Boucher, Please provide a link to the January 24, 2024 7:00 Zoom Meeting with Wilton CT Town Counsel, thank you.

or, please have a link to the 01/24/24 Zoom Video Recording provided/emailed, per request, thank you.

Thank you,

54-Year Wilton CT Home-Haver
20++ Year Wilton CT Home-Owner
Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

----- Original Message -----

From: mcggem@optonline.net
To: hollie.rapp@WILTONCT.ORG; taxcollector@wiltonct.org; assessor@wiltonct.org; launa.riley@wiltonct.org; tammy.cole@wiltonct.org Cc: Lori.Kaback@WILTONCT.ORG; elizabeth.larkin@wiltonct.org; jeremi.bigosinski@wiltonct.org; toni.boucher@wiltonct.org; jacqueline.rochester@wiltonct.org; maryellen.demers@wiltonct.org; sheilah.pastore@wiltonct.org
Sent: Monday, March 4th 2024, 08:05 AM
Subject: FOIL: Property Card / Field Card for Parking Garage at 64 60 50 Dqnbury Road & 3LL

Good morning,

FOIL: Property Card / Field Card for Parking Garage at 64 60 50 Danbury Road
see the Parking Garage at 40 Danbury Road Property Card, attached, for request comparison/similar document

FOIL: All current & historic Property Cards / Field Cards for Tax Assessor Map 67-1, 3 Lennon Lane, 40 Danbury Rd Parcel 7 - all property card/field card information existing, current & historic, for separate Landlocked Parcel D, located at the 4-Parcel Subdivided Lennon Lane Lot, Wilton, CT
see attached deed pages vol 1224 pgs 80-89, specifically vol 1224 page 87, for LLL Landlocked Parcel D 3 Lennon Lane, 40D Parcel 7

(Please let me know if i have made any mistakes on the attached marked-up Property Cards, thank you, please provide correct accurate information, supporting documentation, accurate info of any info i may be misunderstanding, thank you.)

Please acknowledge receipt..

Please follow FOIA rules & regs, please respond within four 4 days, thank you.

Thank you,

54 year Wilton Home-Haver
20++ Year Wilton Home Owner
Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

From: meggem@optonline.net <meggem@optonline.net>

Sent: Monday, February 12, 2024 11:48 AM

To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>

Cc: Conklin, Mike <Mike.Conklin@WILTONCT.ORG>; Bunting, Timothy <Timothy.Bunting@WILTONCT.ORG>; White, Daphne <Daphne.White@WILTONCT.ORG>; Bigosinski, Jeremi <Jeremi.Bigosinski@WILTONCT.ORG>; Larkin, Elizabeth <elizabeth.larkin@wiltonct.org>; Health <Health@WILTONCT.ORG>; Matthews, Rachel <Rachel.Matthews@WILTONCT.ORG>; Herter, Zen <Zen.Herter@WILTONCT.ORG>; Building <Building@WILTONCT.ORG>; planningzoningcomm <planningzoningcomm@WILTONCT.ORG>; Boucher, Toni <Toni.Boucher@WILTONCT.ORG>

Subject: Re: Inaccurate Proposed Zone Change Map for 64 Danbury Rd - also missing southerly prop line detail description

CAREFUL - From outside - CHECK before you CLICK.

forgot to mention,

I am greatly to-the-maxxxx AGAINST the Zone change to DE-5R for 22.9 acres of 64, 60, & 50 Danbury Road.

As an abutting neighbor to the Wilton Corporate Park..

i believe 40 Danbury Road is part of WCP, correct?

1. the information submitted is missing calling out 40 Danbury as part of WCP.

It states i believe, that just 64, 60, & 50, are part of the WCP, which would be inaccurate if 40 Danbury Road is part of the WCP.

2. also, the paperwork submitted switches back & forth from property, site, & subject property..

3. As an abutting neighbor to WCP,...

- I am a 54-year wilton home haver, which abuts WCP**
- I am a 20+ year wilton Home Owner**
- march will be 10 years at an Environmental Consulting Service LLC which specializes in Wetlands, I review documentations as part of the job,**
- i produce wetlands products as a CAD Engineer as part of my job**
- i have worked with/communicated with D'Andrea on my job projects**
- i have had my own cad business for 20+ years**

Why not a variance for just 64 Danbury Road 4.xx acres?

I can't find any paperwork which addresses acreage, areas, land, that is not within the 4.xx acres of 64 Danbury Road.

Where is documentation available for the rest of the 22.9 acres for lighting, landscape buffers, landscaping, wetlands, regulated wetland areas, restricted areas..

Wilton Staff has paperwork filed for 64 Danbury Road which states 64 Danbury Road would be doing future landscaping at aka 3 Lennon Lane, ..What is the future landscaping plans by 64 Danbury Road, for aka 3 Lennon Lane which has a brook with deeded rights to the population? Where can that paperwork be found for future landscaping of aka 3 Lennon Lane by 64 Danbury Road?

I don't think any paperwork should move forward until it is accurate depictions of the 22.9 acres. and accurate depiction and delineation markings for 64 Danbury Road.

What are the current Special Conditions, in place for 64 Danbury Road? Lighting off at 10:00 p.m. ...

What is the accurate numbers of levels existing at the parking garage at 64, 60, & 50, Danbury Road?

What was the umber of stories for the parking garage at 64, 60, 50, Danbury Road in the C.O?

----- Original Message -----

From: meggem@optonline.net

To: Michael.Wrinn@WILTONCT.ORG Cc: nike.conklin@wiltonct.org; Timothy.Bunting@WILTONCT.ORG; Daphne.White@WILTONCT.ORG; jeremi.bigosinski@wiltonct.org; elizabeth.farkin@wiltonct.org; health@wiltonct.org; rachel.matthews@wiltonct.org; zen.herter@wiltonct.org; building@wiltonct.org; planningzoningcomm@wiltonct.org; toni.boucher@wiltonct.org

Sent: Monday, February 12, 2024 10:47 AM

Subject: Inaccurate Proposed Zone Change Map for 64 Danbury Rd - also missing southerly prop line detail description

- missing Hollyhock Road label
- missing Kensett Drive label (can not drive through kensett drive to whipple)
- has south wilton R-1A Zone incorrectly noted as an R-2A zone

- missing property line at the 4-Parcel Subdivided Lennon Lane Lot

---- makes the property looks like it is a 2 acre property as opposed to the actual existing two, 1.0 acre properties - which matches the incorrect R-2A incorrectness - visual intentional deception?

- missing labels for 40 Danbury Road - 40 Danbury at aka 3 Lennon Lane is a restricted area with regulated wetlands and a brook with deeded rights to others

- missing regulated wetlands, regulated watercourses, regulated brooks, swamps, swales

- missing houses, building, structures

- anything else?

- ...

The property description for the southerly property line,

- along whipple, kensett drive properties, restricted area regulated wetlands deeded-brook-to-others aka 3 Lennon Lane, then 40 Danbury DE-5, then Danbury Road

I proof/review drawings produced by D'Andrea at my day job as well.

I provide D'andrea with products, at times, CAD plans i've created..

I produce wetlands products, drawings, plant lists, details, disturbance limit lines, place erosion controls, zoning charts, ..for the day job parts of CAD engineering, IWWA permits..

Please let me know if any of my notes are incorrect, i've put it

on facebook as well so i'd like to fix up any mistakes if i've made any, thank you.

Please be sure the submittal documents are accurate, please pay attention to Copt's Brook to which the population i believe has deeded rights, please keep snow removal in mind please don't dump the oil filled sand filled snow in the wetlands, Copt's Brook, swales, swamps...

Please see attached Tax Map 67-2, LLL Landlocked Parcel C , 0.673 acre Building Lot C at the 4-Parcel Subdivided Lennon Lane Lot,
for the Property Line that is missing on D'Andreas Unstamped Unsealed Proposed Zone Change Map.

The map will be fixed up for accuracy prior to being distributed repeatedly to the population?

VOL 1224 PG 088

AS TO 64 DANBURY ROAD - PARCEL 9:

1. Grant to The Connecticut Light and Power Company dated June 20, 1955 and recorded August 2, 1955 in Volume 67 at Page 470 of the Wilton Land Records.
2. Grant to The Connecticut Light and Power Company dated September 13, 1961 and recorded October 11, 1961 in Volume 91 at Page 511 of the Wilton Land Records.
3. Drainage easement to Town of Wilton dated October 23, 1961 and recorded June 29, 1962 in Volume 94 at Page 550 of the Wilton Land Records.
4. Zoning Variance recorded June 13, 1979 in Volume 302 at Page 277 of the Wilton Land Records.
5. Zoning Variance dated and recorded April 11, 1979 in Volume 322 at Page 285 of the Wilton Land Records.
6. Zoning Variance dated December 12, 1979 and recorded December 14, 1979 in Volume 339 at Page 182 of the Wilton Land Records.
7. Notice of Lease to Lamorte Burns & Co., Inc., dated April 20, 1995 and recorded in volume 941 at Page 353 of the Wilton Land Records.
8. Rights of others in and to the brook crossing the premises.
9. Poles and service wires shown on Map No. 3574.

AS TO 50, 60 AND 64 DANBURY ROAD:

1. Easements to the State of Connecticut dated April 8, 1986 and recorded April 17, 1986 in the Norwalk Land Records in Volume 1834, Page 168 and as shown on Filed Maps 10033 and 10034 of the Norwalk Land Records.

AS TO PARCELS 1, 2, 3, 8 AND 9:

1. Easement to the State of Connecticut dated and recorded June 14, 1985 in Volume 495 at Page 166 of the Wilton Land Records and as shown on filed Map No. 4231 of the Wilton Land Records.

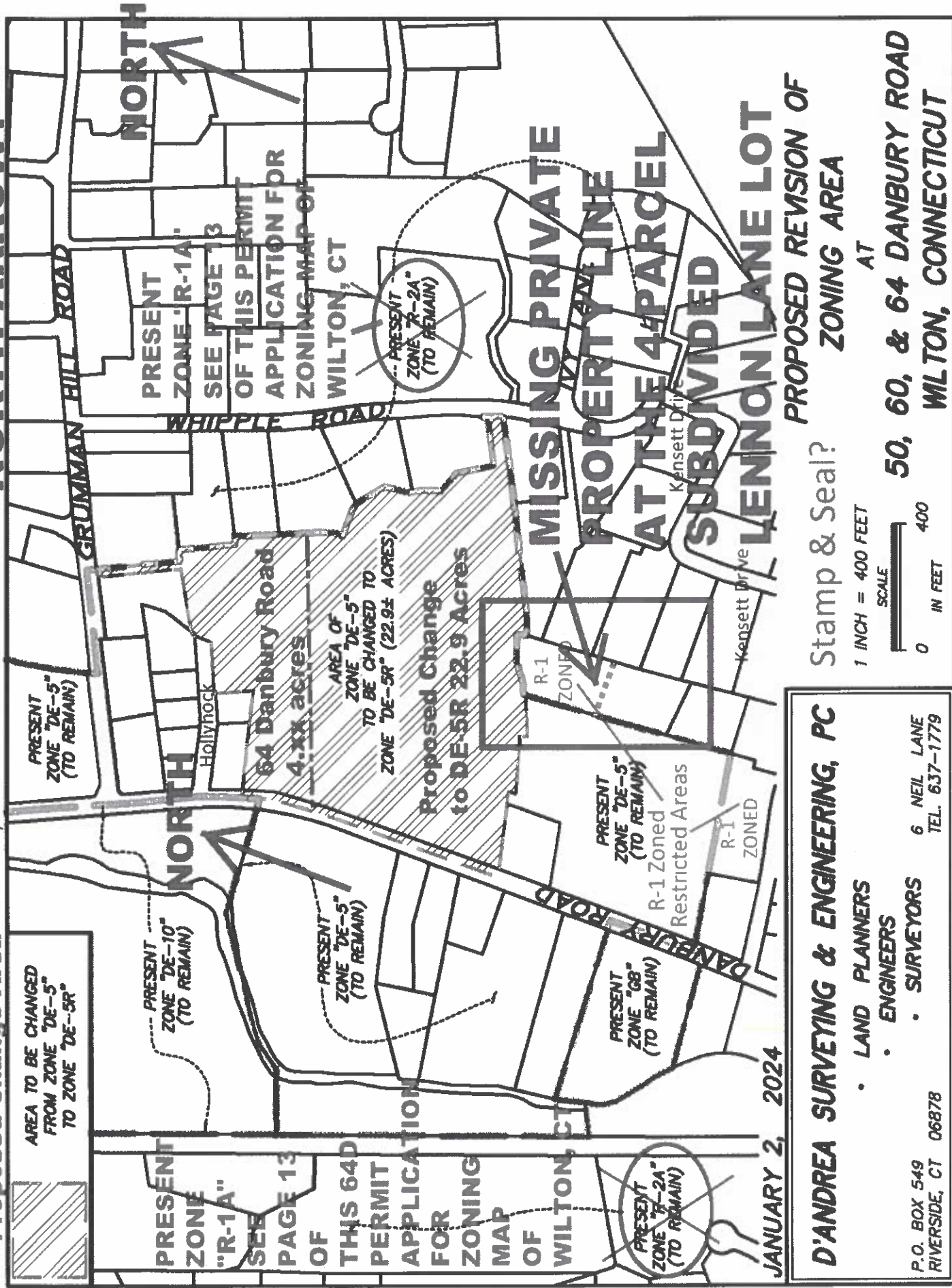
Received for Record MAY 26, 2000

at 11:55 A.M. Attest

Jan Mandel Ventres

Town Clerk

Understanding NORTH ARROW?



D'ANDREA SURVEYING & ENGINEERING, PC

- LAND PLANNERS
- ENGINEERS
- SURVEYORS

P.O. BOX 549
RIVERSIDE, CT 06878

**6 NEIL LANE
TEL. 637-1779**

Stamp & Seal?

1 INCH = 400 FEET

3123

0 IN FEET

**PROPOSED REVISION OF
ZONING AREA**

AT

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

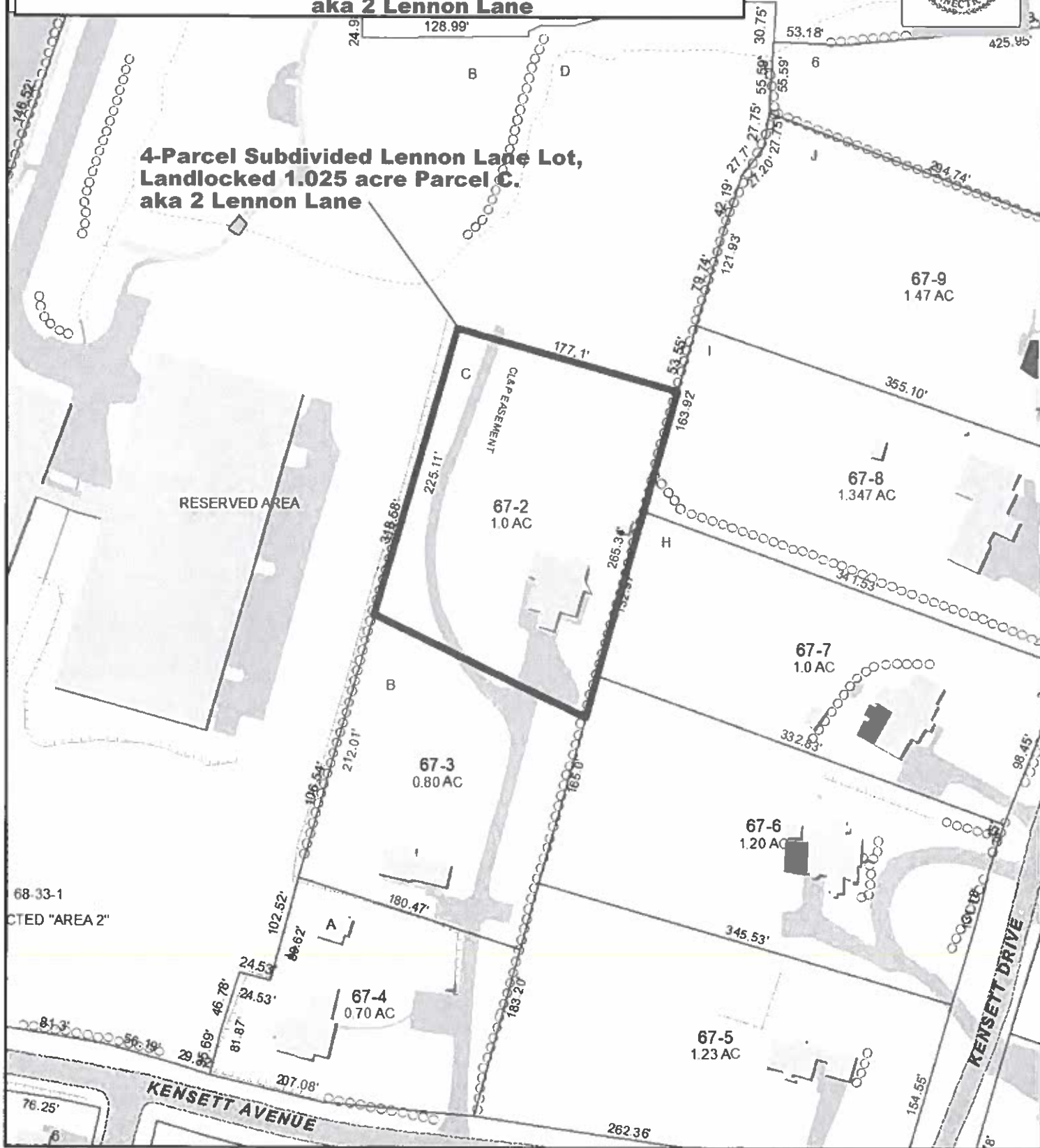
Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 67-2

Mailing Address: 2 LENNON LA
aka 2 Lennon Lane



**4-Parcel Subdivided Lennon Lane Lot,
Landlocked 1.025 acre Parcel C,
aka 2 Lennon Lane**



Approximate Scale:

1 inch = 100 feet

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Wilton and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Grand List Date: Oct 2017

0 50 100 150 Feet

[illegible][illegible]

1

[illegible]

NOTE: All Conditions should be satisfied. Architect only accepts existing conditions. Usually, at the time of final contract, owner is not satisfied with existing site, so owner may request conditions. Building Committee grants an Architect's best interest conditions. Committee to verify if field all existing conditions and verify/confirm immediately if actual conditions differ, contractor is required maintain conditions indicated on drawing. If actual conditions differ, Architect is fully responsible for discrepancy with final Building Conditions. Contractor is fully responsible for final conditions.

All Bidding Conditions shall be subject. Architects only shall accept conditions verbally. At no time will Architects require, upon or after meeting conditions verbally, to be in writing any listed conditions. Bidding Conditions govern an Architect's last Amended Conditions. Contractor to verify if bid at existing conditions and notify Architect immediately if actual conditions differ, contractor to assume all actual conditions included on drawing. If Contractor does not notify Architect of any differences or discrepancies with actual Bidding Conditions, Contractor is to be responsible for said conditions.

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its goals. The second step is to analyze the problem. This involves identifying the causes of the problem and determining the impact of the problem. The third step is to develop a solution. This involves identifying the actions that need to be taken to solve the problem. The fourth step is to implement the solution. This involves putting the solution into action. The fifth step is to evaluate the results. This involves determining whether the solution has been successful in solving the problem.

100

$$\rho = 1.0 \text{ g/cm}^3$$

1-1 CHANGED GARAGE TO 10
10 REVISIONS PER ZMA
11 DIMENSIONS AT GARAGE DOORS
02 CEILING HEIGHT - 10' 8"
03 INTERIOR STAIRS/POOR
04 DIMENSIONAL STRUCTURE
05 INTERIOR STRUCTURE TO 1-1

STAMP & SEAL?

WHICH WILTON STAFF
IS WRITING ON SUBMITTED,
UNSTAMPED, UNSIGNED,
PERMIT DOCUMENTS?
DEPARTMENT?
INDIVIDUAL?

WHAT WAS THIS UNSTAMPED, UNSIGNED, WRITTEN-ON-BY-WILTON-STAFF, ARCHITECTURAL SET 'SUBMITTED-AS'?

WETLANDS?
HEALTH?
ZONING?
EROSION???

OPERA WALL SECTION

A

Figure 1

ADDITIONS & ALTERATIONS TO RESERVE

STEVE CAMPBELL

1. LERMON LANE

METAL CORN

10/2/22

REVISION

ANDREW J. CAMPBELL

ARCHITECT

STREETVIEW, CORN. CORN

TEL. 410-96-0724

FLOOR PLANS

SCALE 1/8" = 1'-0"

JANUARY 6, 2024

10/20-01-01 COVERED GARAGE TO 10' DEPTH
10/20-01-02 EXISTING DRIVEWAY AT REAR CORN
10/20-01-03 EXISTING DRIVEWAY AT REAR CORN
10/20-01-04 EXISTING DRIVEWAY AT REAR CORN
10/20-01-05 EXISTING DRIVEWAY AT REAR CORN
10/20-01-06 EXISTING DRIVEWAY AT REAR CORN
10/20-01-07 EXISTING DRIVEWAY AT REAR CORN
10/20-01-08 EXISTING DRIVEWAY AT REAR CORN
10/20-01-09 EXISTING DRIVEWAY AT REAR CORN
10/20-01-10 EXISTING DRIVEWAY AT REAR CORN

DECEMBER 2023 ADDITION AREA

2-STORY
5-BEDROOM
3-NEW FOUNDATIONS POURED

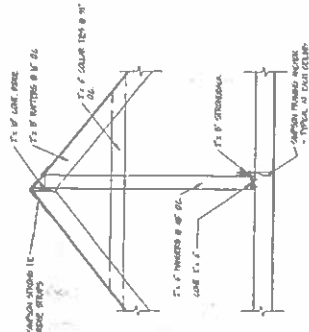
DECEMBER 2023 ADDITION AREA

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

STAMP & SEAL?

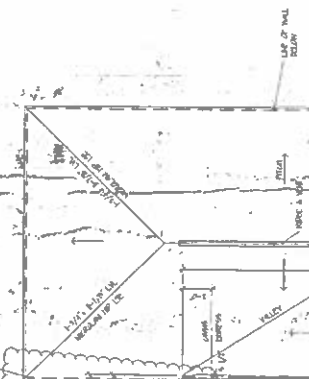
WHICH WILTON STAFF
IS WRITING ON
SUBMITTED,
UNSTAMPED,
UNSIGNED,
PERMIT DOCUMENTS?
DEPARTMENT?
INDIVIDUAL STAFF MEMBER?



TYPICAL STAIRWALK DETAIL
SCALE 1/8" = 1'-0"



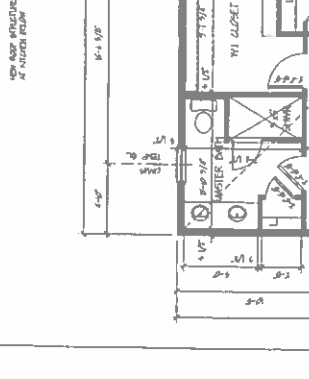
TYPICAL STAIRWALK DETAIL
SCALE 1/8" = 1'-0"



TYPICAL STAIRWALK DETAIL
SCALE 1/8" = 1'-0"



TYPICAL STAIRWALK DETAIL
SCALE 1/8" = 1'-0"



TYPICAL STAIRWALK DETAIL
SCALE 1/8" = 1'-0"

**SUBMITTED TO EROSION?
ENGINEERING PLANS? DRAINAGE?**

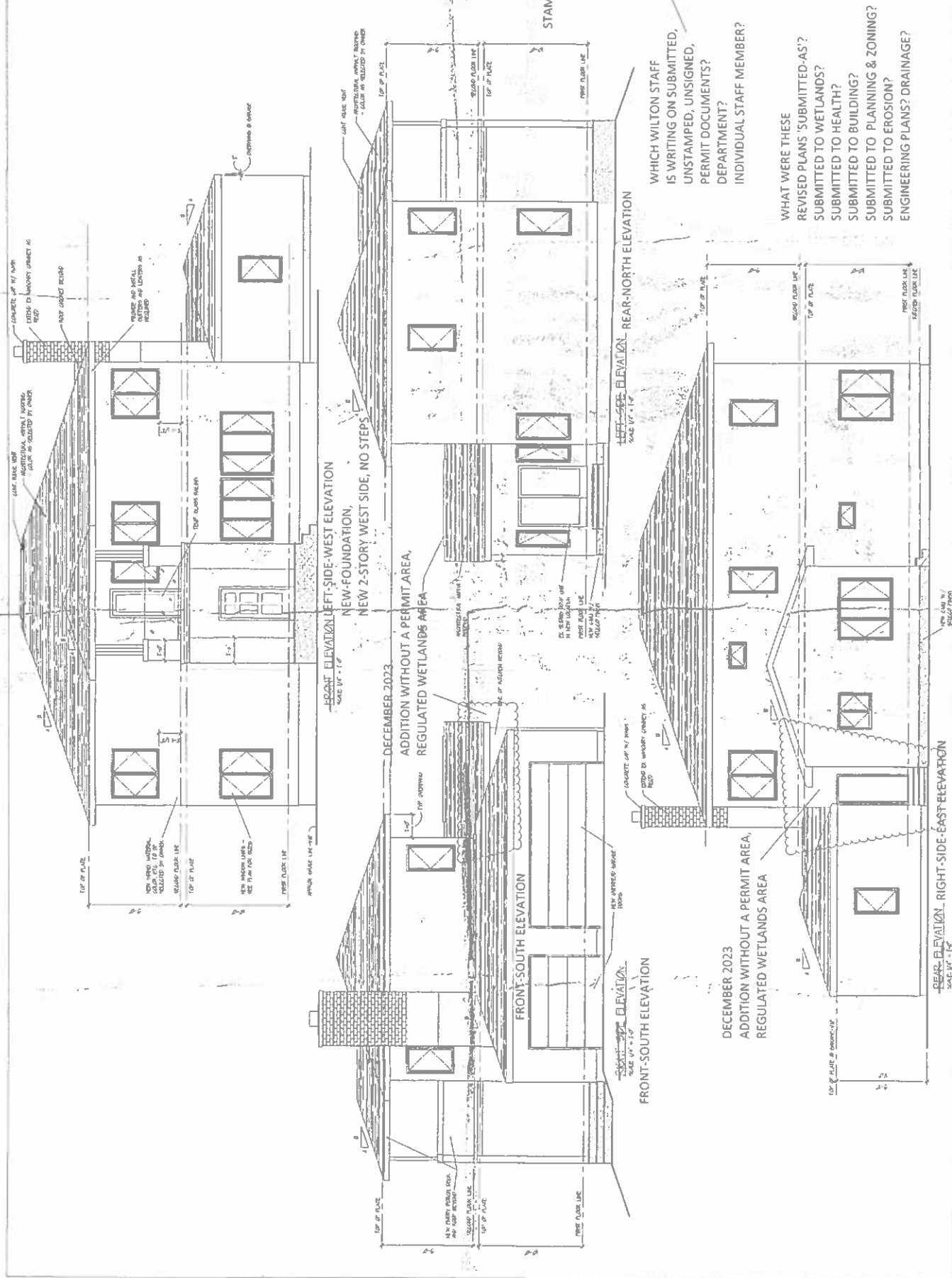
ADDITIONS & ALTERATIONS TO RESIDENCE

ANDREW J. CONNELLY
ARCHITECT
STRAITFORD, CONN. 06384
TEL. 203-451-1774

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"
JANUARY 6, 2010

10/10-07-01: CHARGED GARAGE TO 10 DEPTH
10/10-07-02: REMOVED FERR 20A
10/10-07-03: REMOVED AT KUALA L.
10/10-07-04: REMOVED AT GARAGE DOORS
10/10-07-05: CEILING HITS - 10 A 2
10/10-07-06: MINERAL GLASS/ROCK
10/10-07-07: PDA/KUALA LUMPUR STRAITS
10/10-07-08: MINERAL STRAITS TO 10 A



On November 9, 2020 at 10:54 AM "Compitello, Rocco G" <rocco.compitello@eversource.com> wrote:

Good morning Meg,

I am in the office today. Attached is the easement agreement. There was no map attached but it says filed as map #1010. As you can read, the agreement says 'over all private or public streets or passways' and that would cover multiple drives or private roads.

I could find no release or reference to any abandonment. Perhaps a that section of Lennon was abandoned and a title search would uncover something.

Rocco Compitello

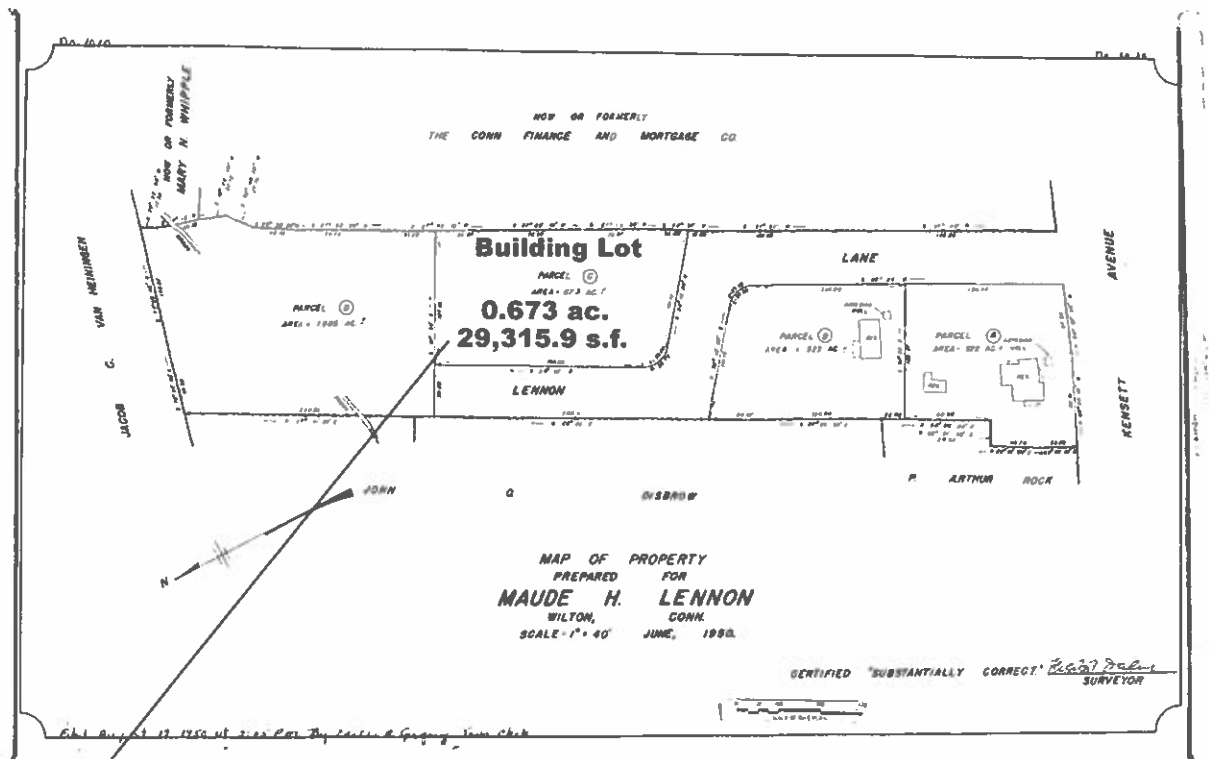
Right of Way Specialist

Eversource Energy

107 Selden Street

Berlin, CT 06037

860 665-2718

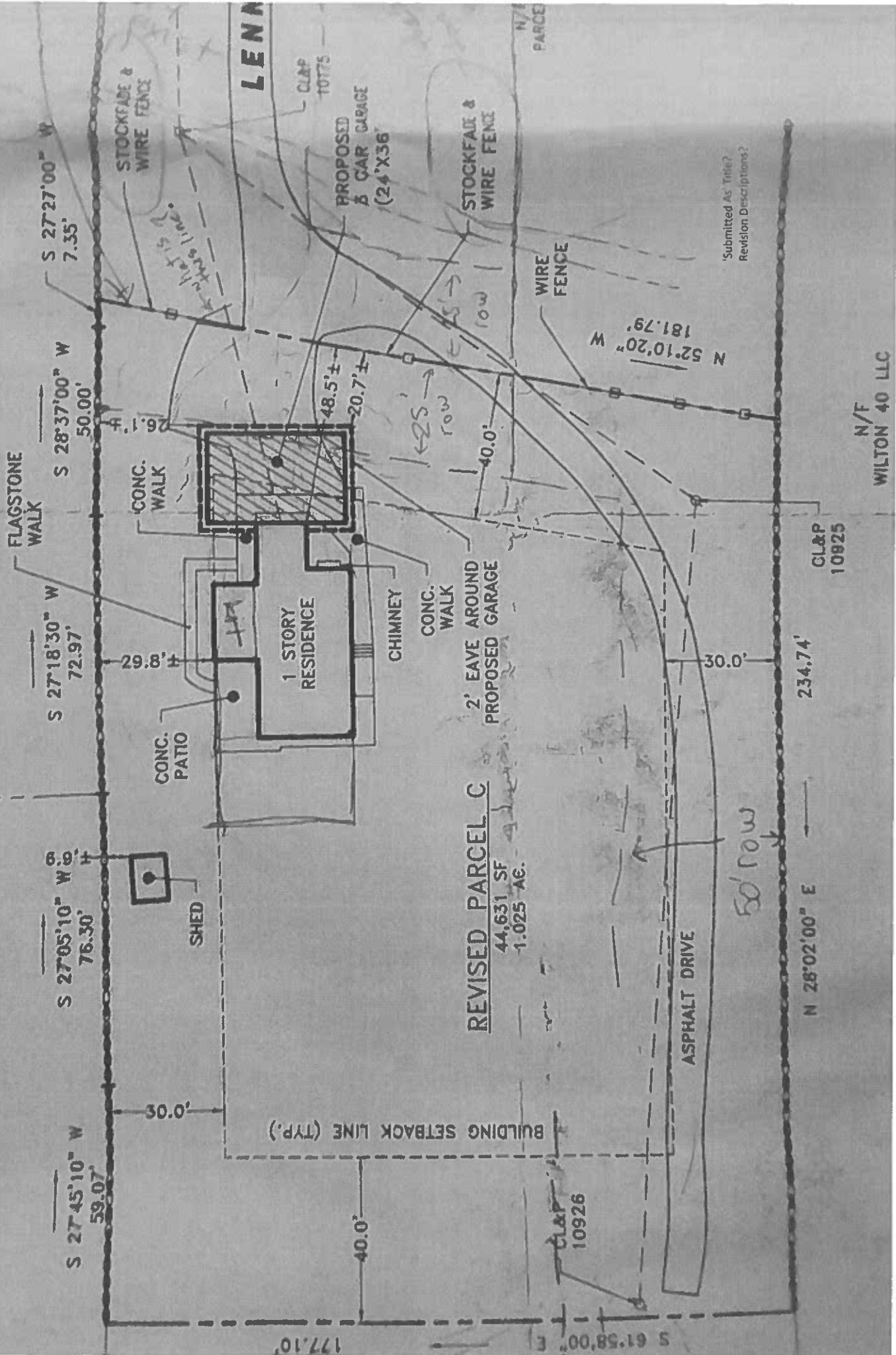


2024 Site/Landlocked Parcel C = 1.025 ac. Site (bldg lot differs)
2024 Building Lot/Tract I = 0.673 ac. & 29,315.9 s.f.

N/F
MARIO LOMBARDI

N/F
ALAN & JENNIFER C.
EMERSON

Partial of Original Submittal Zoning Map 06/17/19 ??



Submitted As Title?
Revision Descriptions?

1st Revision Date: 02/10/20
Original Submittal Date: 06/17/19

[illegible]

OWNER ADDRESS	STEVE A CAMPBELL & TOMMY STEPHENS 2 LEMON LANE WATSON CT
LOT AREA 77' x 114'	44,431 S.F. 1,025 A.C.

[illegible]

2nd Revision Date: 03/12/20
Original Submittal Date: 06/17/19

[illegible]

Intervista a CAMERINO, 18 OTTOBRE 1971


OWNER: SOCIETAS	BIVIG A CAMPBELL & TOMA W ENTERPRISES 2 LIFERON LANE WILTON, CT
LOT AREA: ACRES	44,831 S.F. 1.028 A.C. R. 1A

THIS SURVEY AND MAP WAS PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES, SECTIONS 20-30b-1 THROUGH 20-30b-2i, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1999.

- [illegible]

'Submitted As' Title?
Revision Descriptions?



	ZONING MAP OF PROPERTY AND NEIGHBORHOOD		100' (max.) 100' (min.)	
	STEVE A. CAMPBELL & TOMA W. STEPHENS 1 LINDEN LANE NEW YORK, CT		8/17/79 DATE	
PREPARED BY REVISED		DEDICATED TO DEPT. OF LANDS		100' (max.) 100' (min.)
SCALE 1"=50' 0 50 100		DONORS & DONORS DONOR'S NAME & ADDRESS DONOR'S CITY & STATE		

3rd Revision Date: 05/03/20
Original Submittal Date: 06/17/19

PROPERTY INFORMATION

STEVE A. CAMPBELL & TONDA W. STEPHENS

WILKINSON LANE,
WILTON CT 06097

OT AREA 44 6313/... 1 025 A.C.

[illegible]

'Submitted As' Title?
Revision Descriptions?



STEVE A. CAMPBELL & TONIA W. STEPMENS
 2000 W. 10th St.
 Seattle, WA 98119
 206-461-1111

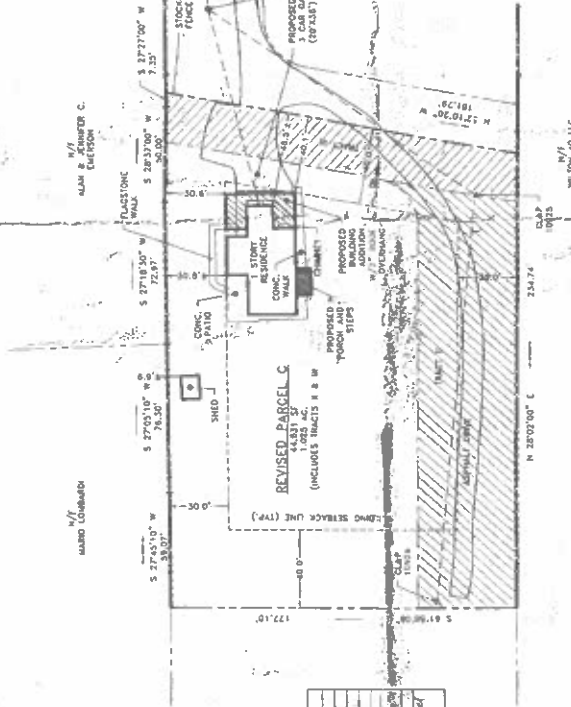
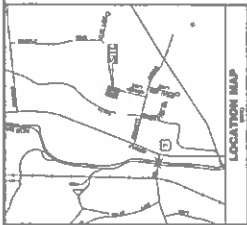
Pr	200	6412.	6/7/78	601	100
				601	100

<p> DEANES A. BATES - Laid out the first street and block and was first to build a house </p>	<p> 44 </p>
---	---------------------------------

For more information, contact your nearest office or write to: National Security Council, 1200 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302.

5th Revision Date: 10/20/20
Original Submittal Date: 06/17/19

4-Parcel Subdivided Lennon Lane Lot, Wilton, CT - Partial Zoning Map



ZONING DATA		ZONING DATA	
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING
LOT AREA	13,500 S.F.	REQUIREMENTS	EXISTING

PROPERTY INFORMATION:

OWNER: STEVE A. CAMPBELL & TONYA M. STEPHENS
ADDRESS: 2 LENNON LANE
WILTON, CT
LOT AREA: 13,500 S.F. ±
ZONE: R-1A

SURVEY NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF LAND SURVEYING, AND THE PROFESSIONAL STANDARDS FOR SURVEYING AND MAPPING IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 16, 1998.
2. THE TYPE OF SURVEY HEREON IS A BOUNDARY SURVEY. THE BOUNDARY SURVEY HAS BEEN PREPARED FOR A SPECIFIC PURPOSE AND FOR THE INFORMATION AND RECORD OF THE CLIENTS. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY.
3. THE BOUNDARY SURVEY IS BASED UPON THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY.
4. THE SURVEY COMPLETION DATE IS 10/20/20.
5. THIS SURVEY HAS BEEN PREPARED FOR A SPECIFIC PURPOSE AND FOR THE INFORMATION AND RECORD OF THE CLIENTS. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY. THE SURVEYOR HAS NOT BEEN REQUIRED TO DETERMINE THE ACCURACY OF THE BOUNDARY SURVEY.
6. UNDESIGNED IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
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9. UNDESIGNED IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
10. UNDESIGNED IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
11. UNDESIGNED IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
12. UNDESIGNED IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

Where are the Regulated Wetland Locations which are noted on IWWA Minor Wetland Permit for Subdivided LLL Landlocked Parcel C

Where are the Wetland Flag Locations?

Where are the Wetland Setbacks?

Where are the Disturbance Limits?

'Submitted-As' Title?
Revision Descriptions?

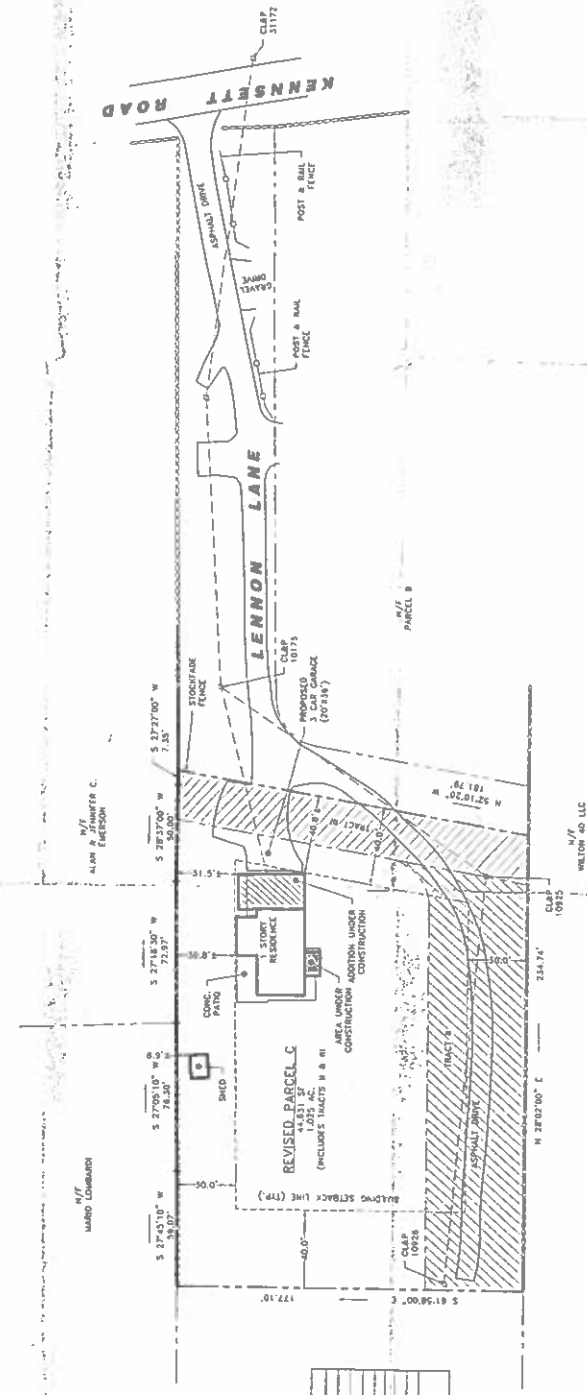
DATE: 10/20/20
BY: [Signature]
FOR: [Signature]



DAVID A. DELISIO, State Surveyor
STATE OF CONNECTICUT
1000 WILTON ROAD
WILTON, CT 06097

STEVE A. CAMPBELL & TONYA M. STEPHENS	
PREPARED BY: SA	DATE: 10/20/20
CHECKED BY: [Signature]	DATE: 10/20/20
APPROVED BY: [Signature]	DATE: 10/20/20
SCALE: 1"=40'	
NORTH ARROW	

Partial Lennon Lane Lot, Wilton, CT
05/18/21 Submitted As 'Foundation As-Built' for New Construction at Landlocked 1.0 acre Parcel C?

[illegible]

OWNER ADDRESS	STEVE A CAMPBELL & TOMA W STEPHENS 211 BRON LANE WALTON CT
LOT AREA TOWN	44 621 S F 1 CD29 C BIA

[illegible]

RE: 13 Kensett Avenue/Parcel-A-Lennon-Lane Site Work

 Larkin, Elizabeth <elizabeth.larkin@wiltonct.org>

To: Meg SULLIVAN, Bunting, Timothy, Conklin, Mike

09/02/2021 12:39 PM

 3

Hi Meg,

I have been instructed not to get involved. Mike Conklin, the Director, will reach out to you directly.

Thank you,

LIZ

From: Meg SULLIVAN <msullivan-ppwk@optimum.net>

Sent: Thursday, September 2, 2021 1:35 PM

To: Bunting, Timothy <Timothy.Bunting@WILTONCT.ORG>; Conklin, Mike <Mike.Conklin@WILTONCT.ORG>; Larkin, Elizabeth <elizabeth.larkin@wiltonct.org>

Subject: RE: 13 Kensett Avenue/Parcel-A-Lennon-Lane Site Work

CAUTION: This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Mr Conklin, Ms. Larkin,

I would also like to order the Wetlands Map for 13 Kensett Avenue.

I would also like to order the Wetlands Map for the Town of Wilton.

Please let me know the cost and when they will be available or if it is something I can find on my own with research at Our Town's departments.

Please reply... I will be picking up paperwork today from Town, please let me know when I can pick up the Wetlands Map for 13 Kensett Avenue and the Town of Wilton Wetlands Map.

Thank you.

Existing 3 1/2 story parking garage at 40 Dagbary Road..
Chart is incorrect - See CO 2007 attached

San Parking Count Summary				
	Waiting Spots	Spots added	Demolished	Gate Parking Spots
Garage Level 1	47	47	14	180
Garage Level 2	714	45	0	150
Garage Level 3	114	45	0	150
Garage Level 4	213	0	0	0
Garage Level 5	20	41	0	0
Garage Level 6	50	48	2	0
Total	662			377

**Wilton 40, LLC
40 Parking
Garage
Expansion**

Wilton,
Connecticut

VERIFY SCALE

DATE IS | HIGH ON
ORIGINAL DRAWING

0 IN FEET (ONE INCH ON
THIS SHEET, ADJUST
SCALE ACCORDINGLY)

PROJECT NO	PROJECT DATE	DESCRIPTION
7-11-2017	7-11-2017	
FILE: H0001-00-C-100-SP.dwg		
DRAWN BY		
CHECKED		
DATE		

OVERALL SITE PLAN

SCALE.	C1.00
--------	-------



SITE PLAN LEGEND

- PROPERTY LINE
EDGE OF PAVEMENT
ZONING LINE
WETLAND REGULATED
AREA
BUILDING WALL
CURB LINE
CONCRETE WALL
STORM MANHOLE
CATCH BASIN
SANITARY MANHOLE

VOL 1224 PG 084

PARCEL 7 -

ALL THAT CERTAIN tract or parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, in quantity 1.085 acres, more or less and bounded and shown as Parcel D on a certain map entitled, "Map of Property prepared for Maude H. Lennon, Wilton, Conn. Scale 1"=40', June 1950 - certified Substantially Correct" by Fred B. Dellus, Surveyor, filed in the Office of the Town Clerk of Wilton as Map No. 1010.

Together with a right of way for all lawful purposes upon, over and across road known as Lennon Lane as shown on said map.

PARCEL 8 -

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and designated as "1.932 +/- AC." On "Map of property prepared for The Perkin-Elmer Corp. Wilton, Conn. Certified Substantially correct, Roland H. Gardner, Connecticut Registration No. 5379, which map is on file in the Office of the Town Clerk of said Wilton as Map No. 3353.

PARCEL 9 -

ALL THAT CERTAIN tract or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, containing 5.364 Acres, more or less, being shown and designated on a certain map entitled "Map of Property Prepared for Albert E. Dexter, Wilton, Conn. Scale 1"=50' February 16, 1978" certified "Substantially Correct" by Roland H. Gardner, Land Surveyor, which map is on file in the Office of Town Clerk of the Town of Wilton as Map No. 3574.

In Connection to Parcel 7 / Lennon Lane Lot Parcel D / 3 Lennon Lane
Wilton, CT 06897

Lennon Lane Private ROW is no longer a road.
Lennon Lane Private ROW has not been a road since the 50s/60s.
Lennon Lane Lot has four residential properties.
Lennon Lane Lot Parcels D, C, B, & A.
Lennon Lane Private ROW is private property and has a traveled
way of ingress & egress to Lennon Lane Lot Parcel D aka 3 Lennon Lane.

VOL 1224 PG 087

AS TO 3 LENNON LANE - PARCEL 7:

1. A right of way for all lawful purposes upon, over and across road known as Lennon Lane as shown on Map No. 1010.
2. Restriction as set forth in the Warranty Deed from Maude H. Lennon to Olga F. Fasano dated July 17, 1950 and recorded in volume 58 at Page 415 of the Wilton Land Records.
3. Rights of others in and to "brook" on Map No. 1010.
4. Easement to The Connecticut Light and Power Company dated July 6, 1954 and recorded in Volume 66 at Page 305 of the Wilton Land Records.

AS TO 60 DANBURY ROAD - PARCEL 8:

1. Notes and Conditions as shown on Map No. 3353.
2. Easement to the State of Connecticut dated August 12, 1990 and recorded in Volume 729 at Page 139 of the Wilton Land Records and as shown on Filed Map No. 4669 of the Wilton Land Records.

VOL 1224 PG 088

AS TO 64 DANBURY ROAD - PARCEL 9:

1. Grant to The Connecticut Light and Power Company dated June 20, 1955 and recorded August 2, 1955 in Volume 67 at Page 470 of the Wilton Land Records.
2. Grant to The Connecticut Light and Power Company dated September 13, 1961 and recorded October 11, 1961 in Volume 91 at Page 511 of the Wilton Land Records.
3. Drainage easement to Town of Wilton dated October 23, 1961 and recorded June 29, 1962 in Volume 94 at Page 550 of the Wilton Land Records.
4. Zoning Variance recorded June 13, 1979 in Volume 302 at Page 277 of the Wilton Land Records.
5. Zoning Variance dated and recorded April 11, 1979 in Volume 322 at Page 285 of the Wilton Land Records.
6. Zoning Variance dated December 12, 1979 and recorded December 14, 1979 in Volume 339 at Page 182 of the Wilton Land Records.
7. Notice of Lease to Lamorte Burns & Co., Inc., dated April 20, 1995 and recorded in volume 941 at Page 353 of the Wilton Land Records.
8. Rights of others in and to the brook crossing the premises.
9. Poles and service wires shown on Map No. 3574.

AS TO 50, 60 AND 64 DANBURY ROAD:

1. Easements to the State of Connecticut dated April 8, 1986 and recorded April 17, 1986 in the Norwalk Land Records in Volume 1834, Page 168 and as shown on Filed Maps 10033 and 10034 of the Norwalk Land Records.

AS TO PARCELS 1, 2, 4, 8 AND 9:

1. Easement to the State of Connecticut dated and recorded June 14, 1985 in Volume 495 at Page 166 of the Wilton Land Records and as shown on filed Map No. 4231 of the Wilton Land Records.

Received for Record MAY 26, 2000

at 11:55 A.M. Attest

Jean Mandel Ventres
Town Clerk.

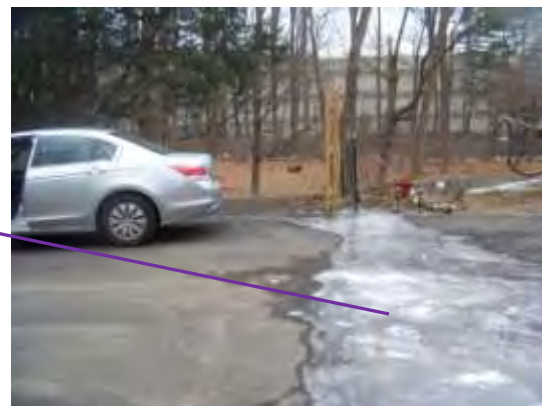
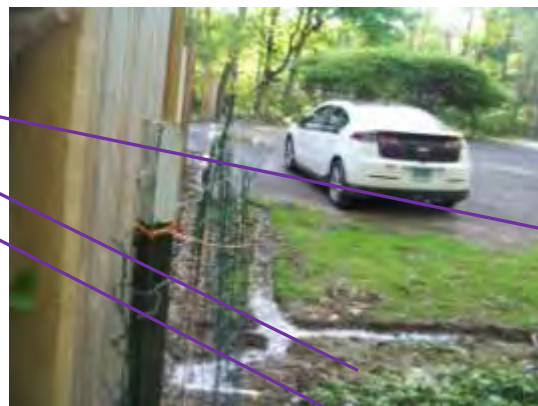
022624 ppwk **DRAFT**

Wetlands in front/side yard
of Landlocked Parcel C,
4-Parcel Lennon Lane Lot

Where can a Wetlands map, delineating the wetlands, and wetlands setbacks, for new construction Wets permit #2641, be found?
Please email a copy of the map delineating the Wetlands location for permit #2641 or a sketch or documentaion which indicates the Wetlands location for permit #2641. Thank you.

2 LENNON LANE

2 LENNON LANE



Note: Perm. Utilitu Easement Outline adjusted for accuracy.
Permanent Utility Easement is over al of Lennon Lane Right-of-Way. If the Town of Wilton disagrees with the adjusted Utility Easement outline shown, please let me know. Thank you.
- See Attached Map #1010, dated 1950, for the 50' Row Lennon Lane Outline (filed in Town Clerk's Office)
- Drawing for aid in understanding, all added information believed correct (close approximation of lines)

Photos from
2016? - 2018?

--- UTILITY EASEMENT OVER PRIVATE 50' ROW
OVER PRIVATE PARCELS C, B, & A

LENNON LANE LOT, WILTON, CT

To Copt's
Brook

WETLANDS

DE-5

DE-5

FLAGGED
Regulates
WETLANDS

DE-5

DE-5

R-1A

1.5 AC. R-1A
CONSERV. GRANT
RESTRICTED AREA #2
AT 40 DANBURY
RD OWNER

R-1A

67-4
0.70AC
13 Kensett Ave
Parcel A

LLL Parcel D 1.08 ac.

1.08 ac. R-1A CONSERVATION
GRANT RESTRICTED AREA #1
AT 40 DANBURY RD OWNER

3 Lennon Ln
Brook deeded rights
to 'others', at LLL
Landlocked Parcel D

Tract I
Building Lot C
0.673 ac.

67-2
1.0AC
R-1A

R-1A

67-3
0.80AC
One Lennon Ln
Parcel B

50' ROW LENNON LANE

50' ROW LENNON LANE

50' ROW LENNON LANE

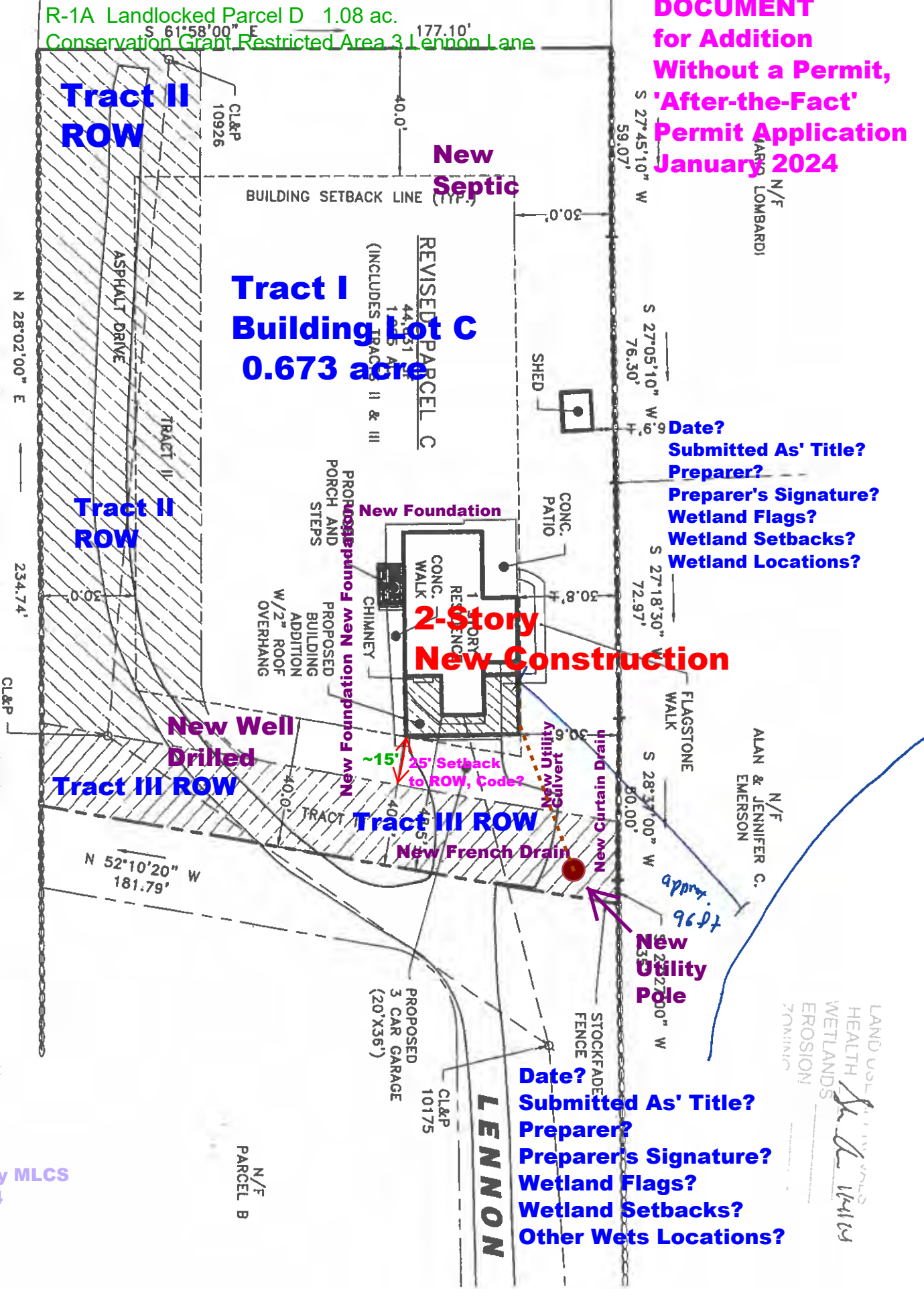
KENSETT AVENUE

Extent Next Extent Pan Parcel Information Simple

WILTON, CT GIS MAP BACKGROUND
LENNON LANE, WILTON, CT

Town of Wilton CT,, IWWA Permit Application Document,,
Tract I Building Lot C, 0.673 acre Building Lot C
at the 4-Parcel Subdivided Lennon Lane Lot, Wilton, CT

WILTON, CT IWWA
APPROVED PERMIT
DOCUMENT
for Addition
Without a Permit,
'After-the-Fact'
Permit Application
January 2024



Date?
Submitted As' Title?
Preparer?
Preparer's Signature?
Wetland Flags?
Wetland Setbacks?
Wetland Locations?

Date?
Submitted As' Title?
Preparer?
Preparer's Signature?
Wetland Flags?
Wetland Setbacks?
Other Wets Locations?

Notes by MLCS
02/22/24

LAND USE, HEALTH, WETLANDS, EROSION ZONING
J. A. L. 11/11/14

On November 9, 2020 at 10:54 AM "Compitello, Rocco G" <rocco.compitello@eversource.com> wrote:

Good morning Meg,

I am in the office today. Attached is the easement agreement. There was no map attached but it says filed as map #1010. As you can read, the agreement says 'over all private or public streets or passways' and that would cover multiple drives or private roads.

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Rocco Compitello

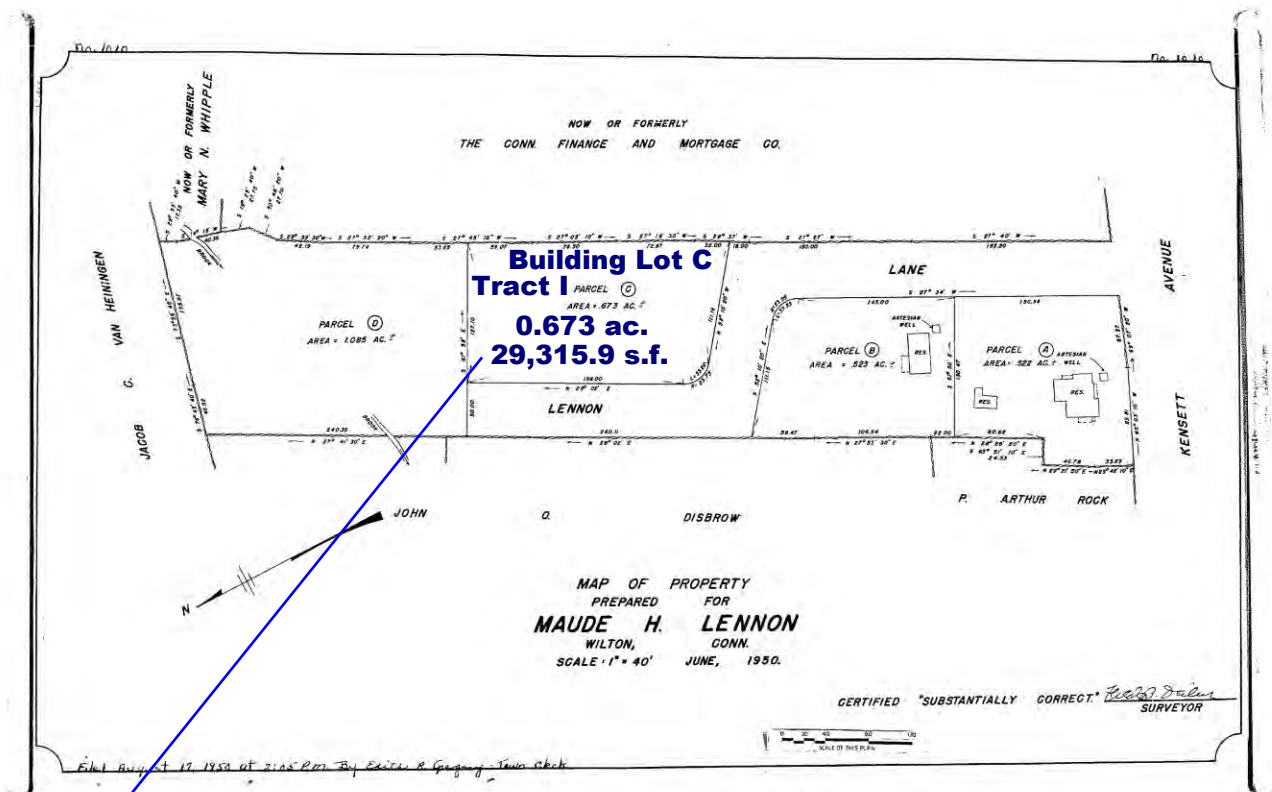
Right of Way Specialist

Eversource Energy

107 Selden Street

Berlin, CT 06037

860 665-2718



2024 Site/Landlocked Parcel C = 1.025 ac. Site (bldg lot differs)
2024 Building Lot/Tract I = 0.673 ac. & 29,315.9 s.f.

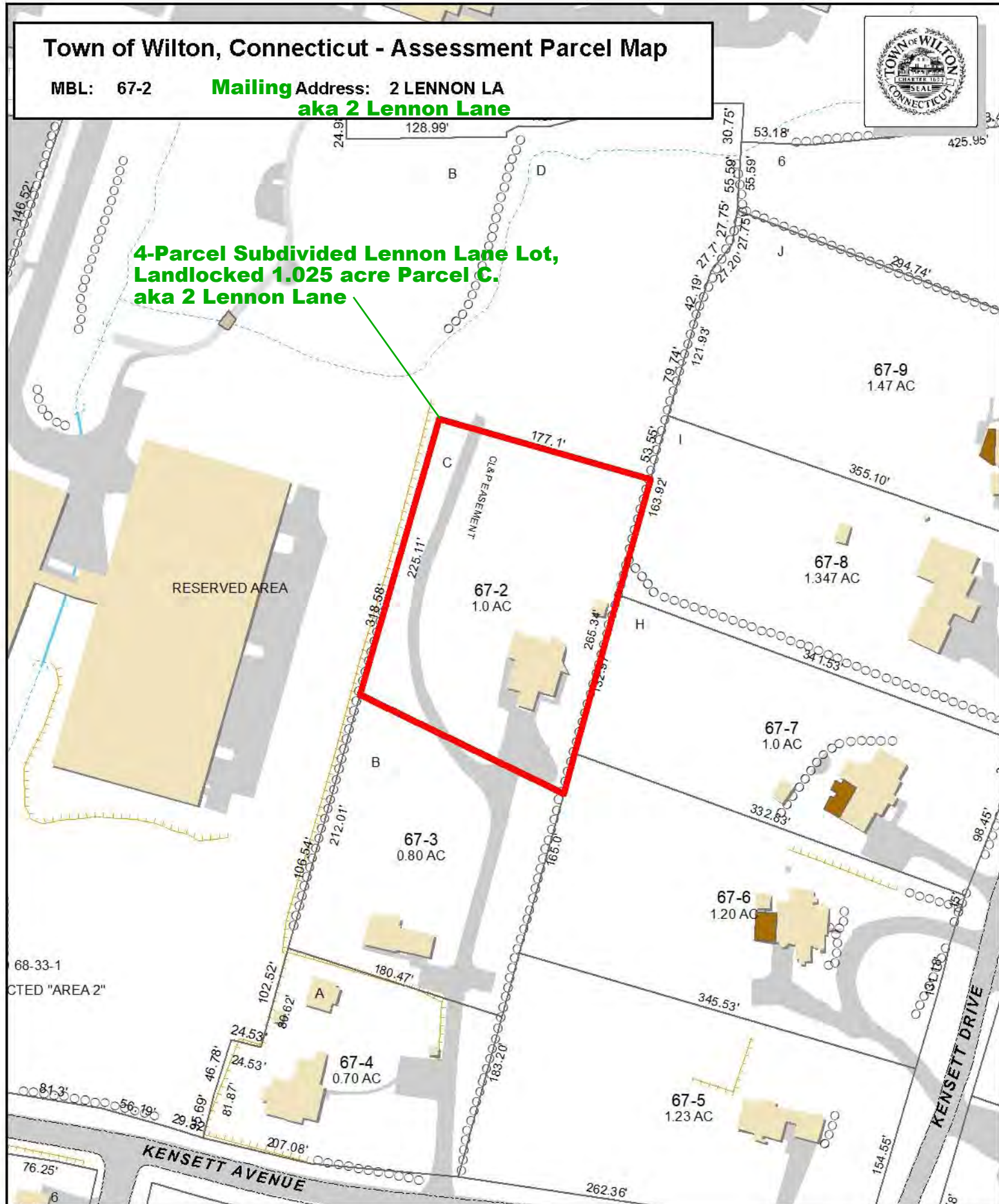
Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 67-2

Mailing Address: 2 LENNON LA
aka 2 Lennon Lane



**4-Parcel Subdivided Lennon Lane Lot,
Landlocked 1.025 acre Parcel C,
aka 2 Lennon Lane**



Approximate Scale:

1 inch = 100 feet

Disclaimer:

This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Wilton and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Grand List Date: Oct 2017

0 50 100 150 Feet



FOIL: 02/09/2024

**Disturbance Limit Location
at the 0.673 Building Lot C,
at the 4-Parcel subdivided
Lennon Lane Lot**

**My damaged by others,
private owner-maintained
taxed property**



**My damaged by others,
private owner-maintained
taxed property**

2024

My Owner-Maintained Backyard

**Repeatedly Damaged by New-
Construction at an abutting
property New-Construction, in a
Wetland Location on my private
0.813 acre property.**

FOIL: 02/09/2024

**Disturbance Limit Location at the
0.673 Building Lot C, at the 4-Parcel
subdivided Lennon Lane Lot**






2016



2022

RE: 13 Kensett Avenue/Parcel-A-Lennon-Lane Site Work

 **Larkin, Elizabeth** <elizabeth.larkin@wiltonct.org>
To: Meg SULLIVAN; Bunting, Timothy; Conklin, Mike
09/02/2021 12:39 PM
 3



Hi Meg,

I have been instructed not to get involved. Mike Conklin, the Director, will reach out to you directly.

Thank you,

Liz

From: Meg SULLIVAN <msullivan-ppwk@optimum.net>
Sent: Thursday, September 2, 2021 1:35 PM
To: Bunting, Timothy <Timothy.Bunting@WILTONCT.ORG>; Conklin, Mike <Mike.Conklin@WILTONCT.ORG>; Larkin, Elizabeth <elizabeth.larkin@wiltonct.org>
Subject: RE: 13 Kensett Avenue/Parcel-A-Lennon-Lane Site Work

CAUTION: This email came from outside the Town network. Is it authentic? Don't click until you are sure.

Mr Conklin, Ms. Larkin,

I would also like to order the Wetlands Map for 13 Kensett Avenue.

I would also like to order the Wetlands Map for the Town of Wilton.

Please let me know the cost and when they will be available or if it is something i can find on my own with research at Our Town's departments.

Please reply... i will be picking up paperwork today from Town, please let me know when i can pick up the Wetlands Map for 13 Kensett Avenue and the Town of Wilton Wetlands Map.

Thank you.

LEGAL TITLE SERVICES, LLC

*A Full Service Title Company
Serving Connecticut*

Joseph C. Sanfilippo
Manager & Counsel
jsanfilippo@legaltitlect.com

Heather L. Drake
Title Operations Manager
hdrake@legaltitlect.com

Jennifer Guzman
Title Production Supervisor
arodriguez@legaltitlect.com

June 27, 2016

RE: Lennon Lane
Wilton CT

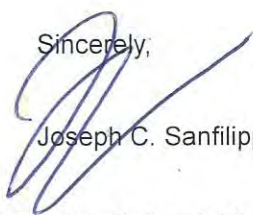
To Whom It May Concern:

Please be advised that an examination of the Wilton Land Records in connection with the above referenced reveals the following:

1. 1 Lennon Lane, which is comprised of Parcel B as shown on Map No. 1010 on file in the Wilton Town Clerk's Office, and a portion of Lennon Lane abutting the premises 50 feet to the east and 25 feet to the north, is owned by Margaret Lynn Sullivan by deed recorded 3/21/2001 in Volume 1266 at Page 136 of the Wilton Land Records.
2. 2 Lennon Lane, which is comprised of Parcel C as shown on Map No. 1010 on file in the Wilton Town Clerk's Office, and a portion of Lennon Lane abutting the premises 50 feet to the west and 25 feet to the south, is owned by Steve A. Campbell and Tonia W. Campbell by deed recorded 5/13/2013 in Volume 2323 at Page 35 of the Wilton Land Records.
3. 13 Kensett Avenue, which is comprised of Parcel A as shown on Map No. 1010 on file in the Wilton Town Clerk's Office, and a portion of Lennon Lane abutting Parcel A 50 feet to the east, is owned by Daniel Stein and Wannarawee Stein by deed recorded 5/15/2015 in Volume 2424 at Page 40 of the Wilton Land Records.

If you have any questions please call me.

Sincerely,


Joseph C. Sanfilippo

100 TUNXIS HILL ROAD • FAIRFIELD, CT • 06825
PHONE: 203-333-1511 • FAX: 203-366-6900
ORDERSEARCHES@LEGALTITLECT.COM



Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>

To: meggem@optonline.net <meggem@optonline.net>

planningzoningcomm <planningzoningcomm@WILTONCT.ORG>

taxassessor@wiltonct.org <taxassessor@wiltonct.org>

TaxCollector <taxcollector@WILTONCT.ORG>

assessor <assessor@wiltonct.org>

Rapp, Hollie <hollie.rapp@WILTONCT.ORG>

DiPietro, Diane <Diane.DiPietro@WILTONCT.ORG>

02/28/2024 09:05 AM



Simple answer is that the 50 Danbury Road complex (which includes the buildings numbered 50, 60 & 64) is a totally separate parcel from # 40 Danbury Road. The project at 64 Danbury Road will not be doing any work on the #40 Danbury Road parcel.
40 Danbury Road – Parcel 66-33-1 – owner: CIG DRWLT DE LLC
50 Danbury Road - Parcel 68-33-50 - owner: Wilton 50 Danbury Road Owner LLC

The full application for 64 Danbury Road is posted on the Town website, under P&Z and Inland Wetlands.

Michael

Michael E. Wrinn

Dir. of Planning & Land Use Mgmt.

Town of Wilton

Town Hall Annex

238 Danbury Road

Wilton, CT 06897

Michael.Wrinn@WiltonCT.org

Phone 203-563-0185

3 Lennon Demo (64 Danbury)

WRONG

3 Lennon Lane is a Parcel of 40 Danbury Rd.

Lennon Lane Lot Parcel D, 3 Lennon Lane,
is Conservation Grant Restricted Area #1
of 40 Danbury Road, Wilton, CT.
See Filed Map #1010, filed Tax Map #67-1,
in the Wilton CT Clerk's Office.

Conservation Grant Restricted Area #2
of 40 Danbury Road, Wilton, CT,
are the Kensett Avenue Parcels.
Vol. 1224 Pgs 80-89

DEMOLITION PERMIT

WILTON, CONNECTICUT

Pursuant to Sec. 29-406, General Statutes of Connecticut,

the undersigned hereby applies for a permit according to the following specifications:

**Note: verification to be supplied by the applicant

Who wrote in 64 Danbury Rd?

Fees: Commercial Bldg \$400, House \$300, Accessory Bldgs \$200, Minor/Interior \$75, Legal Notice \$15

Building Address 3 Lennon Lane 64 Danbury Rd Side of Street NO Zone NO Year Blt 1956Verification of Year Built** 1956 Size of Building 1300 SF No. of Stories 1 2-StoryNo. of Units 1 Sq.ft. to be demolished 1300 Verification of Square footage**Distance from Street Line NO Adjoining Owners Notified:** Yes NOOwner of Building DIV FIFTY LLC Address 200 Connecticut Ave. Norwalk W.L.R.Demolition Contractor Damato Const Address 400 Middle Street Bristol Tel: 860 583-3489Insured with Tracy Driscoll Address 126 Main St Bristol CTDate to Commence: NO Date to Complete: NO Public Utilities Severed: Yes X No NODescription of work to be done: Demolish Bldg for future landscape

NOTICE

As per Section 29-406 of the Connecticut General Statutes applicants filing for a demolition permit shall submit a certificate of insurance specifying demolition purposes and providing liability coverage for bodily injury of at least \$100,000 per person with an aggregate of at least \$300,000, and for property damage of at least \$50,000 per accident with an aggregate of at least \$100,000; each such certificate shall provide that the town or city and its agents shall be saved harmless from any claim or claims arising out of the negligence of the applicant or his agents or employees in the course of the demolition operations.

ASBESTOS PRESENT: Yes X No NO ABATEMENT PROCEDURE: NOASBESTOS REMOVAL AND DISPOSAL: ATTACH CERTIFICATIONASBESTOS REMOVAL CONTRACTOR & LICENSE # White Insulation #000179SEPTIC/WELL DISCONNECTED: Y or N NO METHOD OF DISCONNECT: Well to be abandoned by CT state
HEALTH DEPT. REVIEW DATE: 9/18/07 APPROVED BY: [Signature] Septic to be crushed or filledSEWER DISCONNECTED: Y or N NO PUBLIC WORKS APPROVAL: NOLEGAL NOTICE DATE: 9/20/07 NEWSPAPER: Wilton Bulletin EXPIRATION DATE 10/5/0790 DAY DELAY: Y or N NO EXPIRATION OF DELAY: NO

If owner acts as a Demolition Contractor (Senate Bill No. 894) The demolition of a single family residence or out building by an owner of such structure if it does not exceed a height of 30', owner shall be present on site while such demolition work is in progress, shall be held personally liable for any injury to individuals or damage to public or private property caused by such demolition. (Owner certify below): The below signed hereby attest that they will comply with the provisions set forth in the State Demolition and Building Code and Conn. General Statutes.

OWNER: DIV FIFTY LLC BY: DDP DATE 9/18/07 Tel: NOAGENT: NO DATE NO Tel: NOCONTRACTOR: Jeffrey Lee For John Morarty + Assoc. DATE 6-5-07 Tel: 860-675-9809

NOTIFICATION OF ADJACENT PROPERTY OWNERS PER C.G.S. 29-407 (names may be obtained from Assessor's office and sent certified mail) LETTERS MUST BE COPIED TO THE BUILDING DEPARTMENT.**

LETTERS OF DISCONNECT RECEIVED: CL&P NO, SNET NO, GABLE NO, GAS NO, WATER NOBUILDING DEPARTMENT APPROVAL: [Signature] 10/5/07
Authorized designee/Building Official Date

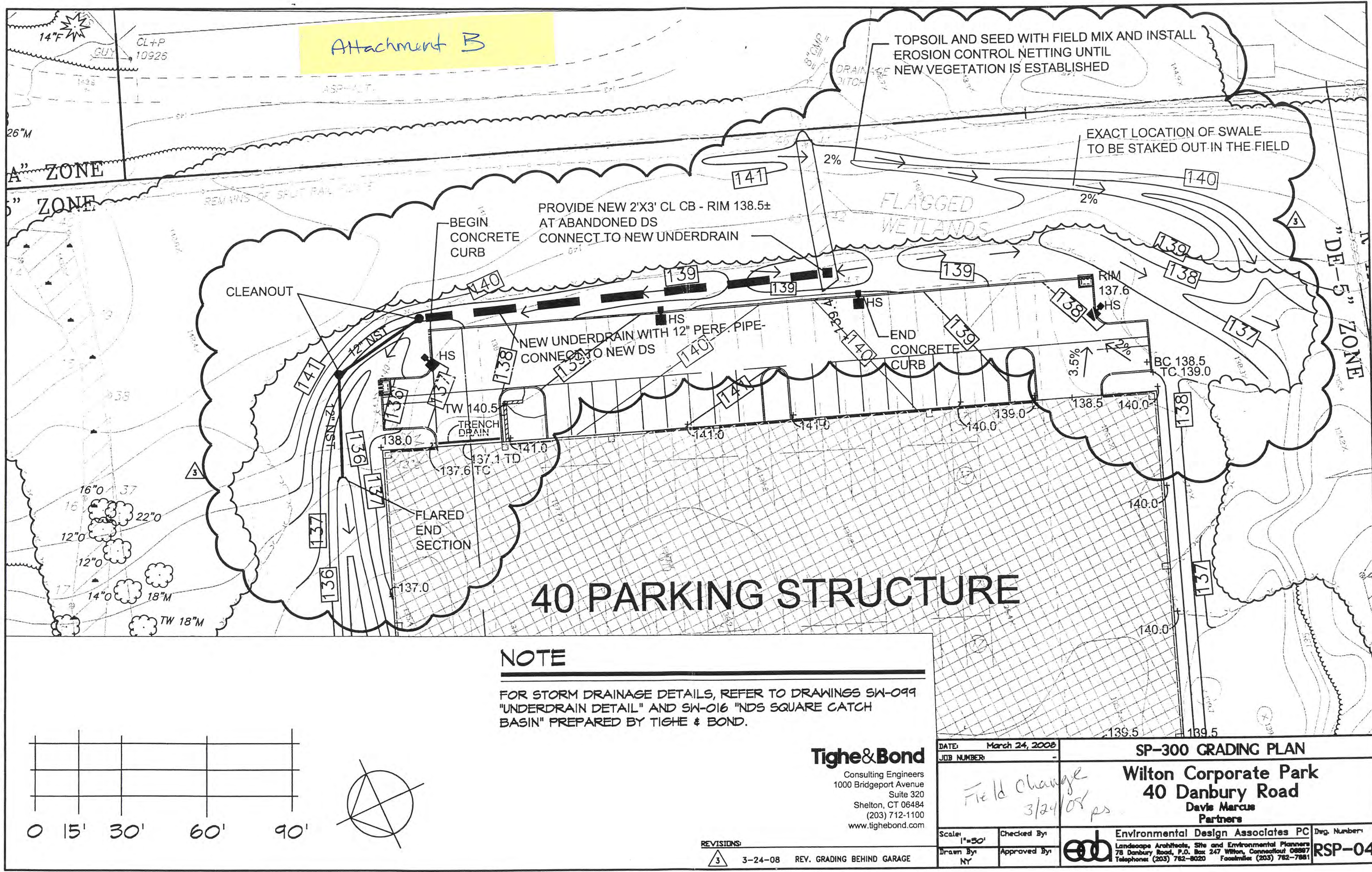
Map ID: 68/133/64/
Other ID: 5346,5343,5342,5326

TAX MAP #67-1 COINCIDES WITH 3 LENNON LANE,
SEE END OF PDF FOR CORRECT PROPERTY CARD

Blag #: 1 Card 1 of 1 Print Date: 06/07/2007 12:03

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				6161 WILTON, CT							
WILTON 64 LLC C/O THE DAVIS COMPANIES ONE APPLETON ST BOSTON, MA 02116		1 Level	2 Public Water	1 Paved		Description	Code	Appraised Value	Assessed Value								
Additional Owners:		SUPPLEMENTAL DATA				COM LAND	2-1	4,038,500	2,826,950	VISION							
		Account #	074373	Legal Notes	V1355P302 EAS												
		Taxable/Exem	1	Legal Notes													
		Fire Distric	1	Legal Notes													
		Cencus Tract	454	Legal Notes													
Legal Notes																	
GIS ID:						Total		4,038,500	2,826,950								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	n/u	wt	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
WILTON 64 LLC		1415/0327	08/23/2002	U	1	0	00	Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value				
DIV FIFTY LLC C/O THE DAVIS COMP		1224/0080	05/26/2000	Q	1	26,500,000	00	2006 2-1	2,826,950	1005 2-1	2,826,950	1004 2-1	2,755,900				
PERKIN ELMER CORP,TAX DEPT		0086/0478	08/01/1960	Q	1	0	00										
								Total:	2,826,950	Total:	2,826,950	Total:	2,755,900				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.										
Total:																	
NOTES								APPROAISED VALUE SUMMARY									
#8 HOLLYHOCK-BLDG#4,71'RE MOD,ECO-CI FUNC-NO HEAT/ ELECT #3 LENNON LA-BLDG#5 -1A,ECO-CI,SHRD DR OB#5=30X60 PADD LE-CT								Appraised Bldg. Value (Card) 4,017,700 Appraised XF (B) Value (Bldg) 20,800 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Card Value 4,038,500 Total Appraised Parcel Value 4,038,500 Valuation Method: Cost/Market Valuation Net Total Appraised Parcel Value 4,038,500									
ELEV=3-STP,2000#,125FPM PASS,ELEC-EST																	
wrong. 3LL is different owner, separate parcel All Bulidings at 3LL demo'd in 2007 3LL is Tax Map 67-1																	
BUILDING PERMIT RECORD								VISIT/CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp	Comments	Date	ID	Cd.	Purpose/Result					
019434	1/22/2007		SIGNAL-CTC COMPANY	22,000			2/15/2007	CO#08862	3/3/2003	BK	43	Hearing Change					
019191	4/28/2006		MTM TECHNOLOGIES	53,612			6/6/2006	CO#08630	10/1/2001	DL	05	Under Construction					
019068	12/22/2005		LAMORTE-SIGNAL	64,000													
019054	12/8/2005		MILTENBURG & SAMTON	84,000			1/18/2006	CO#08463									
018930	8/29/2005		LAMORTE & BURNS	25,000			11/4/2005	CO#08392									
018931	8/29/2005		ONWARD HEALTH	440,000													
018900	8/8/2005		INT ALT TO WALLS	12,000													
LAND LINE VALUATION SECTION																	
B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value	
1	2-7	Off. Condo	DE-5				0.00 SF	0.00	1.00	5	1.00		1.00			0	
Total Card Land Units							0.00 AC	Parcel Total Land Area:	0.00 AC				Total Land Value				0

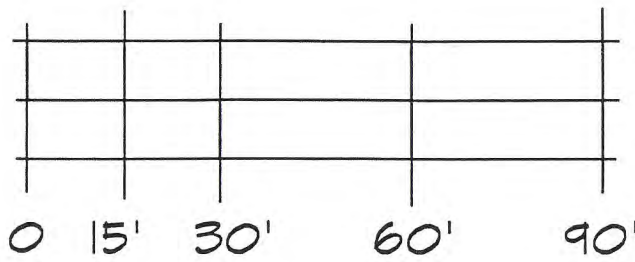
I:\nyuschak\3-2006rk\Davis-Marcus\SITE PLANS\DWG 2008-3-24.dwg, 3/24/2008 11:04:34 AM, KIP



Attachment B

NOTE

FOR STORM DRAINAGE DETAILS, REFER TO DRAWINGS SW-099 "UNDERDRAIN DETAIL" AND SW-016 "NDS SQUARE CATCH BASIN" PREPARED BY TIGHE & BOND.



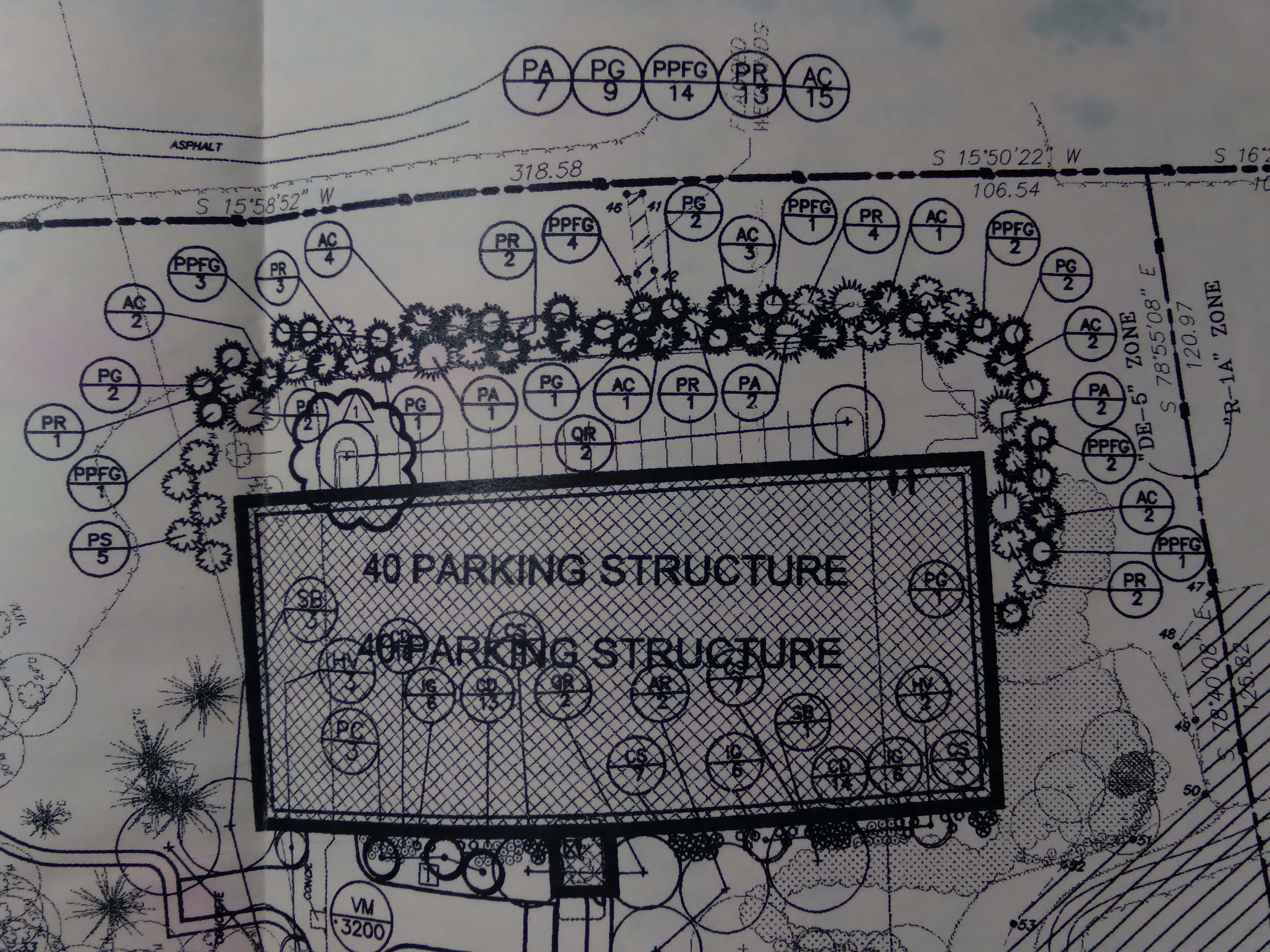
Tighe & Bond

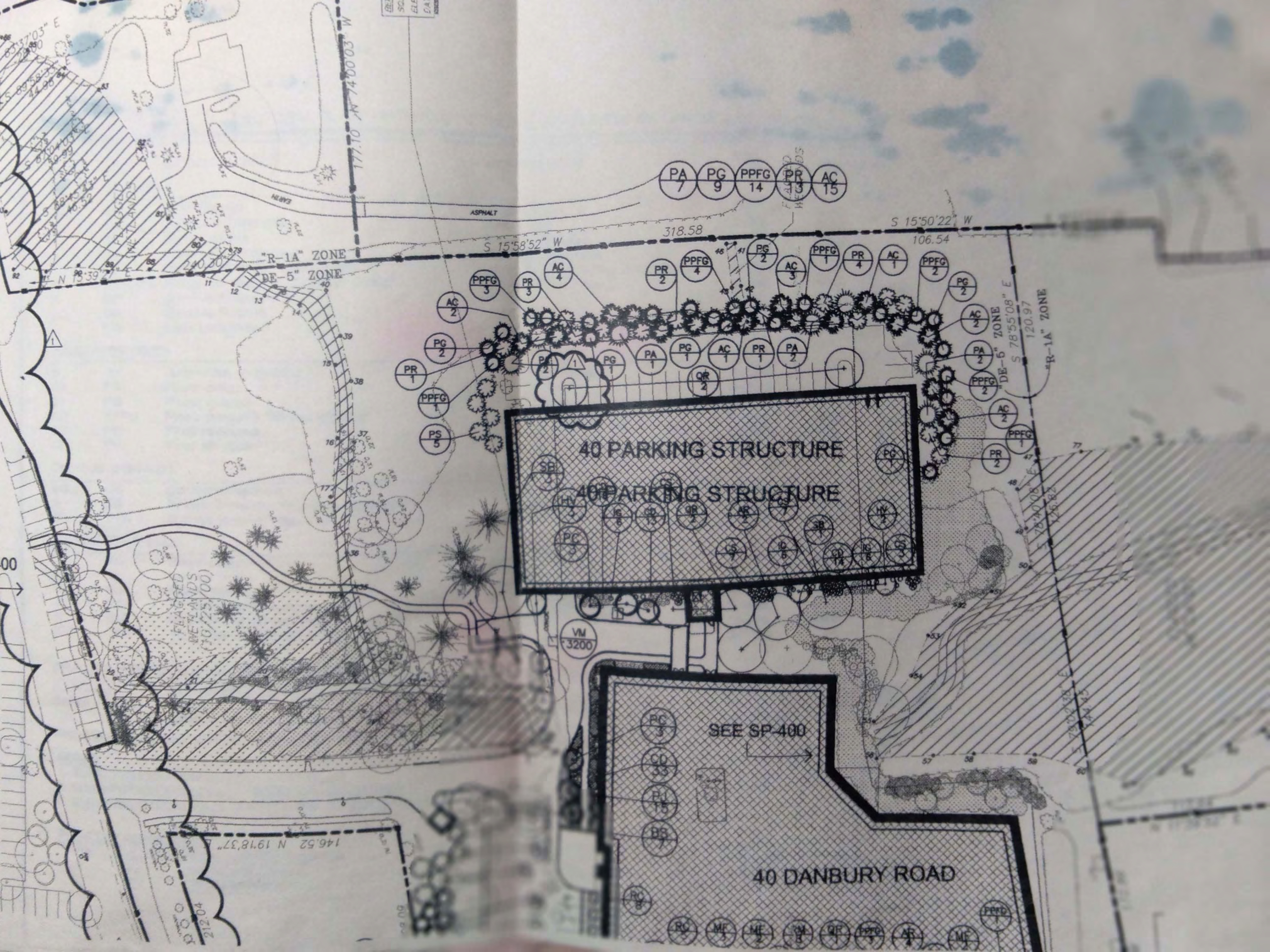
Consulting Engineers
1000 Bridgeport Avenue
Suite 320
Shelton, CT 06484
(203) 712-1100
www.tighebond.com

REVISIONS		
3	3-24-08	REV. GRADING BEHIND GARAGE

DATE: March 24, 2008	SP-300 GRADING PLAN		
JOB NUMBER:	Wilton Corporate Park 40 Danbury Road Davis Marcus Partners		
Scale: 1"=30'	Checked By:	Environmental Design Associates PC	Dwg. Number:
Drawn By: NY	Approved By:	Landscape Architects, Site and Environmental Planners 78 Danbury Road, P.O. Box 247 Wilton, Connecticut 06897 Telephone: (203) 782-8020 Facsimile: (203) 782-7881	RSP-04







PA 7 PG 9 PPFG 14 PR 13 AC 15

S 15°58'52" W

S 15°50'22" W

"R-1A" ZONE

DE-5" ZONE

PPFG 3

PR 3

AC 4

PR 2

PPFG 4

PG 2

AC 3

PPFG 1

PR 4

AC 1

PPFG 2

PG 2

PG 2

PR 1

PPFG 1

PS 5

PA 2

PG 1

AC 1

PR 1

PA 2

AC 2

PA 2

PPFG 2

AC 2

PR 2

PPFG 1

40 PARKING STRUCTURE

40 PARKING STRUCTURE

SEE SP-400

40 DANBURY ROAD

VM 3200

146.52 N 19°18'37"

212.04

CENSUS TRACT 454

* STREET 3 LENNON LANE

58-416

67
AERIAL MAP

1
CARD NO.

1
ROUTING NO.

R
CLASS

1010
DEVELOPER MAP

D
LOT NO'S

1acR
ZONE

1 OF 1
CARD NO.

* OWNER FASANO Olga L

TRANSFER OF OWNERSHIP

PERKIN ELMER CORPORATION

DATE 12/17/86 VOL/PAGE 575-295 DEED W STAMPS 275.00

MTG

* 515
MEMORANDUM
has 1 ac
balance.
21040
1010
200.50
INSPECTION WITNESSED BY

CLASS CODE

1 RESIDENTIAL
1 DWLG LOT
2 EXCESS AC.
3 DWLG.
4 OUTBLDGS.
5 CONDO

2 COMMERCIAL
1 LAND
2 BLDG.
3 APTS.
4 CONDO
5 OUTBLDGS.

3 INDUSTRIAL
1 LAND
2 BLDGS.
3 IMPROVE
4 OUTBLDGS.

4 PUBLIC UTILIT
1 LAND
2 BLDG.
3 OUTBLDGS.

5 VACANT LAND
1 RESIDENTIAL
2 COMM.
3 INDUST.
4 WETLANDS
5 OUTBLDGS.

6 LAND USE
1 FARM
2 FOREST
3 OPEN SPACE
4 OUTBLDGS.

7 EXEMPT
1 LOT
2 ACREAGE
3 BLDGS.
4 OUTBLDGS.

ASSESSED VALUE

	NO.	CODE	1984	NO.	CODE	1987	NO.	CODE	1988	NO.	CODE	1989	NO.	CODE	1990	NO.	CODE	1991
PERMIT NO.																		
DATE/COST																		
DESCRIPTION OF CHANGE																		
REVALUATION																		
LOT/LAND	1	11	45500	1	11	45850												
ACREAGE	1	12	350															
DWLG/BLDG	1	13	43540	1	13	43540												
OUTBLDG	1	14	560	1	14	560												
TOTAL			89950			89950												

SITE CHARACTERISTICS				1	2	3	4	5	6	7	8	9	10	11
				TYPE	ACTUAL FRONTAGE	EFF. FRONT	EFFECTIVE DEPTH	UNIT RATE	DEPTH FACTOR	ADJUSTED RATE	BASE VALUE	OTHER ADJUSTMENTS CODE	FACTOR	ESTIMATED TRUE VALUE
1 TOPOGRAPHY	1	2	3											
BELOW STREET	1	NONE	1											
STREET LEVEL	2	ELECTRICITY	2											
ABOVE STREET	3	WATER	3											
		SEWER	4											
STEEP	1	GAS	5											
ROLLING	2	ALL	6											
FLAT	3	WELL	7											
LOW & SWAMPY	Y	SEPTIC	8											
2 STREET OR ROAD	1	CORNER LOT	Y											
NONE	2	CUL-DE-SAC	Y											
PROPOSED	3	LAND LOCKED	X											
UNPAVED	4	WOODED LOT	Y											
ALLEY	Y	WATERFRONT	Y											
SIDEWALK	Y	VIEW	Y											
NEIGHBORHOOD														
00 TYPE	10 TREND	11 OSRBLTY												
IN CITY	1	BLIGHTED	1	POOR	1									
URBAN	2	DECLING	2	FAIR	2									
SUBURB	3	TRANSTN	3	AVERAGE	3									
RL TOWN	4	STATIC	4	GOOD	4									
RURAL	5	IMPROVING	5	VERY GOOD	5									
TOTAL ACREAGE				1.09										
ESTIMATED TRUE VALUE														
LAND				65000										
IMPROV.				12000										
TOTAL				12000										
ASSESSED LAND VALUE														

EATION CODE

IMPROVEMENT DATA AND COMPUTATIONS

GENERAL DATA				DWELLING DATA & COMPUTATIONS				COMMERCIAL / INDUSTRIAL BUILDING DATA & COMPUTA.															
PROPERTY TYPE				01 NUMBER OF LIVING UNITS: DESIGNED / CONVERSION				FRAMING #1 #2 01 I.D. #1 #2															
1 VACANT LOT				02 DESIGN: RANCH <input checked="" type="checkbox"/> COLONIAL <input type="checkbox"/> CAPE <input type="checkbox"/>				2 FLOOR LEVEL PRICING KEY Pricing Key															
2 DWELLING				03 BI-LEVEL <input type="checkbox"/> TRI-LEVEL <input type="checkbox"/>				3 REIN. CON. 02															
3 COMMERCIAL				CODING FOR ATTIC FINISH & BASEMENT / CRAWL AREAS				4 P.P. STEEL 03															
4 INDUSTRIAL				0 - None 1 - 1/4 2 - 1/2 3 - 3/4 4 - Full				5 FIN. TYPE 04															
5 OTHER								6 FIN. OPEN 05															
WALLS #1 #2				BASE AREA STORY HEIGHT WALLS FIN. LIVING AREA REPL. COST				7 UNFINISHED 06															
WOOD/ALUM.				04 1170 1.0 [] 1 1170 551				8 EFF PERIMETER 07 S.F. AREA															
STUCCO				05				9 PERIM/AR RATIO 08 L/F															
TILE				06				10 NUMBER UNITS 09															
CONC. BLK.				07				11 AVG. UNIT SIZE 10															
METAL				08				12 PARTIAL BSMT. % 11															
CONCRETE				09				13 FLOOR LEVEL HGT. RATE HGT. RA 12															
BRICK				10				14 STORAGE 13															
STONE				11				15 BASEMENT 14															
FR. W/MAS.				12				16 FIRST 15															
				13				17 SECOND 16															
ROOFING				14				18 PKG. GRG. 17															
ISPH. SHGL.				15				19 DOCK FLOOR 18															
LATE/TILE				16				20 BASE PRICE 19															
METAL				17				21 BPA FACTOR 20															
COMPOSITION				18				22 SUB-TOTAL 21															
				19				23 UNIT FINISH 22															
INSULATION				20				24 INTERIOR FIN. 23															
HEATING				21				25 DIVISION WALLS 24															
NO HEATING				22				26 LIGHTING 25															
W. WARM AIR				23				27 HTG. & A.C. 26															
W. OR STEAM				24				28 SPRINKLER 27															
NIT HEATING				25				29 TOT. S.F. PRICE 28															
				26				30 S.F. PRICE x AR. 29															
ENTRAL AIR				27				31 PLUMBING 30															
INIT AIR				28				32 SPL. FEATURES 31															
PLUMBING				29				33 EXT. FEATURES 32															
D PLUMBING				30				34 TOTAL BASE 33															
WATER ONLY				31				35 G & D FACTOR 34															
IC/LAV.				32				36 REPL. COST 35															
TOTAL FIX.				33																			
SINKLER				34																			
DOORS				35																			
ARTH.				36																			
LAB				37																			
UR & JOISTS				38																			
D. WD. OR FIR				39																			
ARQUEE				40																			
ILE				41																			
ARPET				42																			
VFINISHED				43																			
IT. FINISH				44																			
AST. or D.W.				45																			
INELING				46																			
BERBOARD				47																			
VFINISHED				48																			
OOMS				49																			
OTAL				50																			
ROOMS				51																			
MILY ROOMS				52																			
CHEN				53																			
RATHS				54																			
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VOL 1224 PG 084

PARCEL 7 -

ALL THAT CERTAIN tract or parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, in quantity 1.085 acres, more or less and bounded and shown as Parcel D on a certain map entitled, "Map of Property prepared for Maude H. Lennon, Wilton, Conn. Scale 1"=40', June 1950 - certified Substantially Correct" by Fred B. Dellus, Surveyor, filed in the Office of the Town Clerk of Wilton as Map No. 1010.

Together with a right of way for all lawful purposes upon, over and across road known as Lennon Lane as shown on said map.

PARCEL 8 -

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and designated as "1.932 +/- AC." On "Map of property prepared for The Perkin-Elmer Corp. Wilton, Conn. Certified Substantially correct, Roland H. Gardner, Connecticut Registration No. 5379, which map is on file in the Office of the Town Clerk of said Wilton as Map No. 3353.

PARCEL 9 -

ALL THAT CERTAIN tract or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, containing 5.364 Acres, more or less, being shown and designated on a certain map entitled "Map of Property Prepared for Albert E. Dexter, Wilton, Conn. Scale 1"=50' February 16, 1978" certified "Substantially Correct" by Roland H. Gardner, Land Surveyor, which map is on file in the Office of Town Clerk of the Town of Wilton as Map No. 3574.

In Connection to Parcel 7 / Lennon Lane Lot Parcel D / 3 Lennon Lane Wilton, CT 06897

Lennon Lane Private ROW is no longer a road.
 Lennon Lane Private ROW has not been a road since the 50s/60s.
 Lennon Lane Lot has four residential properties.
 Lennon Lane Lot Parcels D, C, B, & A.
 Lennon Lane Private ROW is private property and has a traveled way of ingress & egress to Lennon Lane Lot Parcel D aka 3 Lennon Lane.

VOL 1224 PG 087

AS TO 3 LENNON LANE – PARCEL 7:

1. A right of way for all lawful purposes upon, over and across road known as Lennon Lane as shown on Map No. 1010.
2. Restriction as set forth in the Warranty Deed from Maude H. Lennon to Olga F. Fasano dated July 17, 1950 and recorded in volume 58 at Page 415 of the Wilton Land Records.
3. Rights of others in and to "brook" on Map No. 1010.
4. Easement to The Connecticut Light and Power Company dated July 6, 1954 and recorded in Volume 66 at Page 305 of the Wilton Land Records.

AS TO 60 DANBURY ROAD – PARCEL 8:

1. Notes and Conditions as shown on Map No. 3353.
2. Easement to the State of Connecticut dated August 12, 1990 and recorded in Volume 729 at Page 139 of the Wilton Land Records and as shown on Filed Map No. 4669 of the Wilton Land Records.

VOL 1224 PG 088

AS TO 64 DANBURY ROAD - PARCEL 9:

1. Grant to The Connecticut Light and Power Company dated June 20, 1955 and recorded August 2, 1955 in Volume 67 at Page 470 of the Wilton Land Records.
2. Grant to The Connecticut Light and Power Company dated September 13, 1961 and recorded October 11, 1961 in Volume 91 at Page 511 of the Wilton Land Records.
3. Drainage easement to Town of Wilton dated October 23, 1961 and recorded June 29, 1962 in Volume 94 at Page 550 of the Wilton Land Records.
4. Zoning Variance recorded June 13, 1979 in Volume 302 at Page 277 of the Wilton Land Records.
5. Zoning Variance dated and recorded April 11, 1979 in Volume 322 at Page 285 of the Wilton Land Records.
6. Zoning Variance dated December 12, 1979 and recorded December 14, 1979 in Volume 339 at Page 182 of the Wilton Land Records.
7. Notice of Lease to Lamorte Burns & Co., Inc., dated April 20, 1995 and recorded in volume 941 at Page 353 of the Wilton Land Records.
8. Rights of others in and to the brook crossing the premises.
9. Poles and service wires shown on Map No. 3574.

AS TO 50, 60 AND 64 DANBURY ROAD:

1. Easements to the State of Connecticut dated April 8, 1986 and recorded April 17, 1986 in the Norwalk Land Records in Volume 1834, Page 168 and as shown on Filed Maps 10033 and 10034 of the Norwalk Land Records.

AS TO PARCELS 1, 2, 4, 8 AND 9:

1. Easement to the State of Connecticut dated and recorded June 14, 1985 in Volume 495 at Page 166 of the Wilton Land Records and as shown on filed Map No. 4231 of the Wilton Land Records.

MANUSCRIPT VOL 58

415

being the Northwestern corner of the tract hereby conveyed and running thence along land now or formerly of Jacob C. Van Heiningen and along the medial line of a stone wall the following courses and distances: S. 76° 43' 40" E. 46.52 feet and thence S. 75° 56' 40" E. 135.97 feet to land now or formerly of Mary N. Whipple; and running thence along land now or formerly of Mary N. Whipple the following courses and distances: S. 29° 35' 40" W. 17.35 feet and thence S. 14° 18' W. 40.36 feet, the said last two courses and distances being along the medial line of a stone wall and across a brook, to land now or formerly of The Connecticut Finance And Mortgage Co.; and running thence along land now or formerly of The Connecticut Finance And Mortgage Co. and along the medial line of a stone wall the following courses and distances: S. 19° 25' 40" W. 27.75 feet, thence S. 50° 46' 20" W. 27.70 feet, thence S. 29° 59' 30" W. 42.19 feet, thence S. 27° 52' 20" W. 79.74 feet, and thence S. 27° 45' 10" W. 53.55 feet to the Northeasterly corner of Parcel C as shown upon the map hereinafter mentioned; now owned by the Releasee herein; and running thence along the Northerly boundary line of Parcel C as shown upon said map N. 61° 58' W. 127.10 feet; and running thence along the Northerly line of a 50 Foot Private Road or Right of Way known as Lennon Lane N. 61° 58' W. 50.00 feet to a stone wall marking the boundary line of land of John O. Disbrow; and running thence along land now of John O. Disbrow and along the medial line of a stone wall N. 27° 41' 30" E. 240.30 feet to land now or formerly of Jacob C. Van Heiningen and the point or place of beginning.

Said tract above described being released together with a Right of Way or Easement to the Releasee herein, her heirs and assigns, upon, over and across the 50 Foot Private Road or Right of Way known as Lennon Lane extending from the Southwest-erly corner of the tract above described Southerly and Southeasterly to the Northerly side of the highway Kensett Avenue, so called, for all purposes of ingress and egress to and from said tract above described to said Public Highway together with the right to maintain public utilities therein, the right to the use thereof to be in common with the Releasor and with the Releasee herein and with others to whom similar rights have been heretofore or may be hereinafter granted.

Said tract above described and said Private Road or Right of Way known as Lennon Lane being more particularly shown and delineated upon a certain map entitled: "Map Of Property Prepared For Maude H. Lennon Wilton, Conn. Scale: 1" = 40' June, 1950. Certified "Substantially Correct" Fred B. Deilus Surveyor", which map is to be filed in the Office of the Town Clerk of the Town of Wilton, reference thereto being hereby made for a further and more particular description of the tract above described, said tract being designated as Parcel D on said map.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, her heirs and assigns forever, so that neither it the Releasor nor its Successors nor any other person under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it is and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the said Bank has caused its name to be hereunto sub-scribed, and its seal affixed by its said Cashier, this 15th day of August A. D. 1950.

Signed, Sealed and Delivered
in presence of

U. A. Sundquist
Frederick A. Ellis, Jr.

THE NATIONAL BANK OF NORWALK (L. S.)
Chas. W. Gager
Cashier. (Corp. Seal)

STATE OF CONNECTICUT,)
COUNTY OF FAIRFIELD,) ss. Norwalk, August 15th A. D. 1950.

Personally Appeared THE NATIONAL BANK OF NORWALK, signer and sealer of the foregoing instrument, by CHARLES W. GAGER, its Cashier, who acknowledged the same to be its free act and deed, before me.

(Notary Seal)

Frederick A. Ellis, Jr. - Notary Public

Received for Record August 17, 1950 at 2:03 P. M.

Recorded by *Edith A. Gregory* Town Clerk
XX

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That I, MAUDE H. LENNON, of the Town of Wilton, County of Fairfield and State of Connecticut, for the consideration of love and affection for my daughter and other good and valuable considerations (cash consideration less than \$100.) received to my full satisfaction of my daughter, OLGA L. FASANO of the Town of Wilton, County and State aforesaid, do give, grant, bargain, sell and confirm unto the said OLGA L. FASANO

All that certain lot, piece or parcel of land, situated in the Town of Wilton, County of Fairfield and State of Connecticut, in quantity One and Eighty-Five Thou-sandths (1.085) acres, more or less, bounded and described as follows:

Beginning at a point at the junction of two stone walls, said point being the Southerly boundary line of land now or formerly of Jacob C. Van Heiningen and being the Northwestern corner of the tract hereby conveyed and running thence along land now or formerly of Jacob C. Van Heiningen and along the medial line of a stone wall the following courses and distances: S. 76° 43' 40" E. 46.52 feet and thence S.

MANUSCRIPT VOL 58

75° 56' 40" E. 135.97 feet to land now or formerly of Mary N. Whipple; and running thence along land now or formerly of Mary N. Whipple the following courses and distances: S. 29° 35' 40" W. 17.35 feet and thence S. 14° 18' W. 40.36 feet, the said last two courses and distances being along the medial line of a stone wall and across a brook, to land now or formerly of The Connecticut Finance And Mortgage Co.; and running thence along land now or formerly of The Connecticut Finance And Mortgage Co. and along the medial line of a stone wall the following courses and distances: S. 19° 25' 40" W. 27.75 feet, thence S. 50° 46' 20" W. 27.70 feet, thence S. 29° 59' 30" W. 42.19 feet, thence S. 27° 52' 20" W. 79.74 feet, and thence S. 27° 45' 10" W. 53.55 feet to the Northeasterly corner of Parcel C as shown upon the map hereinafter mentioned; and running thence along the Northerly boundary line of Parcel C as shown upon said map N. 61° 58' W. 127.10 feet; and running thence along the Northerly line of a 50 foot Private Road or Right of Way known as Lennon Lane N. 61° 58' W. 50.00 feet to a stone wall marking the boundary line of land of John O. Disbrow; and running thence along land now of John O. Disbrow and along the medial line of a stone wall N. 27° 41' 30" E. 240.30 feet to land now or formerly of Jacob C. Van Heiningen and the point or place of beginning.

Said tract above described being conveyed together with a Right of Way or Easement to the Grantee herein, her heirs and assigns, upon, over and across the 50 Foot Private Road or Right of Way known as Lennon Lane extending from the Southwest-erly corner of the tract above described Southerly and Southeasterly to the Northerly side of the highway Kensett Avenue, so called, for all purposes of ingress and egress to and from said tract above described to said Public Highway together with the right to maintain public utilities therein, the right to the use thereof to be in common with the Grantor herein and others to whom similar rights have been heretofore or may be hereafter granted.

The right to the use of said Private Road known as Lennon Lane being without obligation on the part of the Grantor herein to construct, repair or maintain the same or to be in any wise liable for the condition or safety thereof.

Said tract above described and said Private Road or Right of Way known as Lennon Lane being more particularly shown and delineated upon a certain map entitled: "Map Of Property Prepared For Maude H. Lennon Wilton, Conn. Scale: 1" = 40' June, 1950. Certified "Substantially Correct" Fred B. Deilus Surveyor", which map is to be filed in the Office of the Town Clerk of the Town of Wilton, reference thereto being hereby made for a further and more particular description of the tract above described, said tract being designated as Parcel D on said map.

Said premises being conveyed subject to the following covenant and restriction which shall be deemed to attach to and run with the land, namely that said premises shall never be sold or subdivided in plots of less than one acre each.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto her, the said grantee, her heirs, and assigns, forever, to her and their own proper use and behoof.

AND ALSO, I, the said grantor, do for myself and my heirs, executors, administrators, and assigns, covenant with the said grantee, her heirs and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except Zoning and Building Rules and Regulations of the Town of Wilton, and the covenant and restriction before mentioned.

AND FURTHERMORE, I, the said grantor, do by these presents bind myself and my heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to her, the said grantee, her heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of July in the year of our Lord nineteen hundred and fifty.

Signed, Sealed and Delivered
in presence of
Sherwood O. Chichester
Ruth A. Bassett

Maude H. Lennon (L. S.)

STATE OF CONNECTICUT,)
COUNTY OF FAIRFIELD,) ss. Town of Wilton, July 17th A. D. 1950.

Personally Appeared MAUDE H. LENNON Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

Sherwood O. Chichester, Commissioner of the Superior Court for Fairfield County.

Received for Record August 17, 1950 at 2:04 P. M.

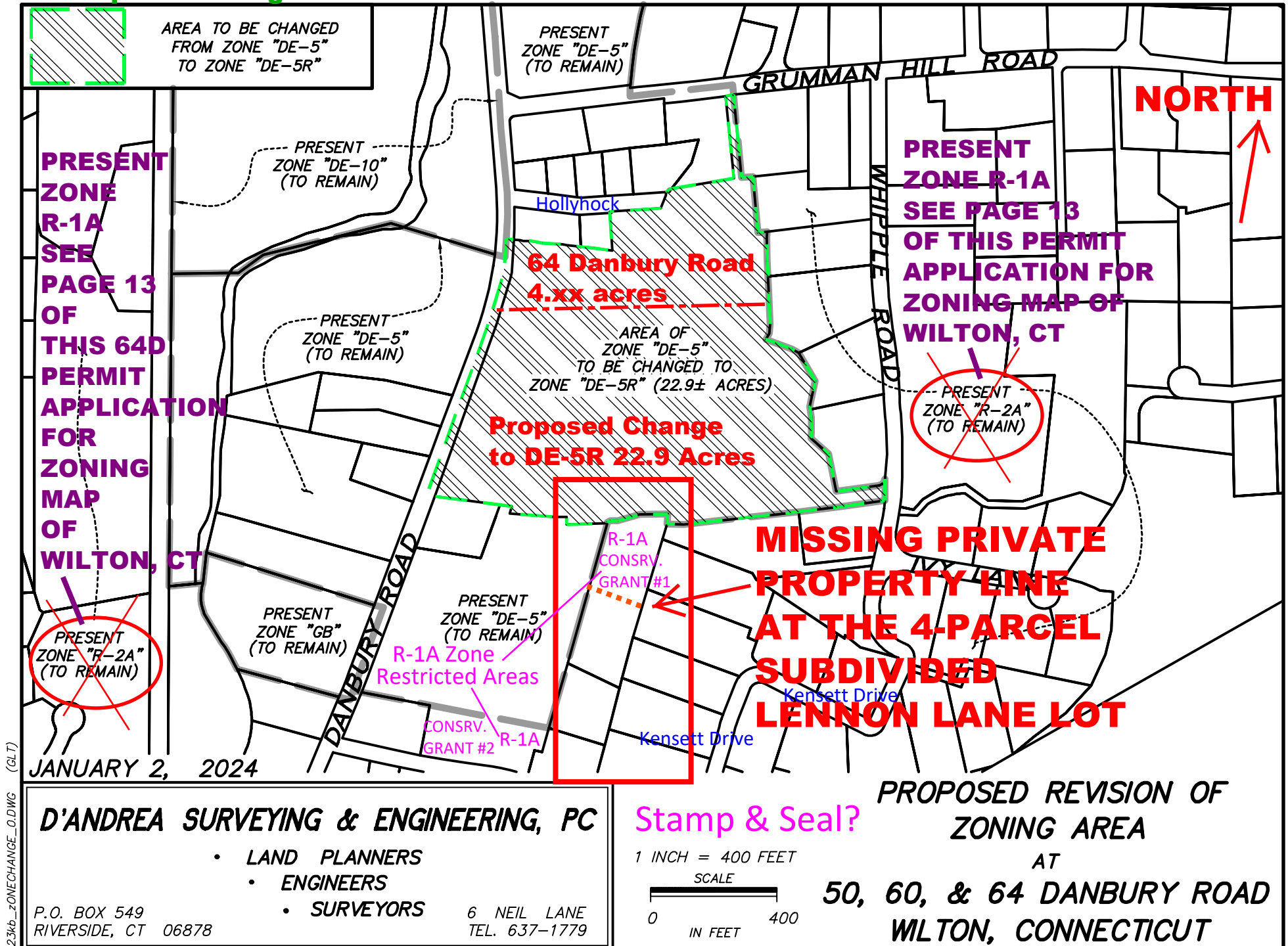
Recorded by *Edith R. Gregory* Town Clerk

**WILTON, CT IWWA
APPROVED PERMIT
DOCUMENT
for Addition
Without a Permit,
'After-the-Fact'
Permit Application
January 2024**

N/F
MARIO LOMBARDI

LAND USE PLANNING
HEALTH
WETLANDS
EROSION
ZONING

Notes by MLCS
05/15/24



PARKING GARAGE 64 60 50 DANBURY RD

FOIL 03/04/2024

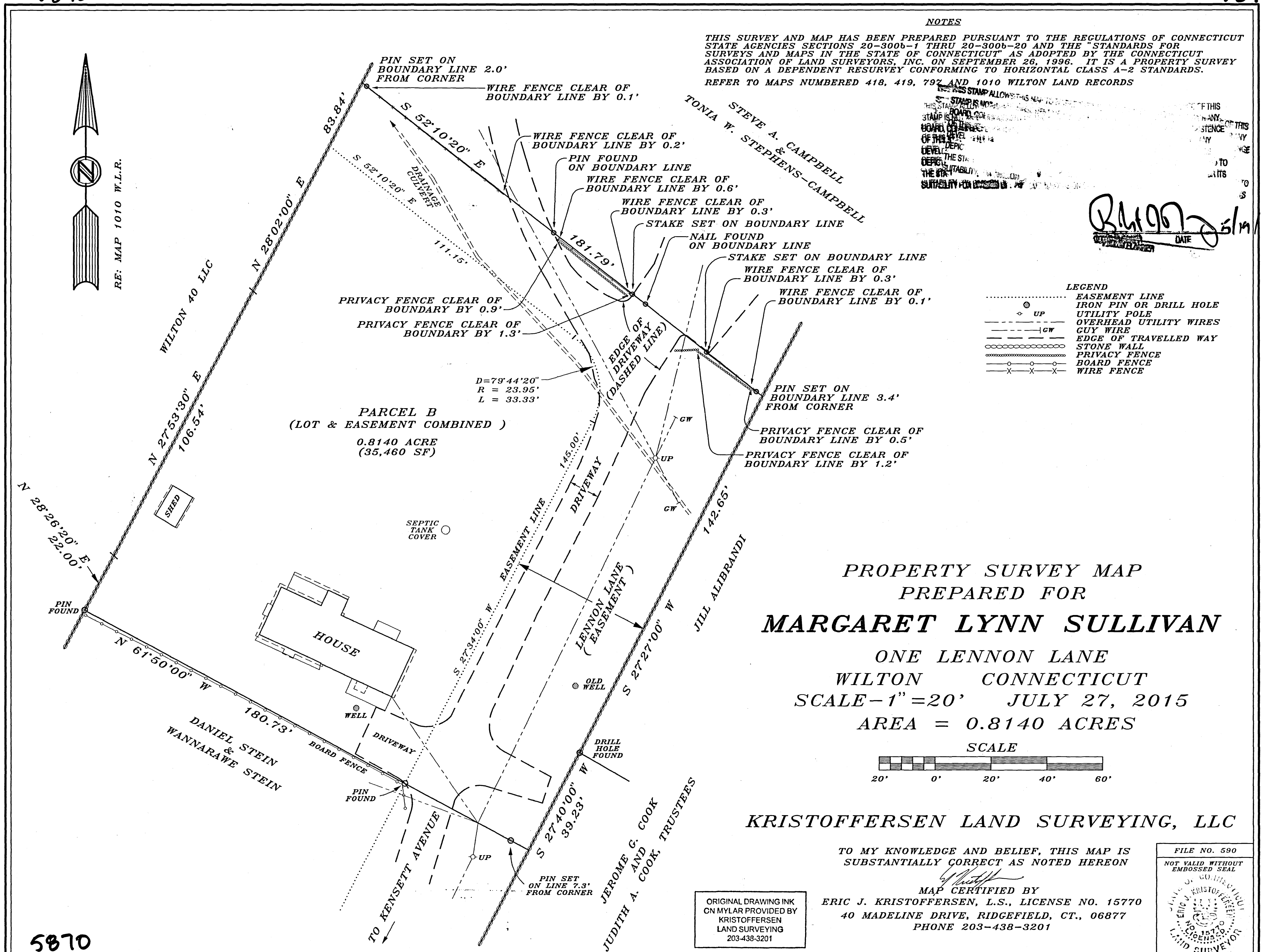
**FOIL: All Property Cards / Field Cards for
the Parking Garage at 64 60 50
Danbury Road, All Current & Historic
Property Cards, Field Cards, for the
Parking Garage at 64 60 50 Danbury Rd**

5870

5870

5870

5870



5870

Received for filing on May 19, 2016 at 2:06PM by Aeni A. Soback, Town Clerk

5870



100_1240.JPG



100_1241.JPG



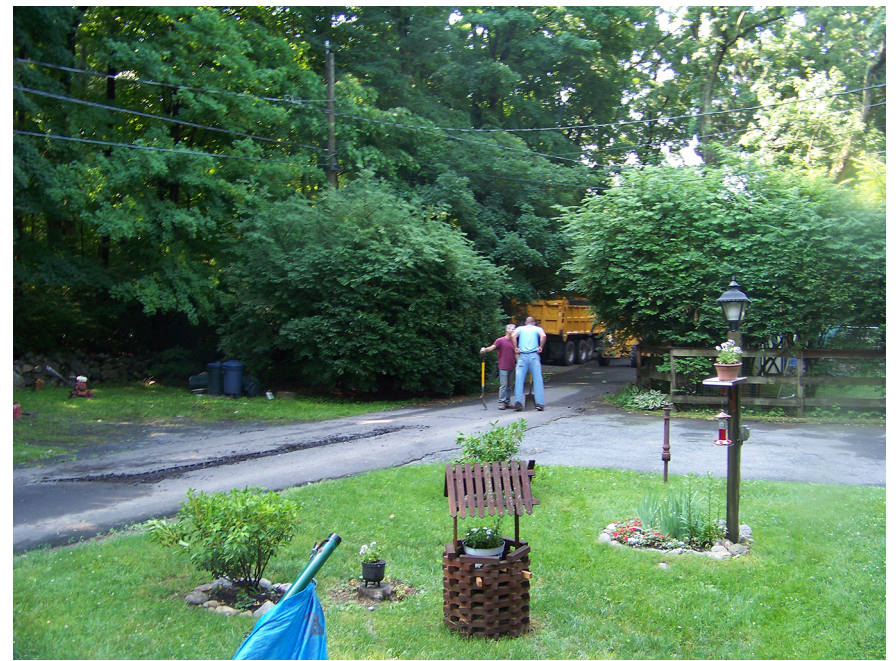
100_1246.JPG



100_1249.JPG



100_1254.JPG



100_1258.JPG



100_1266.JPG

From: mcggem@optonline.net
To: Callahan, Rich; Robertson, Lisa; colleen.obrien@wiltonct.org; Lapnow, Jeff; Azad, Sadiqua; alex.gorski@wiltonct.org; David Silvia; Cenatiempo, Anthony
Cc: Wrinm, Michael; Biopinski, Jeremi
Subject: 64 60 50 Danbury Road - Property Lines missing on Approved-by-Wilton Submittal Documents
Date: Monday, March 11, 2024 2:55:56 PM
Attachments: [022224_64 Danbury Rd_Application Remarks_MLCS.pdf](#)

CAREFUL - From outside - CHECK before you CLICK.

Conservation,

Please see attached noted drawings for the proposed zone change at 64 60 50 Danbury and the proposed multi-units..

Many pages have what i believe are mistakes, missing items,,,

One of the Site drawings is missing the property line between 64 60 50 Danbury Road, and Landlocked 1.08 acre 3 Lennon Lane, located at the 4-Parcel Subdivided Lennon Lane Lot, 1.08 acre landlocked Parcel D, with the brook, regulated wetlands, and deeded rights to others in & to the brook, and it is the Conservation Grant Restricted Area #1, at 40 Danbury Road, Separate Tax Map 67-1.

Please see page 3 of the file attached '022224_64 Danbury Rd_Application Remarks_MLCS' for the missing property line between DE-5 64 06 50 Danbury Road, and R1-A 3 Lennon Lane.

----- Original Message -----

From: mcggem@optonline.net
To: Michael.Wrinm@WILTONCT.ORG; rich.callahan@wiltonct.org; lisa.robertson@wiltonct.org; colleen.obrien@wiltonct.org; Jeff.Lapnow@wiltonct.org; sadiqua.azad@wiltonct.org; alex.gorski@wiltonct.org; david.silvia@wiltonct.org; anthony.cenatiempo@wiltonct.org
Sent: Saturday, March 9th 2024, 06:49 AM
Subject: Re: Fwd: Re: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Sorry about that, forgot to attach the file '030924_LLL Bldg Lot C_GIS _Wets_Water Ice ROW Seeps_WCP 40D_MLCS'

Chose to add some photos of my taxed landlocked private property from 2007, when 40 Danbury Road was repairing the traveled way at the 4-Parcel Lennon Lane Lot, after 40 Danbury Road demolished 3 Lennon Lane structures in 2007 - after 40D and i had a discussion re 40D repairing our private property.

Please note my privacy fencing in my taxed landlocked backyard, existing in 2007.

Please note the happy healthy full trees, grass, flowers, landscaping, which wilton staff allowed to be killed, destroyed.

Hello,

Please see attached file '030924_LLL Bldg Lot C_GIS _Wets_Water Ice ROW Seeps_WCP 40D_MLCS', for some Conservation Grant Restriction Areas in South Wilton CT.

At least i believe the areas to be Conservation Grant Restriction Areas.. please let me know if i'm mistaken, thank you.

All notes on documents believed correct - please let me know if i'm mistaken anywhere, it will help clear things up, thank you.

Please help clear up confusion - please cease accepting & approving inaccurate, deceptive, maps of South Wilton

Lands, Thank you.

page 26 of the attached file '030924_LLL Bldg Lot C_GIS_Wets_Water Ice ROW Seeps_WCP 40D_MLCS' shows an incorrect zone change request map for 64 Danbury Road,.. propert lines are missing, Zone labels are incorrect, road names are missing..

Thank you,

54 year Wilton Home-Haver
20++ Year Wilton Home Owner
Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

----- Original Message -----

From: meggem@optonline.net
To: Michael.Wrinn@WILTONCT.ORG; rich.callahan@wiltonct.org; lisa.robertson@wiltonct.org; colleen.obrien@wiltonct.org; Jeff.Lapnow@wiltonct.org; sadiqua.azad@wiltonct.org; alex.gorski@wiltonct.org; david.silvia@wiltonct.org
Sent: Saturday, March 9th 2024, 06:41 AM
Subject: Fwd: Re: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Hello,

Please see attached file '030924_LLL Bldg Lot C_GIS_Wets_Water Ice ROW Seeps_WCP 40D_MLCS', for some Conservation Grant Restriction Areas in South Wilton CT.

At least i believe the areas to be Conservation Grant Restriction Areas.. please let me know if i'm mistaken, thank you.

All notes on documents believed correct - please let me know if i'm mistaken anywhere, it will help clear things up, thank you.

Please help clear up confusion - please cease accepting & approving inaccurate, deceptive, maps of South Wilton Lands, Thank you.

page 26 of the attached file '030924_LLL Bldg Lot C_GIS_Wets_Water Ice ROW Seeps_WCP 40D_MLCS' shows an incorrect zone change request map for 64 Danbury Road,.. propert lines are missing, Zone labels are incorrect, road names are missing..

Thank you,

54 year Wilton Home-Haver
20++ Year Wilton Home Owner
Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

----- Original Message -----

From: meggem@optonline.net
To: Toni.Boucher@WILTONCT.ORG; taxcollector@wiltonct.org; assessor@wiltonct.org; hollie.rapp@WILTONCT.ORG Cc: launa.riley@wiltonct.org; tammy.cole@wiltonct.org; nicholas.lee@wiltonct.org; penelope.koechi@wiltonct.org; jeremi.bigosinski@wiltonct.org; elizabeth.larkin@wiltonct.org; frank.simone@wiltonct.org; frank.smeriglio@wiltonct.org; building@wiltonct.org; building@wiltonct.org; rachel.matthews@wiltonct.org; Daphne.White@WILTONCT.ORG; michael.conklin@wiltonct.org; Timothy.Bunting@WILTONCT.ORG; jacqueline.rochester@wiltonct.org
Sent: Friday, March 8th 2024, 03:17 PM
Subject: Re: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Thank you. Have a lot to learn.

The link was just one of my many requests, as you are aware from my emails. Selective emailing by wilton staff, is 15 years too old .

15 years i've been waiting on answers from Wilton Staff as to why they changed the maps for my private landlocked taxed property & the 4-Parcel subdivided lennon lane lot, to wrong, intentionally deceptive, showing inaccurate ROW lines, Perm Utility Easement Lines..

Please provide all info requested, requested by FOIL, wilton staff, thank you.

Please follow-up with the Wilton Staff to do their Wilton Staff Responsibilities, as well as fulfill FOILs as per Law, thank you.

Please provide the Field Cards all, for 64 60 50 Danbury Road.

Please provide the Definition of 'Building Lot' as it pertains to Property Tax in Wilton CT, thank you.

Building Lot Definition according to Wilton Code definition, does NOT include Right-of-Ways.

I'd like my money back that wilton overtaxed us on for years + years + years..

Please look into the overtaxing of my property and let me know how it's going to right Wilton's wrongs, thank you.

I was wrongly arrensted in my backyard taxed landlocked owner-maintained private property, for trespassing.

I was wrongly arrested by wilton ct fthree other times for disorderlyk for protecting us & our home, which wilton told us we did not own, due to inaccurate repeated distribution, repeated acceptance of inaccurate maps by wilton ct staff - wilton ct staff often hand writes on submittal documents, after submission & approval. If stamped & signed, which is rare, hand writing nulls & voids a once legal stamped & sealed document.

Please look into fixing up the GIS for the South Wilton Lands.

Copt's Brook is in the wrong location, the swamp sare missing from the GIS at WCP, the Conservation Grant Restricted Areas are missing at WCP.

I've update the seeps file again.. file '030824_LLL Building Lot C_GIS _Wets_Water Ice ROW Seeps_MLCS notes',

Have added a snippit of M Wrinn email stating 40D is a separate propety from 64 60 50 Danbury.

Have added pages from the 3LL demolitionpermit - wilton wrong information provided by &or approved by Wilton CT Staff.

The 3LL demo paperwork is misnamed & misfiled by Wilton Staff - the 3LL demo ppwk can be found in historic 64D files in Wilton CT website.

The WCP parking Gargae at 40D Plans, show the swale that Wilton Staff allowed to POOF! from submittal documents.

Also, i've added a photo of my 2nd story window bedroom view of the rear of 40 Danbury Road, ground-breaking build in 2007, showing zero regards by WCP & Wilton Staff for the swale, Conervation Grant area, Regulated Wetlands.. there has never been a protective fence at the parking garage to protect wetlands, even though it appears on the intentionally deceptive Wilton CT GIS Map, repeatedly to deceive the population.

Copt's Brook does NOT flow behind the 646 50 Danbury Road parking gargage as is depicted deceptively on the Wilton CT GIS.

The Existing Garage at 40D is just 3.5 stories,, why does th chart on approved cby wilton staff documents have a 5+ story parking garage on their chart existing? that is wrong.

02/08/24 FOIL: As per Substitute House bill No. 6783, Public Act No. 05-124.. Copy of Certified Mail Receipt to the Owner of the conservation Grant Restricted Area at 64 60 50 Danbury Road, informing the Owners of the Conservation Grant of the Addition at 64 60 50 Danbury Road, the vestibule at the #50 building i believe, or is it the #60 building, eihger way, FOIL for the Certified Mail Receipt to the Owners of the conservation grant informing of changes to 64 50 60 Danbury Rd's addition of a vestibule.

Please start fixing wilton's wrongs, wilton staff repeated wrongs, repeated approvals of inaccurate documentation, thank you.

Thank you,

54 year Wilton Home-Haver
20++ Year Wilton Home Owner
Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

----- Original Message -----

From: Toni.Boucher@WILTONCT.ORG
To: meggem@optonline.net
Sent: Friday, March 8th 2024, 10:19 AM
Subject: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Here is the orientation video you requested.

Very best regards,

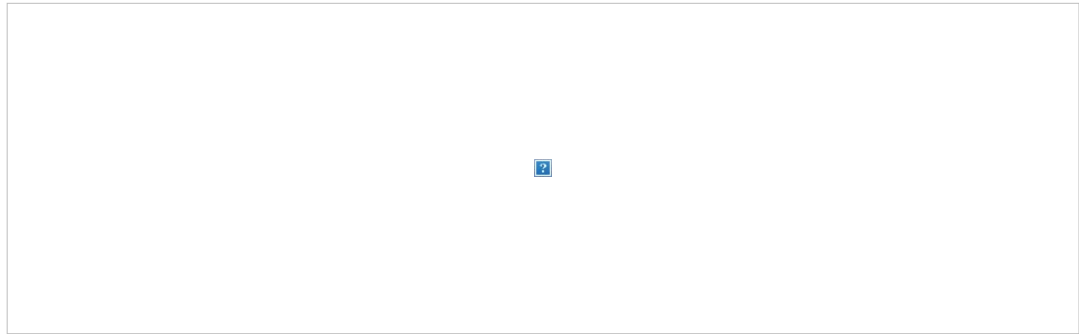
Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Sent: Friday, March 8, 2024 8:32 AM
To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>
Subject: RE: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Toni – All of this is published under the **Volunteer / Town Board Commission tab** on the first page of the Town web page.
wiltonct.org

Here is what is available under that tab:



Michael

From: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>
Sent: Thursday, March 7, 2024 4:48 PM
To: Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>
Subject: FW: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

Hello Michael,

Do we have a link to this orientation session we can send? Thanks

Very best regards,

Toni

Toni Boucher
First Selectman
Town of Wilton
238 Danbury Road
Wilton, CT 06897
203-563-0100 Main
203-563-0101, ext 1108 Direct
203-585-8890 Cell
Toni.Boucher@wiltonct.org

From: meggem@optonline.net <meggem@optonline.net>
Sent: Thursday, March 7, 2024 2:58 PM
To: Boucher, Toni <Toni.Boucher@WILTONCT.ORG>; Rochester, Jacqueline <jacqueline.rochester@WILTONCT.ORG>
Cc: Larkin, Elizabeth <elizabeth.larkin@wiltonct.org>; Bigosinski, Jeremi <Jeremi.Bigosinski@WILTONCT.ORG>
Subject: Link to Jan. 24 2024 Zoom Video of Wilton Town Counsel with Wilton Staff, Orientation & Training Session

C A R E F U L - From outside - CHECK before you CLICK.

Hello,

I have looked through the Town of Wilton Website for a Link to the Zoom Meeting that took place on January 24, 2024 at 7:00 p.m.

In the list of Minutes & Agendas available, there is no link for Town Counsel, and the Meeting was for most of Wilton Staff, not just one particular department, commission, to look into for videos, minutes, agendas..

Please provide a link to the January 24, 2024 7:00 Zoom Meeting with Wilton CT Town Counsel, thank you.

Attached is a paragraph snippet of what to expect at the Zoom meeting with Wilton CT Town Counsel, from a Patch article.

Below is a link to a Patch article.

<https://patch.com/connecticut/wilton/wilton-town-counsel-conduct-commissioner-orientation-training>

Attached are updated Documents..

The Seeps File includes 2007 Landscape Plans for 40 Danbury Road Parking Garage Drawings with Landscaping, Flagged Wets, Copt's Brook, & Wetlands

I have not yet heard back from Wilton Staff, re the 03/04/24 FOIL request for Property/Field Cards yet.

I have not yet received an Email Acknowledgement from the Wilton Tax Department, from the FOIL request 03/07/24.

I believe FOIL requests need to be responded to/acknowledged, within four 4 days, is that correct? thank you.

The Parking Garage at 40 Danbury Road Landscape Plans show Wetlands at New-Construction Landlocked 4-Parcel Subdivided Lennon Lane Lot, Parcel C.

The Parking Garage at 40 Danbury Road Landscape Plans, show partial Flagged Swale behind the Parking Garage..

The Swale that is shown & flagged.. the water flowed west to east, and connected to the Swale that flows north to south..

The Swale which flows North to South behind the 40D Parking Garage, is missing on the Landscape Plans.

Please see 40D Parking Garage Original 2007 Landscape Plans, Attached, in the file with the word Seeps.

T Boucher, Please provide a link to the January 24, 2024 7:00 Zoom Meeting with Wilton CT Town Counsel, thank you.

or, please have a link to the 01/24/24 Zoom Video Recording provided/emailed, per request, thank you.

Thank you,

54-Year Wilton CT Home-Haver

20++ Year Wilton CT Home-Owner

Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

----- Original Message -----

From: meggem@optonline.net

To: hollie.rapp@WILTONCT.ORG; taxcollector@wiltonct.org; assessor@wiltonct.org; launa.riley@wiltonct.org; tammy.cole@wiltonct.org Cc: Lori.Kaback@WILTONCT.ORG; elizabeth.larkin@wiltonct.org; jeremi.bigosinski@wiltonct.org; toni.boucher@wiltonct.org; jacqueline.rochester@wiltonct.org; maryellen.demers@wiltonct.org; sheilah.pastore@wiltonct.org

Sent: Monday, March 4th 2024, 08:05 AM

Subject: FOIL: Property Card / Field Card for Parking Garage at 64 60 50 Danbury Road & 3LL

Good morning,

FOIL: Property Card / Field Card for Parking Garage at 64 60 50 Danbury Road

see the Parking Garage at 40 Danbury Road Property Card, attached, for request comparison/similar document

FOIL: All current & historic Property Cards / Field Cards for Tax Assessor Map 67-1, 3 Lennon Lane, 40 Danbury Rd Parcel 7 - all property card/field card information existing, current & historic, for separate Landlocked Parcel D, located at the 4-Parcel Subdivided Lennon Lane Lot, Wilton, CT

see attached deed pages vol 1224 pgs 80-89, specifically vol 1224 page 87, for LLL Landlocked Parcel D 3 Lennon Lane, 40D Parcel 7

(Please let me know if i have made any mistakes on the attached marked-up Property Cards, thank you, please provide correct accurate information, supporting documentation, accurate info of any info i may be misunderstanding, thank you.)

Please acknowledge receipt..

Please follow FOIA rules & regs, please respond within four 4 days, thank you.

Thank you,

54 year Wilton Home-Haver
20++ Year Wilton Home Owner
Tax Map 67-3
Margaret Lynn Chmielewski Sullivan

02/22/2024

Re: 64 Danbury Road, Application Remarks

From: MLCS 02/22/24 Progress Print Set

Disclaimer:

This PDF Set is for Questions & Clearing up Confusions, Only.

This PDF Set is Not for the Public Hearing.

This PDF Set is for me to clear up misunderstandings, solve, and relay some information to the Wilton Staff Members that may not be aware of the South Wilton Property Layout in South Wilton:

- at and around the WCP, 64, 60, 50 "Office Park" 22.27 acres
- at & around the WCP, 40 Danbury Road "40D" ~10.5 acres
- at & around the 4-Parcel Subdivided Lennon Lane Lot
- Conservation Grant Restricted Areas
- I hold no licenses in the Architectural, Engineering, Surveying.. fields

Will Revise & Follow-up after receiving replies/answers from Wilton Staff &/or Others clearing up some confusions, will follow-up with an Updated Set in connection with the 64 Danbury Road Application. Thank you.



This PDF Set is in connection with the Application Documents for 64 Danbury Road.

Original Application Set can be found at the Town of Wilton, CT Website.

****For Questions Only, Not For Public Viewing - For Aid in Understanding Only. mlcs 02/22/24**

https://www.wiltonct.org/sites/g/files/vyhlf10026/f/uploads/application_docs_126.pdf

GENERAL NOTES

1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1822 (NAD 27)
2. WETLANDS WERE DEMONSTRATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST ON FEBRUARY 23 AND 24, MARCH 9, AND APRIL 10, 2017.
3. THE SUBJECT PARCEL LIES PROBABLY IN FLOOD ZONE "X" WITH PORTIONS FALLING IN FLOOD ZONE "A". FLOOD ZONE LIMITS IDENTIFIED HEREON WAS TRANSMISSION FROM FIRM MAP NUMBER 0900103391 DATED JUNE 16, 2016 AND PUBLISHED BY FEMA.

MAP REFERENCES

1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED DECEMBER 8, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5328 IN THE WILTON LAND RECORDS.
2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FIFTYFIVE BY THE STATE OF CONNECTICUT, DATED DECEMBER 9, 2001 AND NUMBERED 5328 IN THE WILTON LAND RECORDS.
3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION OF THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED AUGUST 18, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.
4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 6, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.
5. "ZONING LOCATION SURVEY IDENTIFYING REVISION OF PROPERTY LINES ON PROPERTY 11 & 40 - 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED APRIL 16, 2007, PREPARED BY RODOC V. D'ANDREA, INC., DATED MAY 10, 2007 AND NUMBERED 5581 IN THE WILTON LAND RECORDS.
6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT DATED JANUARY 16, 2008, PREPARED BY RODOC V. D'ANDREA, INC.
7. "EASEMENT MAP SHOWING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60 LLC, 50-64 DANBURY ROAD, WILTON, CONNECTICUT, DATED JUNE 2, 2008 AND PREPARED BY RODOC V. D'ANDREA, INC., NUMBERED 5588 IN THE WILTON LAND RECORDS.
8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION OF THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED JANUARY 28, 2008, PREPARED BY RODOC V. D'ANDREA, INC., NUMBERED 5548 IN THE WILTON LAND RECORDS.
9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED JULY 11, 2017, AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.
10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION OF THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD, WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED JULY 11, 2017, AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

SYMBOL LEGEND

- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- EMH ELECTRICAL MANHOLE
- TMH TELEPHONE MANHOLE
- WMH WATER MANHOLE
- HD HYDRANT/STANDPIPE
- SG SIGNS
- LG LIGHTS
- GG GAS GATE
- WG WATER GATE
- CO CLEAN-OUT
- UP UTILITY POLE
- CB CATCH BASINS
- SW STONE WALL
- FENCE (TYPE AS NOTED)
- PS PEDESTRIAN SIGNAL REQUEST
- SP STEEL POST / BOLLARD
- TL TRAFFIC LIGHT
- SMW SOIL MONITOR WELL
- TP TRAFFIC POLE
- WLF WETLAND FLAG 2017
- FW FLAGGED WETLANDS 2017

SPECIAL NOTES

A. PURSUANT TO SECTION 8-3(1) OF THE CONNECTICUT GENERAL STATUTES, ALL WORK IN CONNECTION WITH THIS SPECIAL PERMIT SHALL BE COMPLETED WITHIN FIVE YEARS AFTER THE APPROVAL OF THE PLAN. SAID FIVE-YEAR PERIOD SHALL EXPIRE ON JUNE 12, 2025.

B. FOR CONDITIONS OF APPROVAL FOR SPECIAL PERMIT #467, SEE RESOLUTION #0620 - 467SP.

AS-BUILT BUILDING COVERAGE

#50 BUILDING	109,692 S. F.
#50 GENERATOR	290 S. F.
#50 BRIDGE	804 S. F.
#60 BUILDING	25,100 S. F.
#60 BRIDGE	761 S. F.
#64 BUILDING	15,311 S. F.
PARKING GARAGE	57,228 S. F.
TENNIS COURT	2,786/2=1,393 S. F.
SHEDS	185 S. F.

TOTAL 210,764 S. F.

PERCENT COVERAGE - 210,764/970,081=21.73%

AS-BUILT SITE COVERAGE

PARKING, WALKS, DRIVES	= 239,199 S. F.
BUILDINGS	= 210,764 S. F.

TOTAL = 449,963 S. F.

PERCENT COVERAGE - 449,963/970,081=46.38%

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

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

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

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

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

LAND LIES IN "DE-5" ZONE

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

D'ANDREA SURVEYING & ENGINEERING, P.C.

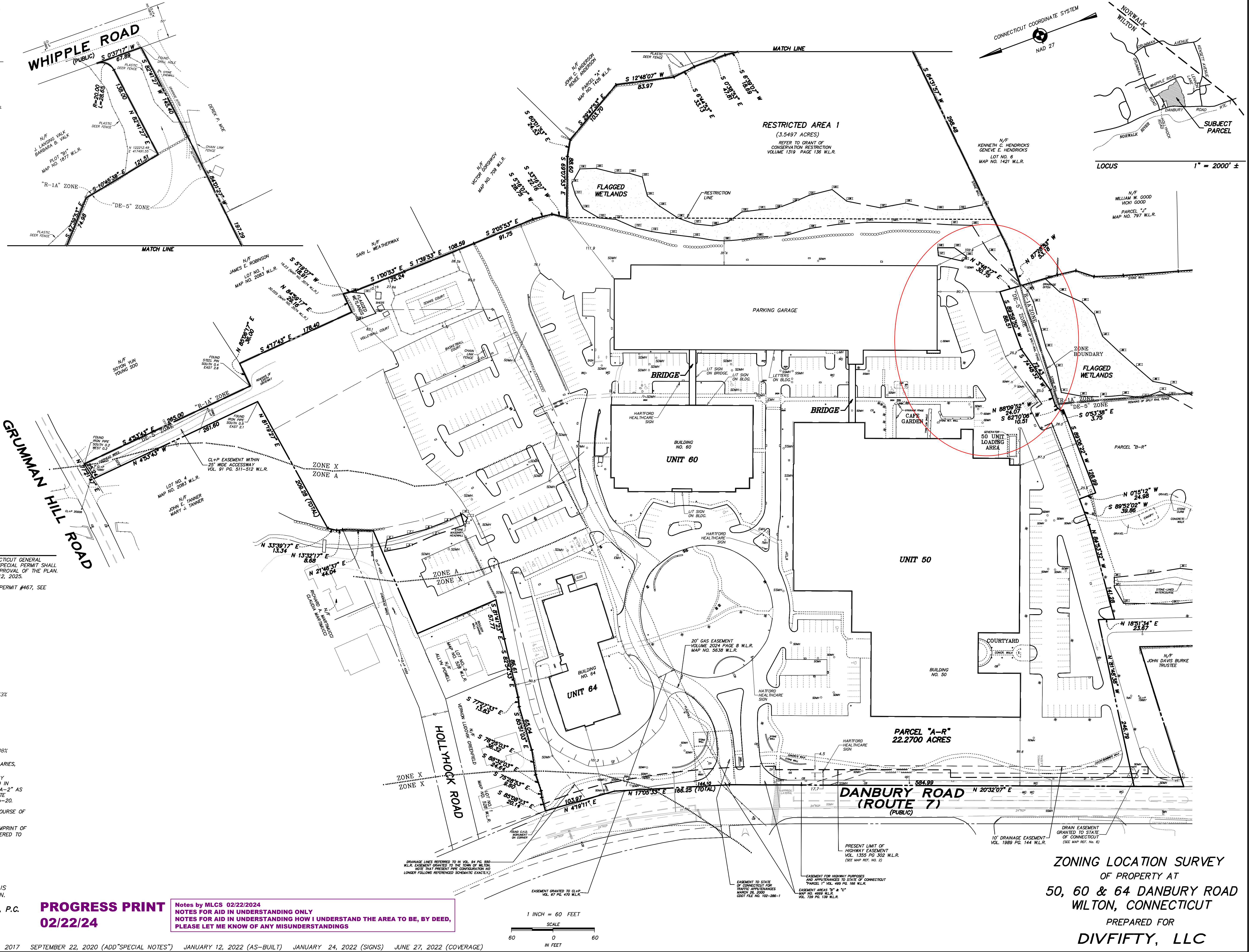
ROBERT L. LIDDEL JR., CT LS No. 15775
RIVERSIDE, CONNECTICUT

JULY 11, 2017

PROGRESS PRINT
02/22/24

Notes by MLCS 02/22/2024

NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED,
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS

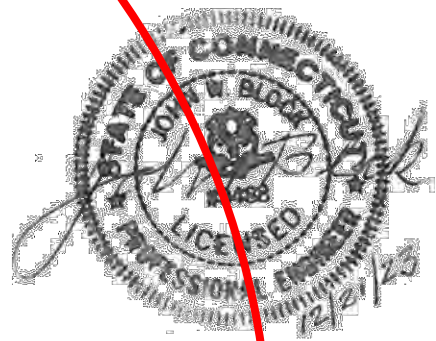


PROGRESS PRINT
02/22/24

Notes by MLCS 02/22/2024
NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED,
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS

Tighe&Bond

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



TOWN
SUBMISSION

64 Danbury
Road

Fuller
Development, LLC

Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-100-OVRL.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

OVERALL
SITE PLAN

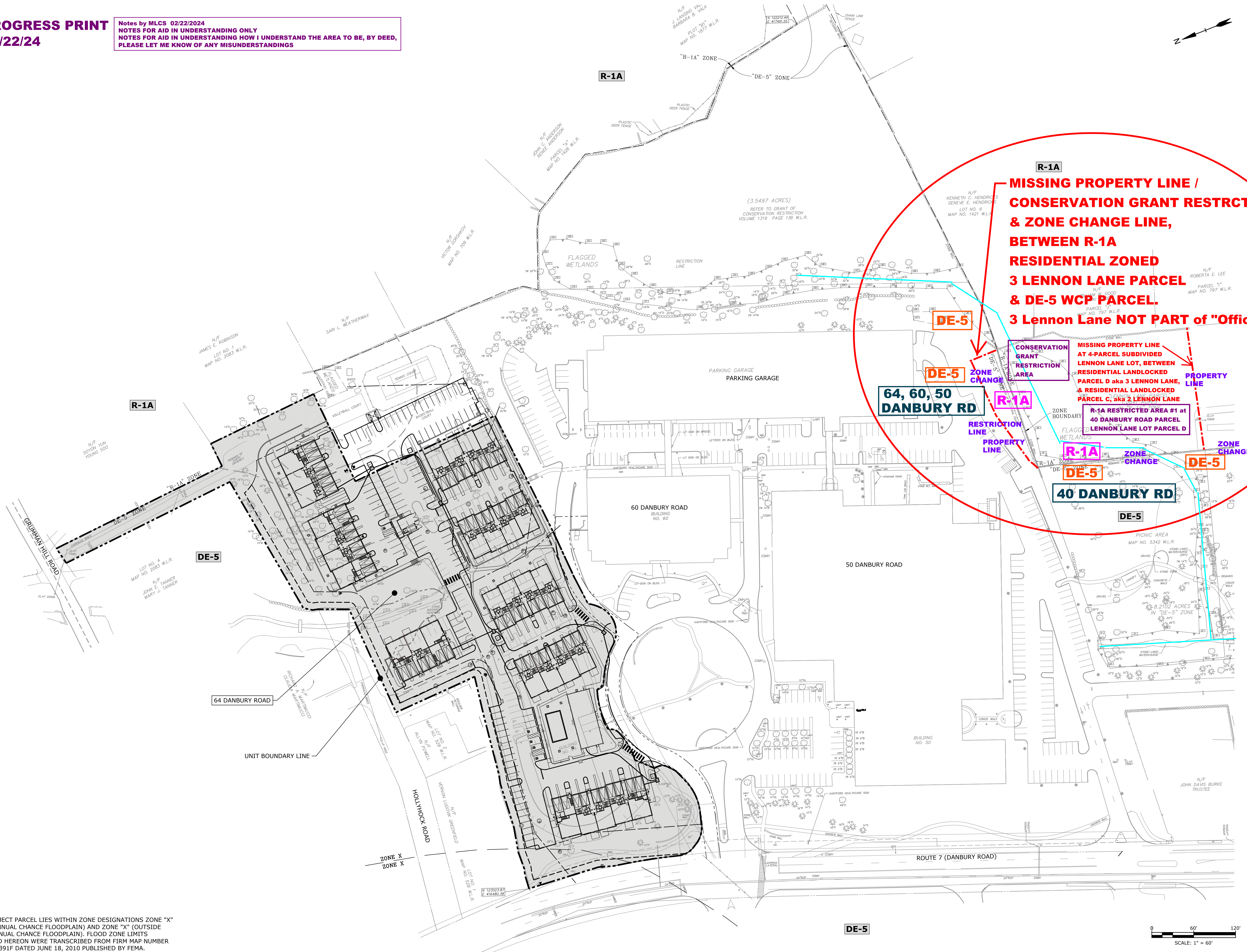
SCALE: 1" = 60'

C-100

Last Saved: 12/27/2023
Printed On: Dec 29, 2023 8:00am By: Elinquist
Tighe & Bond: F:\F0173 Fuller\001 64 Danbury Rd\Drawings_Figures\AutoCAD\Sheet\F0173-001-C-100-OVRL.dwg

NOTE

THE SUBJECT PARCEL LIES WITHIN ZONE DESIGNATIONS ZONE "X"
(0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" (OUTSIDE
0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD ZONE LIMITS
DEPICTED HEREON WERE TRANSCRIBED FROM FIRM MAP NUMBER
09001C0391F DATED JUNE 18, 2010 PUBLISHED BY FEMA.



INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR A SIGNIFICANT REGULATED ACTIVITY

For Office Use Only:

WET# _____	
Filing Fee \$ _____	Wilton Land Record Map# _____
Date of Submission _____	Volume # _____ Page # _____
Date of Acceptance _____	Assessor's Map # _____ Lot# _____

Co-Applicant Fuller Development, LLC

APPLICANT INFORMATION:

Address 1 North Water St, Norwalk, CT 06854

Agent (if applicable) Carmody Torrance Sandak & Hennessey

Owner/Applicant Wilton 64 - Danbury Road Owner, LLC

Address c/o Lisa Feinberg, 1055 Washington Boulevard
Stamford, CT 06901

Address 280 Park Ave, 5th Fl., NY, NY 10017

Applicant Telephone 203-957-3800

Telephone 203-252-2677

Applicant Email sbfuller@fullerdevelopmentllc.com

Email lfeinberg@carmodylaw.com

"WCP" = 33.0 ac+-

PROJECT INFORMATION: 64+60+50 = "Office Park" = 22.27 ac

Property Address 64 Danbury Road

Site Acreage 4.8± ac (22.27± Corporate Park)

Acres of altered Wetlands On-Site 0 ac

Cu. Yds. of Material Excavated 14,500± CY

Linear Feet of Watercourse 130± ft.

Cu. Yds. of Material to be Deposited 4,400± CY

Linear Feet of Open Water n/a

Acres of altered upland buffer 1.3± ac

Sq. Ft. of proposed and/or altered impervious coverage 126,393± sf

Sq. Ft. of disturbed land in regulated area 54,647± sf

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply
Watershed Boundary? NO ☒ YES* ☐

Is The Site Within 500 Feet of a Town Boundary?
NO ☒ YES* ☐

* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.



Lisa L. Feinberg
 Partner
 Phone: 203.252.2677
 Fax: 203.325.8608
 LFeinberg@carmodylaw.com

1055 Washington Blvd.
 4th Floor
 Stamford, CT 06901

January 2, 2024

VIA E-MAIL & HAND DELIVERY

Michael Conklin
 Director
 Environmental Affairs Department
 Town of Wilton
 Town Annex
 238 Danbury Road
 Wilton, CT 06897
 Mike.Conklin@wiltonct.org

Re: Application for a Significant Regulated Activity
Address: 64 Danbury Road, Wilton, Connecticut
Applicants: Wilton – 64 Danbury Road Owner LLC(Owner)
Fuller Development, LLC (Contract Purchaser)

Dear Director Conklin:

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, surface parking areas, landscaping and other associated improvements.

The Applicants propose removing the improvements on the Subject Property and replacing them with eight (8) new multifamily residential buildings and associated parking, an amenity building, a pool, and landscaping, including enhancement of the vegetative buffers adjacent to the pocket wetlands and Copts Brook on the Subject Property (the “Natural Features”), among other site improvements. In connection with the proposal, no development will occur in or directly adjacent to the Natural Features. However, because the project will involve the disturbance of land and location of structures within the upland review area of said Natural Features, the Applicants are requesting approval from the Inland Wetlands Commission related to a Regulated Activity. Applications in support of the proposed redevelopment will also be filed with the Planning and Zoning Commission under separate cover.

The "Office Park" = 64 + 60 + 50 = 22.27 AC. +/-

Wilton Corporate Park "WCP" = 64 + 60 + 50 + 40 = 33.0 AC. +/-

64 Danbury Road "64D" = 4.8 ac.

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

- Letters of Authority from the Owner, Contract Purchaser, and Office Park;
- Check in the amount of \$1,260, representing the fees associated with the application for a Significant Regulated Activity and the State Permit;¹
- Check in the amount of \$36.12, representing the fees associated with mailing the required notices to adjacent property owners;
- Copy of an Application for a Significant Regulated Activity, including:
 - Schedule A – Project Narrative
 - Reduced-size copy of the plans prepared by Lessard Design, Inc. (“Lessard Design”), depicting alternative layouts that were considered, titled:
 - “Illustrative Site Plan – 64 Danbury Road (A.01),” dated January 21, 2021; and
 - “Site Plan – 64 Danbury Road (A.4),” dated February 8, 2021;
- Full-size copy of a survey depicting the Office Park, prepared by D’Andrea Surveying & Engineering, P.C., dated September 12, 2023, entitled, “Topographic 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 2, 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 (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)”;

¹ Delivered separately.

- “Gazebo & Trash Elevations (A.19)”;
 - “Enlarged Elevations – Front & Rear (A.20)”;
 - “Enlarged Elevations – Side (A.21)”;
 - “Enlarged Elevations – Front & 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)”;
 - “Perspective Rendering (A.28)”;
- 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)”;
 - “Details and Notes (LP-2)”;
- Copy of an Engineering Report by Tighe & Bond, dated December 2023, titled,
“Engineering Report, prepared for: Town of Wilton, Planning and Zoning Commission”;

- Copy of the Letter from Environmental Land Solutions to Fuller Development, LLC, dated January 2, 2024, titled, “Application for Significant – Regulated Activity Permit – Biological Evaluation, 50 60 & 64 Danbury Road, Wilton, CT”;
- Copy of a report prepared by Otto Theall of Soil & Wetland Science, LLC, dated April 10, 2017, titled, “Soil Investigation Report 40, 50-60 Danbury Road Wilton, Connecticut”; **NOT FOR 64 DANBURY ROAD**
- List of Project Professionals, with CVs attached; and
- List of Adjacent Property Owners.

Please let me know if you have any questions or require additional materials. We look forward to presenting the proposal before the Inland Wetlands Commission. Thank you for your time and attention regarding this matter.

Sincerely,

Lisa L. Feinberg

Lisa L. Feinberg

Enclosures.

cc: E. Larkin, Elizabeth.larkin@wiltonct.org
R. Grosso, Rocco.Grosso@wiltonct.org
F. Smeriglio, Frank.Smeriglio@wiltonct.org
M. Lawrence, Mark.Lawrence@wiltonct.org
Development Team

Project Narrative

I. Existing Conditions

Wilton – 64 Danbury Road Owner LLC and Fuller Development, LLC (collectively, the “**Applicants**”)¹ seek review from the Wilton Inland Wetlands 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, while the Subject Property consists of approximately 4.8± acres.

At present, the Subject Property is improved with a large office building, 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 topography of the site slopes primarily from east to west towards Copts Brook and Danbury Road/Route 7. There are a series of catch basins and inlet structures on the Office Park site today, which capture runoff and discharge to a 54” Reinforced Concrete Pipe (RCP) along the northern end of the site. The front yard of the Subject Property partially lies within the 500-year flood plain for the Norwalk River, while a small part of the middle of the Subject Property lies within the 100-year floodplain for Copts Brook. The Office Park, including the Subject Property, is depicted in the aerial photograph² below:



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

² Aerial Photograph obtained from Google.

II. Proposal

The enclosed application is submitted in furtherance of the proposed redevelopment of the Subject Property and, if approved, will allow the Applicants to replace the existing vacant office building and large surface parking lot with eight (8) multifamily residential structures, a clubhouse and related landscaping and site improvements as depicted below:



Existing Subject Property



Proposed Plan

As seen in the plans above, the new residential buildings will be constructed primarily over the existing parking areas and office building footprint. While the two (2) buildings in the northeastern corner of the Subject Property (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. There will be some disturbance within the upland review areas, but there will be no work within the Copt's Brook watercourse 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.

How much increase in pervious coverage, in %age,
at the "Subject Property" 4.8 acres?

Where is Copt's Brook on the Existing & Proposed Subject Property?
Why is it not depicted in a Blue color?

III. Compliance with Standards & Criteria For Decision

The proposal is compliant with the standards of Section 10.3 of the Inland Wetlands and Watercourses Regulations for the Town of Wilton (the “**Regulations**”) as follows:

In carrying out the purposes and policies of sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Commission shall consider all relevant facts and circumstances in making its decision on any application for a permit, including but not limited to the following:

- a) *Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.*

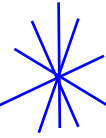
The site construction will occur mainly within developed portions of the Subject Property, and any proposed Regulated Activity is limited to the Upland Review Areas. The proposal does not include any disturbance of the watercourse, Copt’s Brook, or wetlands onsite. The existing woody buffer along Copt’s Brook will be enhanced by removing the nonnative invasive Norway Maples and Euonymus and substantially replanted with native species. Similarly, the buffer around the pocket wetland in the northeast corner of the Subject Property will also be improved by the removal of invasive Japanese Knotweed and densely replanted. Notably, today, the area directly west of Copt’s Brook is improved with a surface parking lot, and the pocket wetland is directly adjacent to the volleyball court and tennis court. All new improvements are setback from the watercourse and wetlands, and the proposed Best Management Practices (BMPs) will ensure these Regulated Areas are properly protected during and after construction. Therefore, no adverse impacts to the wetlands or watercourse on or off the site are anticipated. In fact, the Applicants submit that the removal of invasive species and improved stormwater treatment measures will have a net positive impact on the Subject Property.

- b) *The applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands and watercourses. This consideration should include, but is not limited to, the alternative of requiring actions of a different nature which would provide similar benefits with different environmental impacts, such as using a different location for the activity.*

Pursuant to the Connecticut General Statutes, a “feasible” and “prudent” alternative includes one able to be “constructed or implemented consistent with sound engineering principles” which is “economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided cost may be considered in deciding what is prudent and

further provided a mere showing of expense will not necessarily mean an alternative is imprudent.”³

Concepts for the redevelopment of the Subject Property were developed as early as 2021 with multiple different options considered over the course of the last two (2) years. The Applicants have also spent a considerable amount of time reviewing plans with the Architectural Review Board (ARB) and Planning & Zoning Commission (P&Z) during the pre-application process. After considering these different options and the feedback obtained, the Applicants are confident that the current proposal is the most feasible and prudent alternative for the Subject Property.



There were several competing priorities to consider when designing the redevelopment of the Subject Property including but not limited to maintaining open space along Danbury Road, maintaining setbacks from Copt’s Brook and producing an economically viable and contextually appropriate project. As shown in the submitted alternatives, other development scenarios would have produced a denser development with less green space and buildings in closer proximity to Copt’s Brook.⁴ The current proposal, which maintains a buffer from Danbury Road and is also setback from Copt’s Brook and the pocket wetland, was also considered superior by the design team, staff and the reviewing boards during the pre-application process.

Every development project is a balancing act and the Applicants have submitted a plan that they believe strikes the right balance between several competing and worthy priorities. In addition to increasing green space and setbacks from Copt’s Brook and the pocket wetland, the current proposal also incorporates:

- Catch Basins and yard drains fitted with 24” sumps to collect sediment and prevent discharge of oil and other pollutants into the storm drainage system;
- Hydrodynamic Separators to prevent the transport of oils and sediment further downstream, including Contech CDS units sized in accordance with the 2004 CTDEEP Stormwater Quality Manual;
- Underground infiltration as a primary treatment practice to reduce peak flow rates and promote groundwater recharge; and
- Level Spreaders as a secondary treatment practice to reduce stormwater discharge velocities to non-erosive levels.

Importantly, the proposal will also forward several important social benefits for the Town of Wilton (the “**Town**”) related to housing. As noted in the 2019 Plan of Conservation and Development (the “**POCD**”), the Town’s housing stock is mainly limited to detached single-family homes with few options for younger working-age people and empty-nesters or retirees.⁵

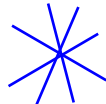
³ Conn. Gen. Stat. Sec. 22a-38(17) – Conn. Gen. Stat. Sec. 22a-38(18).

⁴ Arguably, another potential alternative would have been to convert the existing structure to residential units. However, because of the limitations created by the existing floor plans of the office building, this alternative was neither feasible nor prudent.

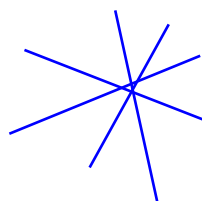
⁵ POCD, pg. 8.

The prior trends of high housing costs and low housing supply were only exacerbated by the COVID-19 Pandemic. Yet, “the community has increasingly expressed interest in increasing housing type variety and price points in design and location appropriate ways” to increase the Town’s overall housing stock and to attract and meet “the needs of occupants at different life and employment stages.”⁶

The Applicants submit that the proposal would respond to these challenges and help further the Town’s housing goals, including improved affordability with 10% of the units proposed available at prices affordable to families earning less than 80% of Area Median Income. With limited sites that are appropriate for multifamily residential development, the redevelopment of the Subject Property for this purpose is necessary to achieve the Town’s housing and economic development goals. In addition to increasing housing diversity, the proposal will also remove a vacant office building. This will not only provide an infusion of new tax dollars from the apartments, but it will also reduce the Town’s incredibly high office vacancy rate. For these reasons, the proposal is responsive to these trends and the vision identified in the POCD.

- 
- c) *The relationship between the short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses.*

No adverse impacts on the wetlands or watercourses are anticipated in the short-term or long-term. To mitigate any potential short-term impacts associated with site disturbance and construction, sediment and erosion controls will be implemented in accordance with the 2024 Connecticut Guidelines for Soil Erosion and Water Conservation. Additional guidelines have also been followed that are available from the Connecticut Department of Environmental Protection. The proposed stormwater management measures previously discussed will address stormwater quality on a long-term basis.



- d) *Irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including consideration of the extent to which the proposed regulated activity would foreclose a future ability to protect, enhance or restore such resources. This requires recognition that the inland wetlands and watercourses of the State of Connecticut are an indispensable, irreplaceable and fragile natural resource, and that these areas may be irreversibly destroyed by deposition, filling, and removal of material, by the diversion, obstruction or change of water flow including low flows, and by the erection of structures and other uses.*

⁶ Id.

The primary function of the wetlands on the Subject Property is groundwater recharge. Other wetland values are either diminished or not present on this developed commercial site. However, no deposition, filling, removal of material, diversion, obstruction or change of water flow is proposed with regard to the onsite wetlands or watercourse. The proposal will not result in the irreversible or irretrievable loss of wetland or watercourse resources. Rather, the proposal will enhance these areas by removing invasive species and improving water quality on the Subject Property.

- e) *The character and degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property, which would be caused or threatened by the proposed regulated activity, or the creation of conditions which may do so. This includes recognition of potential damage from erosion, turbidity, or siltation, loss of fish and wildlife and their habitat, loss of unique habitat having demonstrable natural, scientific or educational value, loss or diminution of beneficial aquatic organisms and wetland plants, the dangers of flooding and pollution, and the destruction of the economic, aesthetic, recreational and other public and private uses and values of wetlands and watercourses to the community.*

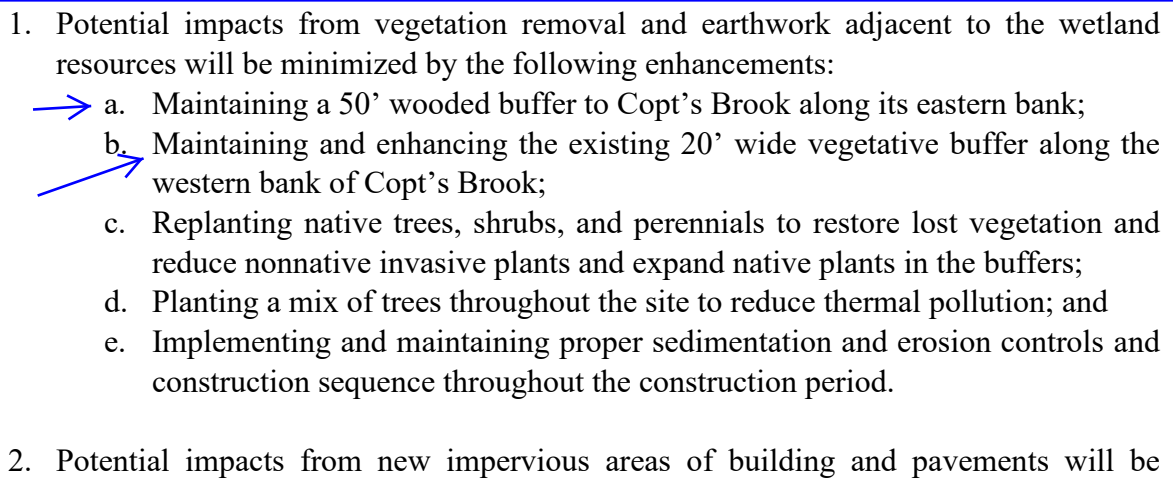
The proposal will not injure or interfere with the safety, health or reasonable use of the Subject Property or abutting/downstream properties. Replacing an underutilized office building with much-needed housing will have a positive economic impact for the Town as a whole. Moreover, building this housing within the Office Park allows the Town to better protect other areas where the preservation of open space is important. [40D Copt's Brook looks polluted](#)

The enhanced stormwater management system will protect the wetlands and watercourse on and adjacent to the Subject Property post-construction, and the proposed sediment and erosion controls will do so while construction is underway. Wildlife usage of the Subject Property is limited, and there is no reason to believe the change of use will impact the wildlife that does exist. Moreover, there have been no identified species of special concern, threatened species or engendered species observed on the site.

- f) *The environmental impact of the proposed regulated activity on the inland wetland or watercourse including the effects on the inland wetland's and watercourse's capacity to support desirable biological life, to prevent flooding, to supply and protect surface and ground waters, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety. Measures which would mitigate the impact of any aspect of the proposed regulated activity. Mitigation measures which may be considered as a condition of issuing a permit for such activity include but are not limited to, measures to (a) prevent or minimize pollution or other environmental damage, (b) maintain*

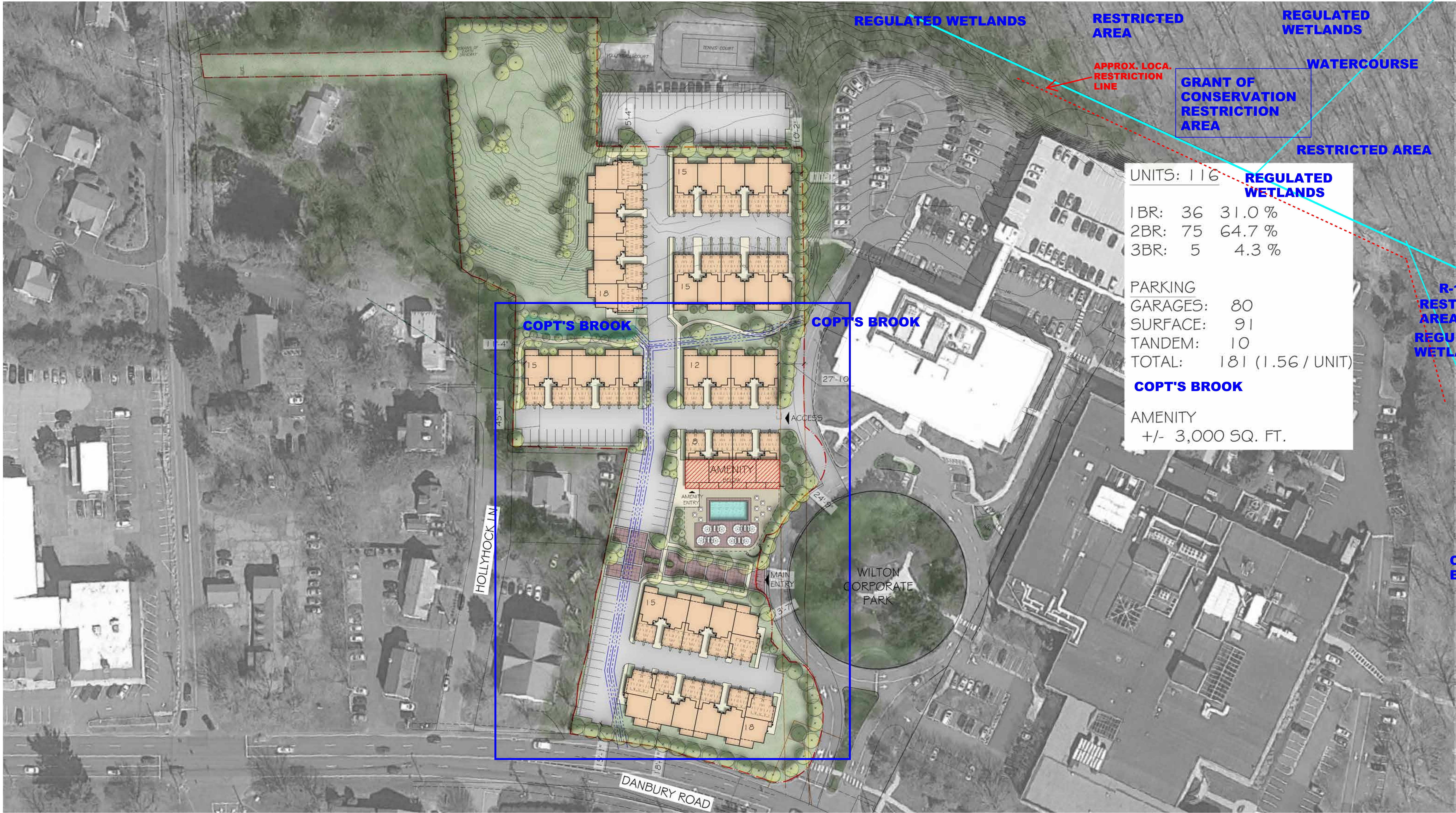
or enhance existing environmental quality, or (c) in the following order of priority: 1. restore, 2. enhance, and 3. create productive wetland or watercourse resources. Appropriate mitigation measures are those which could be feasibly carried out by the applicant and would protect the wetland's or watercourse's natural capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and ground waters, including public water supplies to control sedimentation, to prevent erosion, to assimilate wastes, to facilitate drainage, to control pollution, to support recreational activities and open space, and to promote public health and safety.

While no adverse impacts to the wetlands or watercourse onsite are anticipated, the project has still incorporated several layers of mitigation measures and BMPs to further guard against potential impacts. The proposed mitigation measures include the following:

- 
1. Potential impacts from vegetation removal and earthwork adjacent to the wetland resources will be minimized by the following enhancements:
 - a. Maintaining a 50' wooded buffer to Copt's Brook along its eastern bank;
 - b. Maintaining and enhancing the existing 20' wide vegetative buffer along the western bank of Copt's Brook;
 - c. Replanting native trees, shrubs, and perennials to restore lost vegetation and reduce nonnative invasive plants and expand native plants in the buffers;
 - d. Planting a mix of trees throughout the site to reduce thermal pollution; and
 - e. Implementing and maintaining proper sedimentation and erosion controls and construction sequence throughout the construction period.
 2. Potential impacts from new impervious areas of building and pavements will be minimized by the enhanced and modernized stormwater management system with expanded water quality treatment.

IV. Feasible & Prudent Alternative Analysis

As stated in the Applicants' response to Section 10.3(b) above, the current proposal is the feasible and prudent alternative for the site. The current proposal has been thoughtfully designed to mitigate against any unintended consequences to the wetlands or watercourse while still responding to the Town's well-documented need to increase housing diversity for its current and future residents.

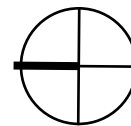


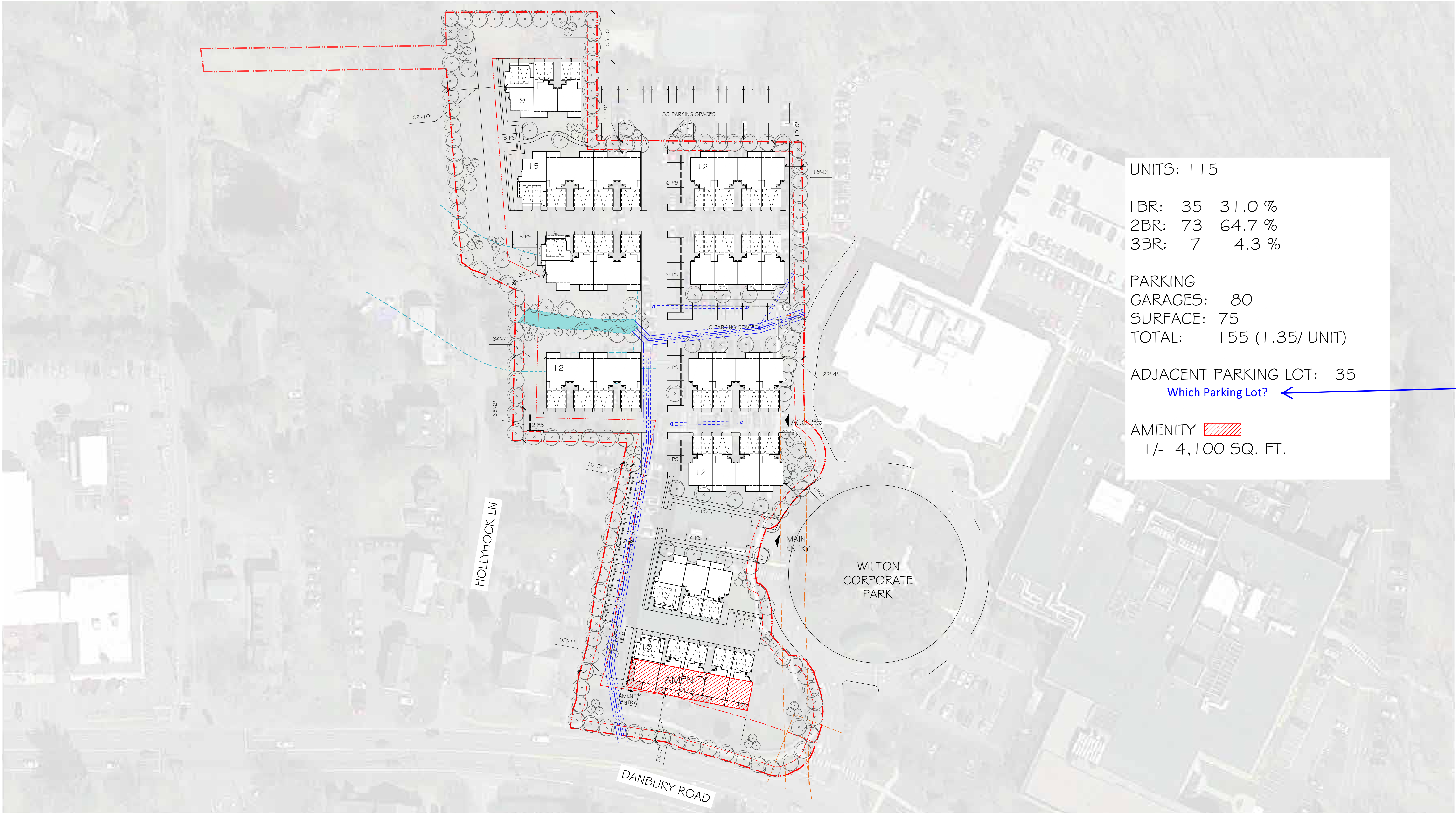
*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

ILLUSTRATIVE SITE PLAN - 64 DANBURY ROAD

SITE ANALYSIS

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UNITS: 115

1BR:	35	31.0 %
2BR:	73	64.7 %
3BR:	7	4.3 %

PARKING
GARAGES: 80
SURFACE: 75
TOTAL: 155 (1.35/ UNIT)

ADJACENT PARKING LOT: 35
Which Parking Lot? ←

AMENITY 
+/- 4,100 SQ. FT.

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

SITE PLAN - 64 DANBURY ROAD

SITE ANALYSIS

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GENERAL NOTES

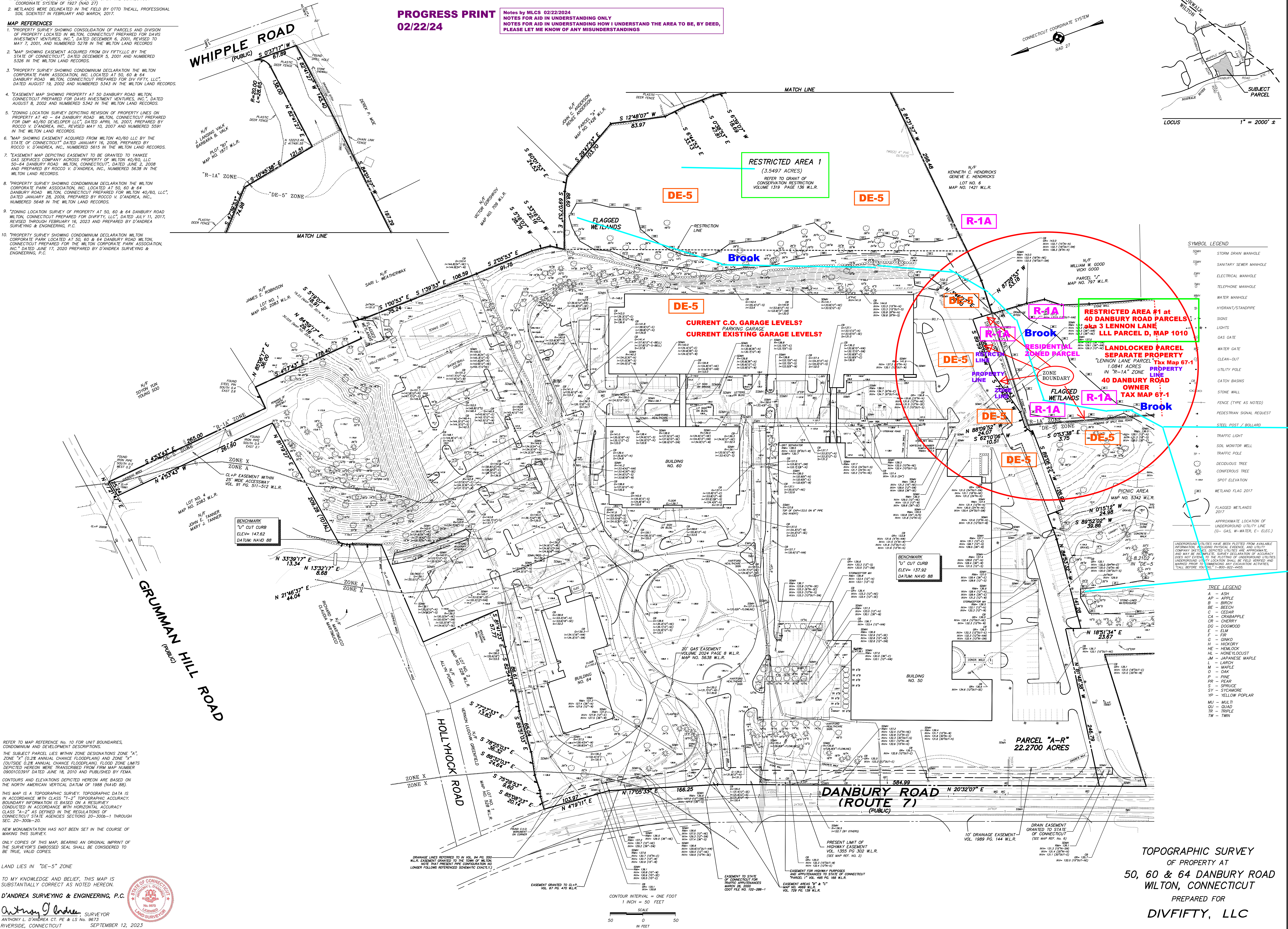
1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1927 (NAD 27).
2. WETLANDS WERE DELINEATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST IN FEBRUARY AND MARCH, 2017.

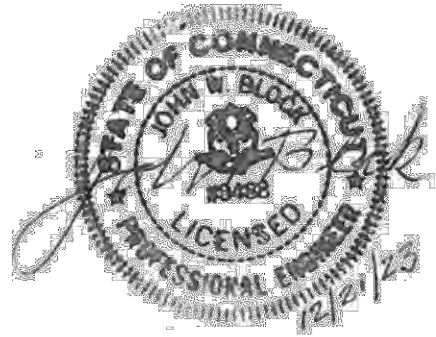
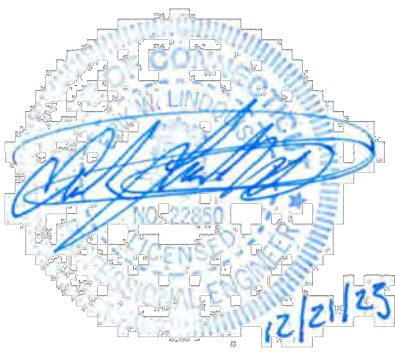
MAP REFERENCES

1. "PROPERTY SURVEY SHOWING CONSOLIDATION OF PARCELS AND DIVISION OF PROPERTY LOCATED IN WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED DECEMBER 6, 2001, REVISED TO MAY 7, 2001, AND NUMBERED 5278 IN THE WILTON LAND RECORDS.
2. "MAP SHOWING EASEMENT ACQUIRED FROM DIV FIFTY, LLC BY THE STATE OF CONNECTICUT", DATED DECEMBER 5, 2001 AND NUMBERED 5326 IN THE WILTON LAND RECORDS.
3. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIV FIFTY, LLC, DATED AUGUST 19, 2002 AND NUMBERED 5343 IN THE WILTON LAND RECORDS.
4. "EASEMENT MAP SHOWING PROPERTY AT 50 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 8, 2002 AND NUMBERED 5342 IN THE WILTON LAND RECORDS.
5. "ZONING LOCATION SURVEY DEPICTING REVISION OF PROPERTY LINES ON PROPERTY AT 40 - 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DMV 40/60 DEVELOPER LLC, DATED APRIL 16, 2007 PREPARED BY ROCCO V. D'ANDREA, INC., REVISED MAY 10, 2007 AND NUMBERED 5591 IN THE WILTON LAND RECORDS.
6. "MAP SHOWING EASEMENT ACQUIRED FROM WILTON 40/60 LLC BY THE STATE OF CONNECTICUT" DATED JANUARY 16, 2008, PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5615 IN THE WILTON LAND RECORDS.
7. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF WILTON 40/60, LLC 50-64 DANBURY ROAD WILTON, CONNECTICUT, DATED JUNE 2, 2008 AND PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5638 IN THE WILTON LAND RECORDS.
8. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION THE WILTON CORPORATE PARK ASSOCIATION, INC. LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR WILTON 40/60, LLC, DATED JANUARY 28, 2008, PREPARED BY ROCCO V. D'ANDREA, INC., NUMBERED 5648 IN THE WILTON LAND RECORDS.
9. "ZONING LOCATION SURVEY OF PROPERTY AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR DIVFIFTY, LLC, DATED JULY 11, 2017, REVISED THROUGH FEBRUARY 16, 2023 AND PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.
10. "PROPERTY SURVEY SHOWING CONDOMINIUM DECLARATION WILTON CORPORATE PARK LOCATED AT 50, 60 & 64 DANBURY ROAD WILTON, CONNECTICUT PREPARED FOR THE WILTON CORPORATE PARK ASSOCIATION, INC." DATED JUNE 17, 2020 PREPARED BY D'ANDREA SURVEYING & ENGINEERING, P.C.

PROGRESS PRINT
02/22/24

Notes by MLC'S 02/22/2024
NOTES FOR AID IN UNDERSTANDING ONLY
NOTES FOR AID IN UNDERSTANDING HOW I UNDERSTAND THE AREA TO BE, BY DEED,
PLEASE LET ME KNOW OF ANY MISUNDERSTANDINGS





**TOWN
SUBMISSION**

64 Danbury Road

Fuller
Development, LLC

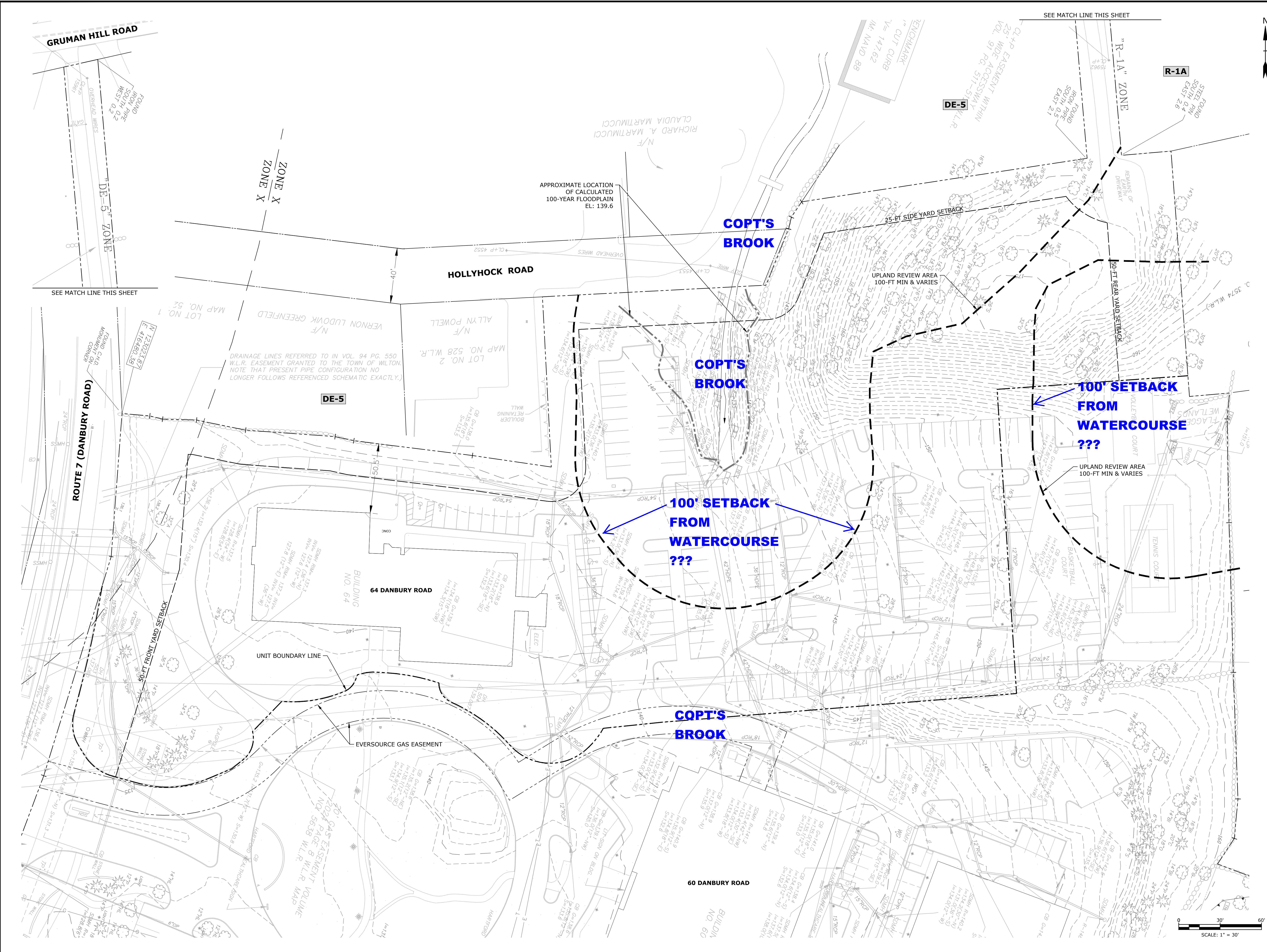
Wilton, CT

MARK	DATE	DESCRIPTION
PROJECT NO:	F0173-001	
DATE:	12/21/2023	
FILE:	F0173-001-C-002-EXCN.dwg	
DRAWN BY:	MDS	
DESIGNED/CHECKED BY:	EWL	
APPROVED BY:	JWB	

**EXISTING
CONDITIONS PLAN**


SCALE: 1" = 30'

C-002



SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
PROFESSIONAL WETLAND SCIENTIST
2 LLOYD ROAD
NORWALK, CONNECTICUT 06850
OFFICE (203) 845-0278
CELL (203) 247-0650
FAX (203) 354-4881
EMAIL: soilwetlandsci@aol.com

NOT 64 DANBURY ROAD

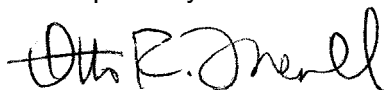

SOIL INVESTIGATION REPORT
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
APRIL 10, 2017

I conducted an on-site investigation of the soils on the Perkin-Elmer Corporation properties located 40, 50-60 Danbury Road in Wilton, Connecticut on February 23 and 24, March 9 and April 10, 2017. The examination for wetland soils was conducted in the field by inspection of approximately 300 soil samples taken with spade and auger.

Inland wetlands in Connecticut, according to the Connecticut General Statutes, are lands, including submerged lands, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey of the NRCS. Watercourses include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses are to be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

The wetland boundary was marked in the field with red flags numbered 1 through 10, 11 through 40, 47 through 77, 78 through 87, 88 through 141, 139 through 142 and 146 through 150. The wetland soils consist of Aquents (1), Ridgebury, Leicester and Whitman soils, extremely stony (3) and Raypol silt loam (12). The non-wetland soils consist of Haven and Enfield soils (32), Sutton fine sandy loam (50), Canton and Charlton soils (60), Canton and Charlton soils, very stony (61), Udorthents-Urban land complex (306), Urban land (307) and Udorthents, smoothed (308). The soil map units contain inclusions of other soil types. The results of this investigation are subject to change until accepted by the Inland Wetland Commission of the Town of Wilton.

Respectfully submitted:

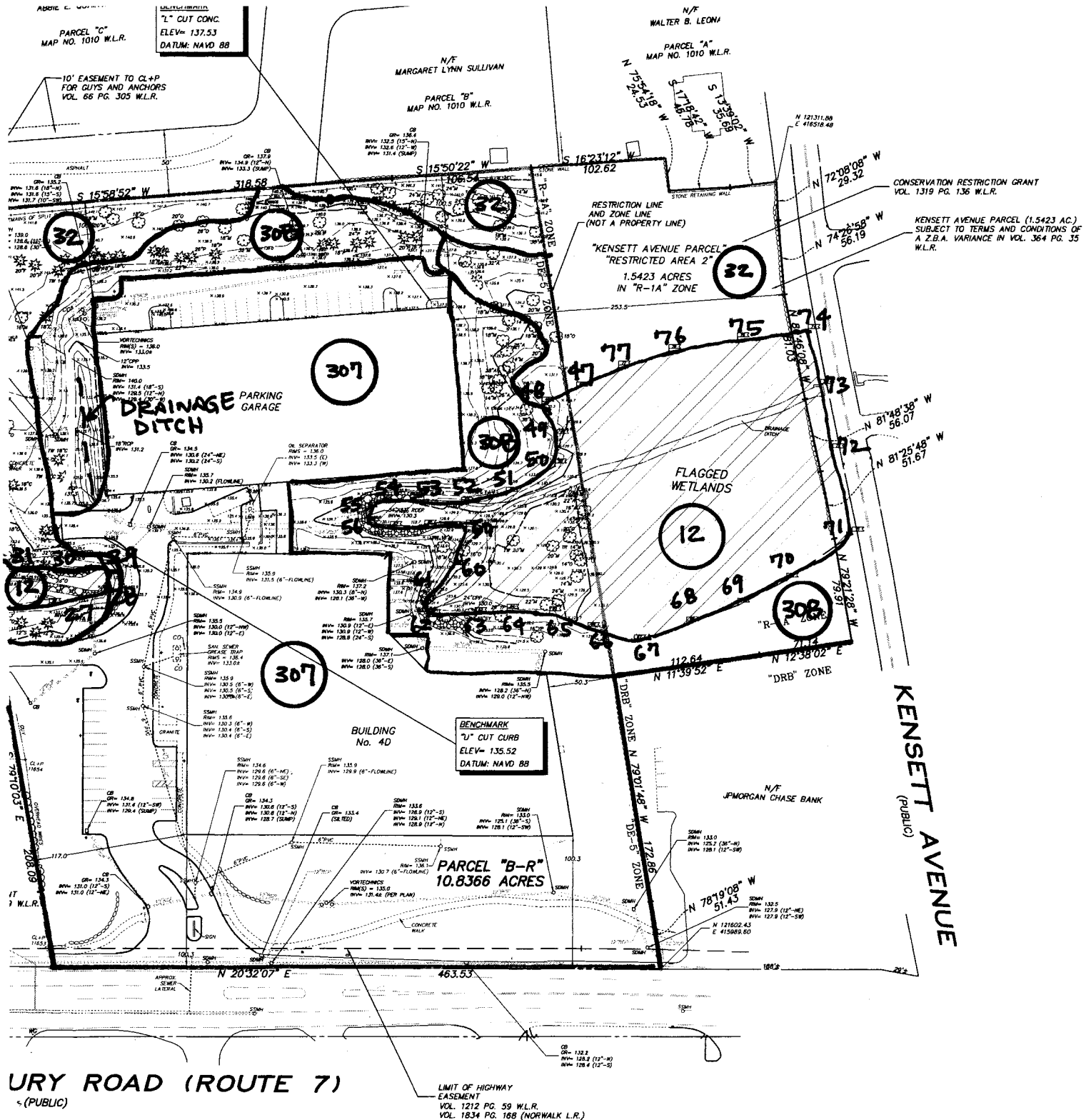


Otto R. Theall
Professional Soil Scientist

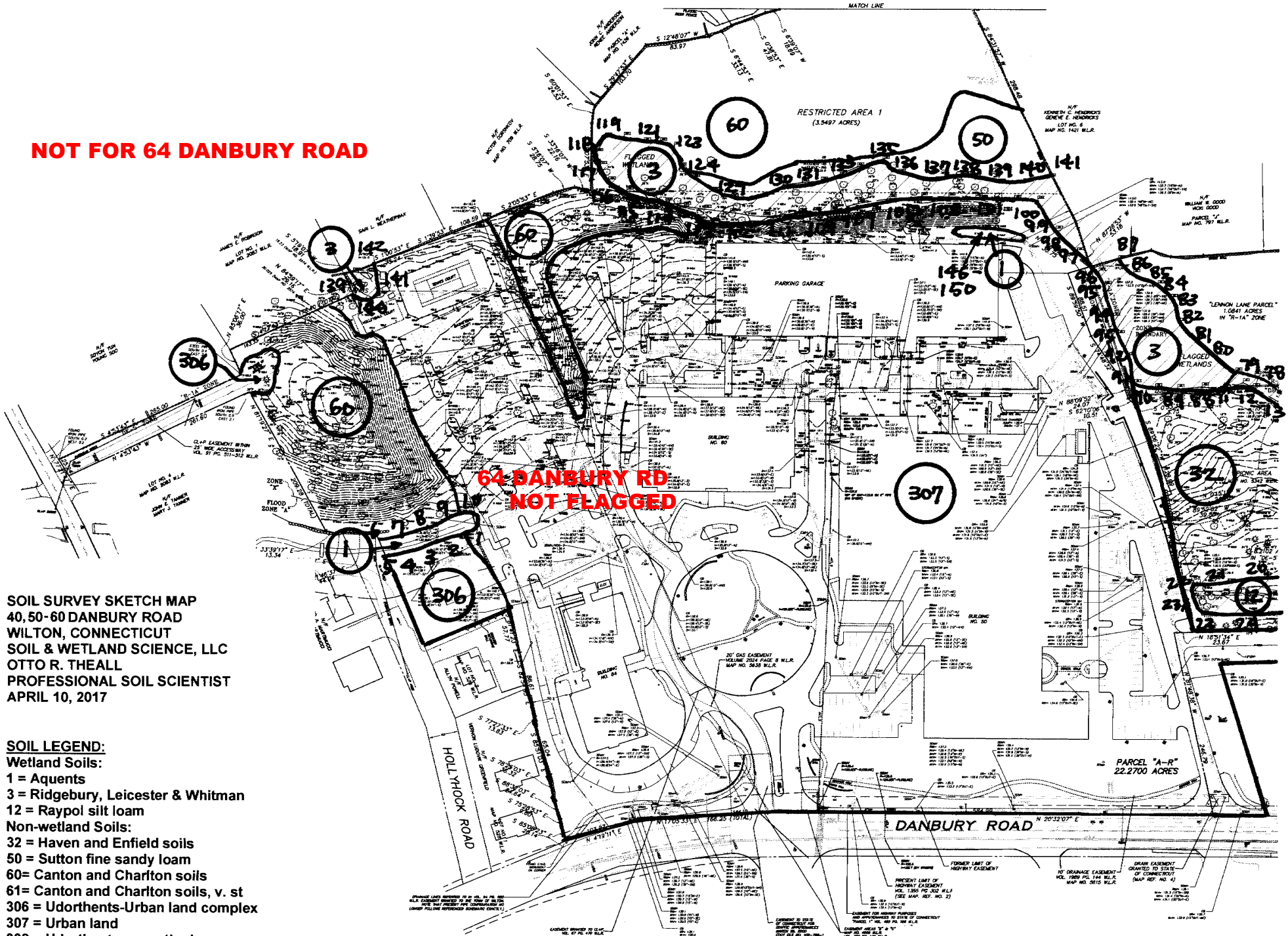
LIMIT OF HIGHWAY
- EASEMENT
VOL. 1212 PG. 59
VOL. 1834 PG. 164

**SOIL SURVEY SKETCH MAP
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
APRIL 10, 2017**

Wetland Soils:
1 = Aquepts
3 = Ridgebury, Leicester & Whitman
12 = Raypol silt loam
Non-wetland Soils:
32 = Haven and Enfield soils
50 = Sutton fine sandy loam
60 = Canton and Charlton soils
61 = Canton and Charlton soils, v. st
306 = Udorthents-Urban land complex
307 = Urban land
308 = Udorthents, smoothed



NOT FOR 64 DANBURY ROAD



SOIL SURVEY SKETCH MAP
40, 50-60 DANBURY ROAD
WILTON, CONNECTICUT
SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
APRIL 10, 2017

SOIL LEGEND:

Wetland Soils:

1 = Aquents

3 = Ridgebury, Leicester & Whitman

12 = Raypol silt loam

Non-wetland Soils:

32 = Haven and Enfield soils

50 = Sutton fine sandy loam

60 = Canton and Charlton soils

61 = Canton and Charlton soils, v. st

306 = Udorthents-Urban land complex

307 = Urban land

308 = Udorthents, smoothed

List of Project Professionals

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

Current Soils Report for 64 Danbury Road?

Survey/Zoning Map/Wets Map Sketch, Showing: Watercourses & Wetlands & Wetland Flags & Wetland Setbacks & Wetland Restrictions & Conservation Grant Areas...

TITLE BLOCKS