

# **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:**

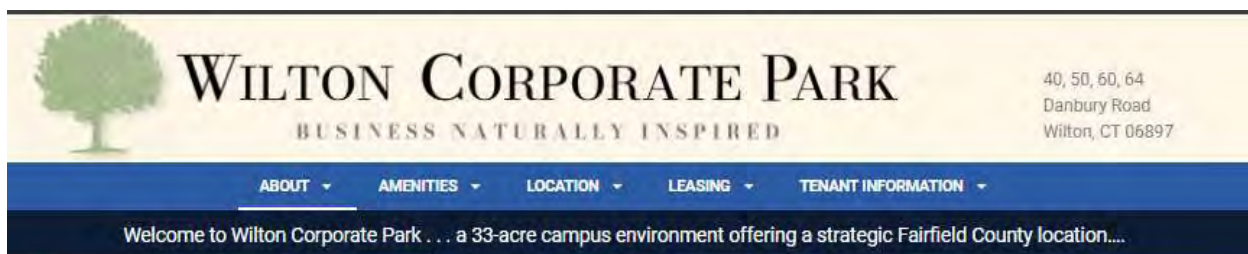
This PDF Set is for Questions & Clearing up Confusions, Only.

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](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 19, 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 8, 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 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 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.

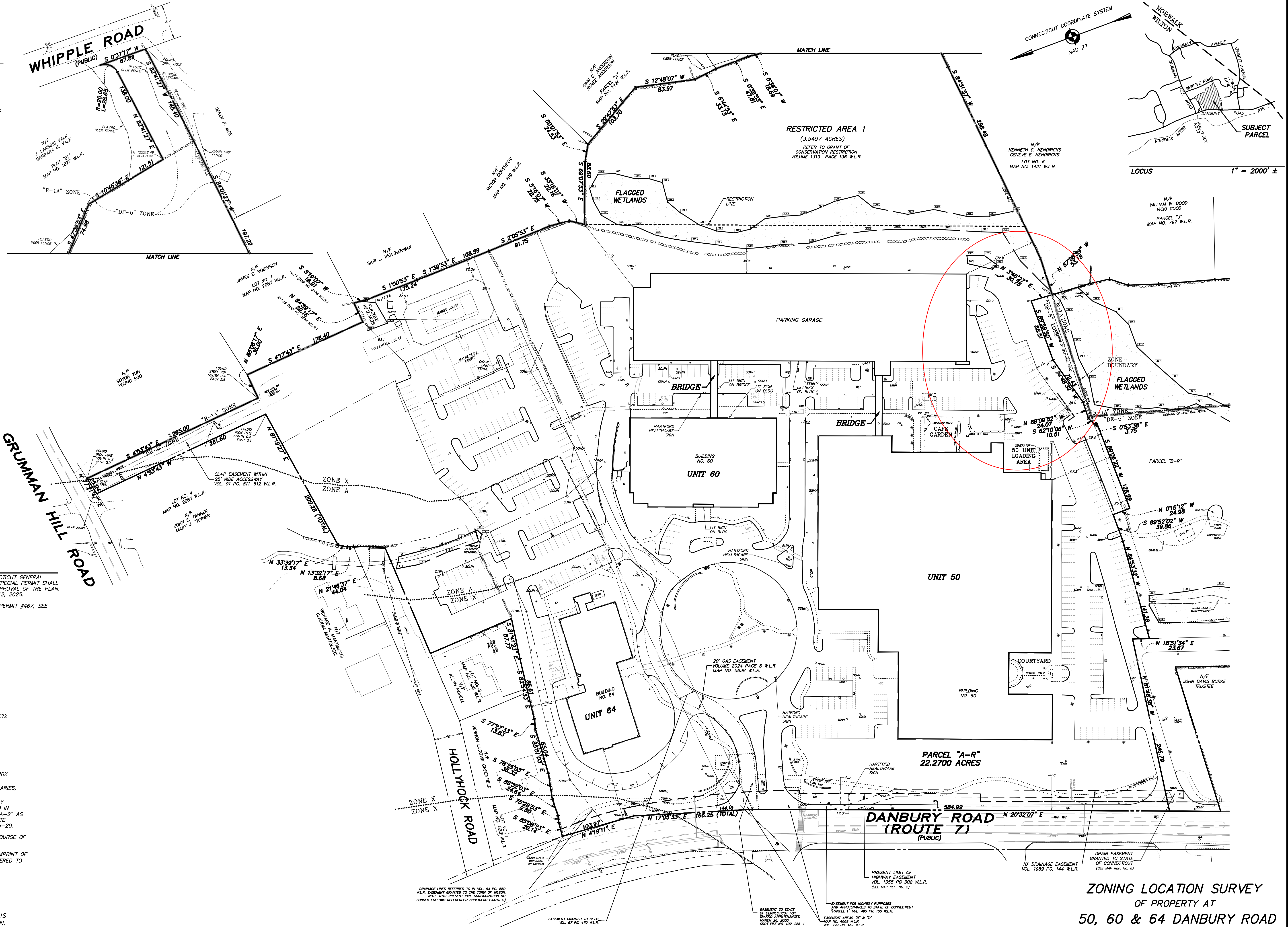
D'ANDREA SURVEYING & ENGINEERING, P.C.

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



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



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;<sup>1</sup>
- 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)”;

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<sup>1</sup> 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**”)<sup>1</sup> 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 photograph<sup>2</sup> below:



<sup>1</sup> 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.

<sup>2</sup> 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.*

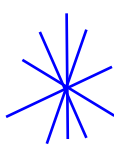
The site construction will occur mainly within developed portions of the Subject Property, and any proposed Regulated Activity is limited to the Upland Review Areas. The proposal does not include any disturbance of the watercourse, Copt’s Brook, or wetlands onsite. The existing woody buffer along Copt’s 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.”<sup>3</sup>*

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.<sup>4</sup> 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.<sup>5</sup>

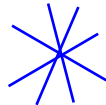
<sup>3</sup> Conn. Gen. Stat. Sec. 22a-38(17) – Conn. Gen. Stat. Sec. 22a-38(18).

<sup>4</sup> 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.

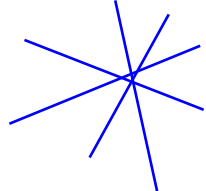
<sup>5</sup> POCD, pg. 8.

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.”<sup>6</sup>

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.*

---

<sup>6</sup> 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.*

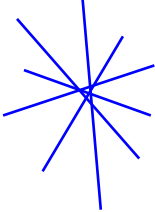
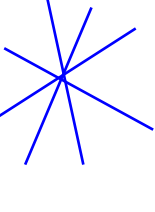


The proposal will not injure or interfere with the safety, health or reasonable use of the Subject Property or abutting/downstream properties. Replacing an underutilized office building with much-needed housing will have a positive economic impact for the Town as a whole. Moreover, building this housing 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

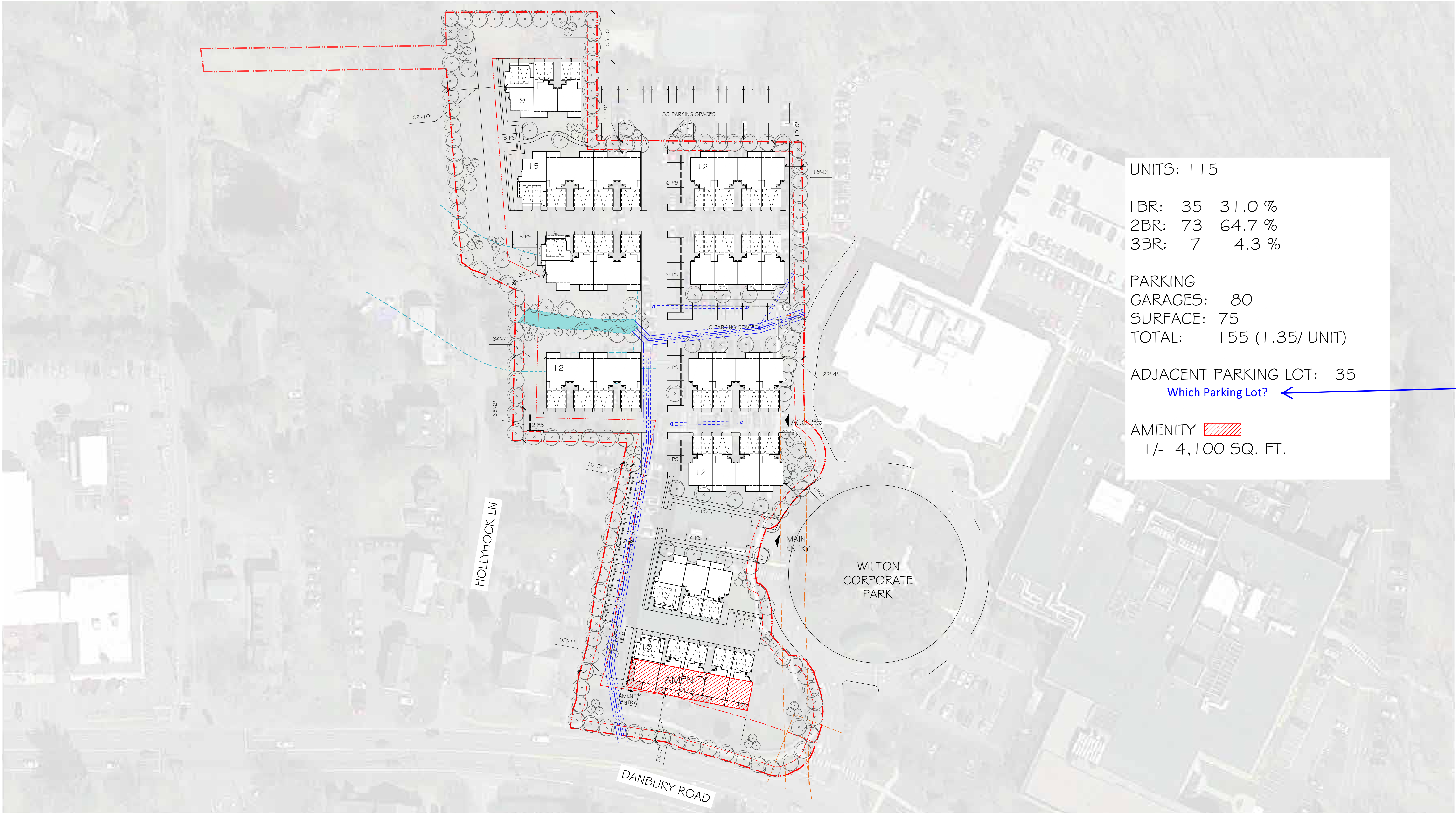
As stated in the Applicants' response to Section 10.3(b) above, the current proposal is the feasible and prudent alternative for the site. The current proposal has been thoughtfully designed to mitigate against any unintended consequences to the wetlands or watercourse while still responding to the Town's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

**notes by MLCS for questions, clearing up confusion**







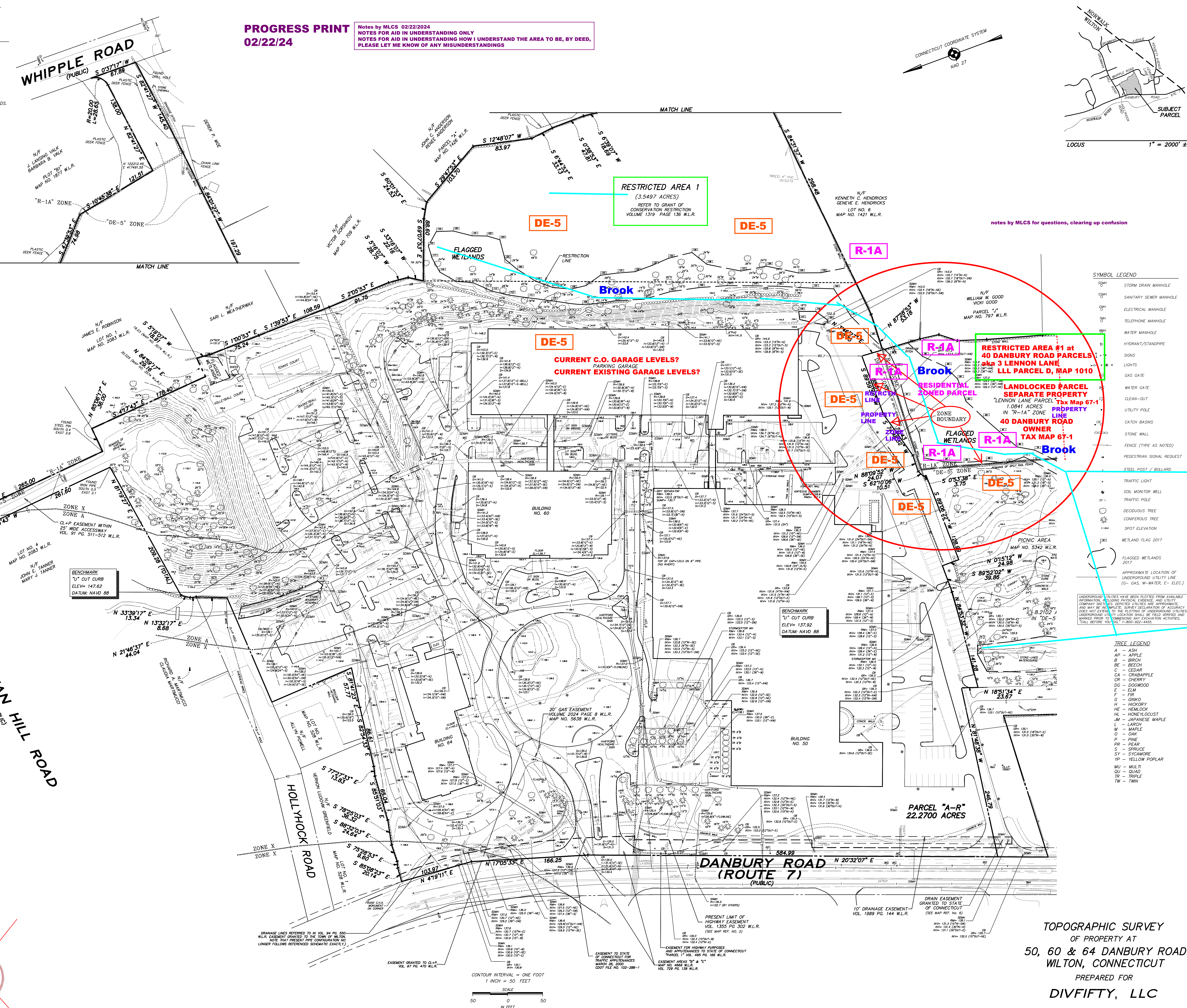


\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

notes by MLCS for questions, clearing up confusion



- 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 DAVIS INVESTMENT VENTURES, INC., DATED AUGUST 8, 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 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, 2009, 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.



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

THE SUBJECT PARCEL LIES WITHIN ZONE DESIGNATIONS ZONE "A", 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 0901C0391F DATED JUNE 18, 2010 AND PUBLISHED BY FEMA.

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 "T-2" TOPOGRAPHIC ACCURACY. 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 SEC. 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.

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.

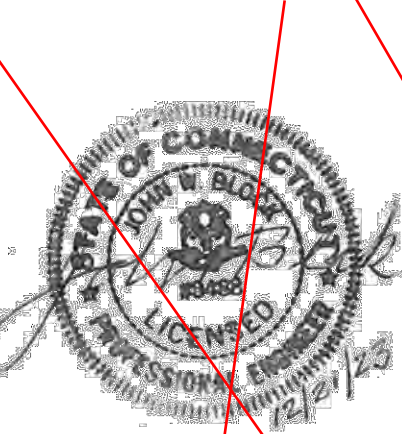
Anthony J. D'Andrea, SURVEYOR  
ANTHONY L. D'ANDREA CT. PE & LS No. 9673  
RIVERSIDE, CONNECTICUT SEPTEMBER 12, 2023

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

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





TOWN  
SUBMISSION

64 Danbury Road

Fuller  
Development, LLC

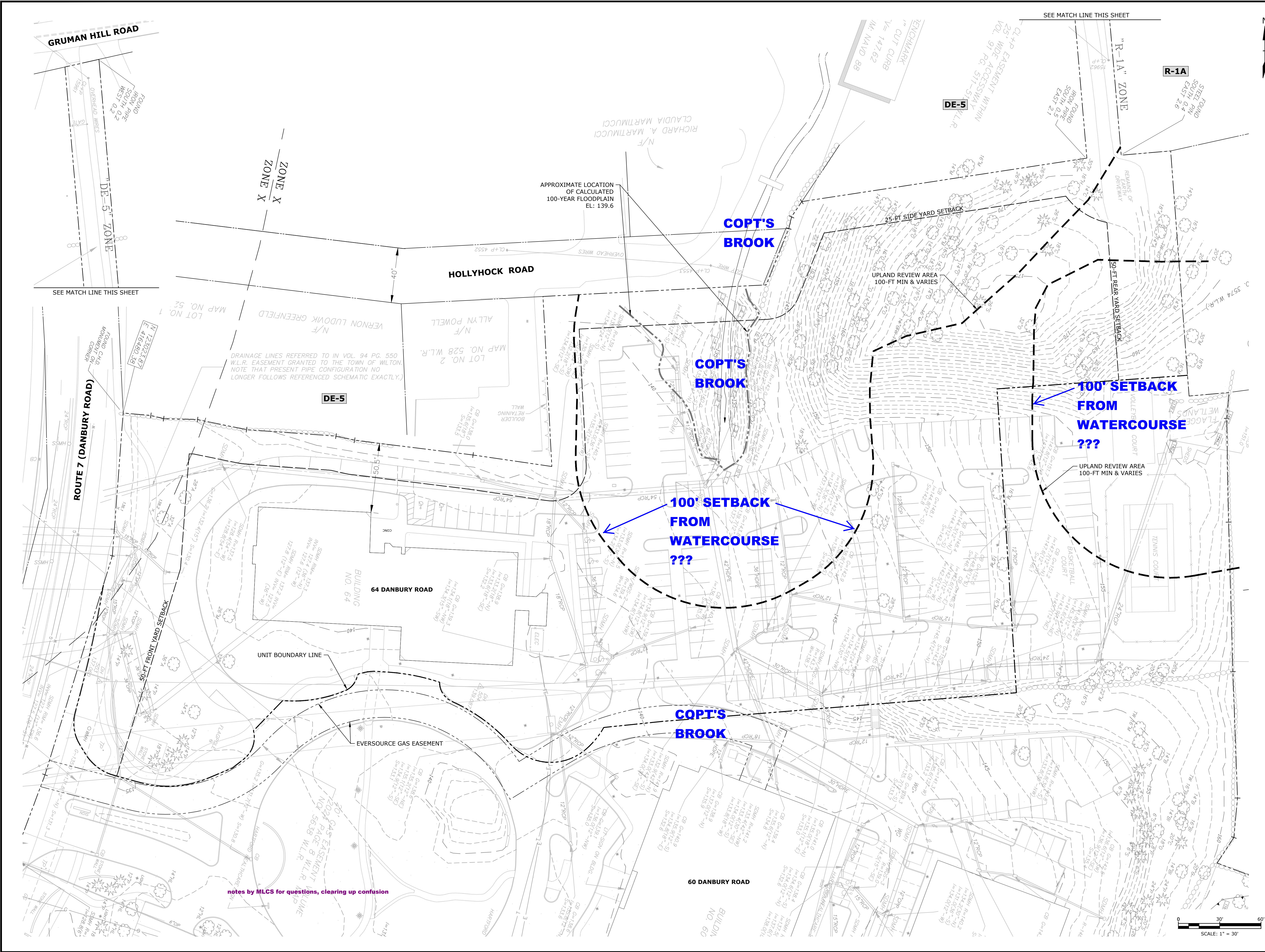
Wilton, CT

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**

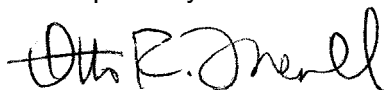
  
**SOIL INVESTIGATION REPORT**  
**40, 50-60 DANBURY ROAD**  
**WILTON, CONNECTICUT**  
**APRIL 10, 2017**

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

**notes by MLCS for questions, clearing up confusion**



LIMIT OF HIGHWAY  
- EASEMENT  
VOL. 1212 PG. 59  
VOL. 1834 PG. 168



**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

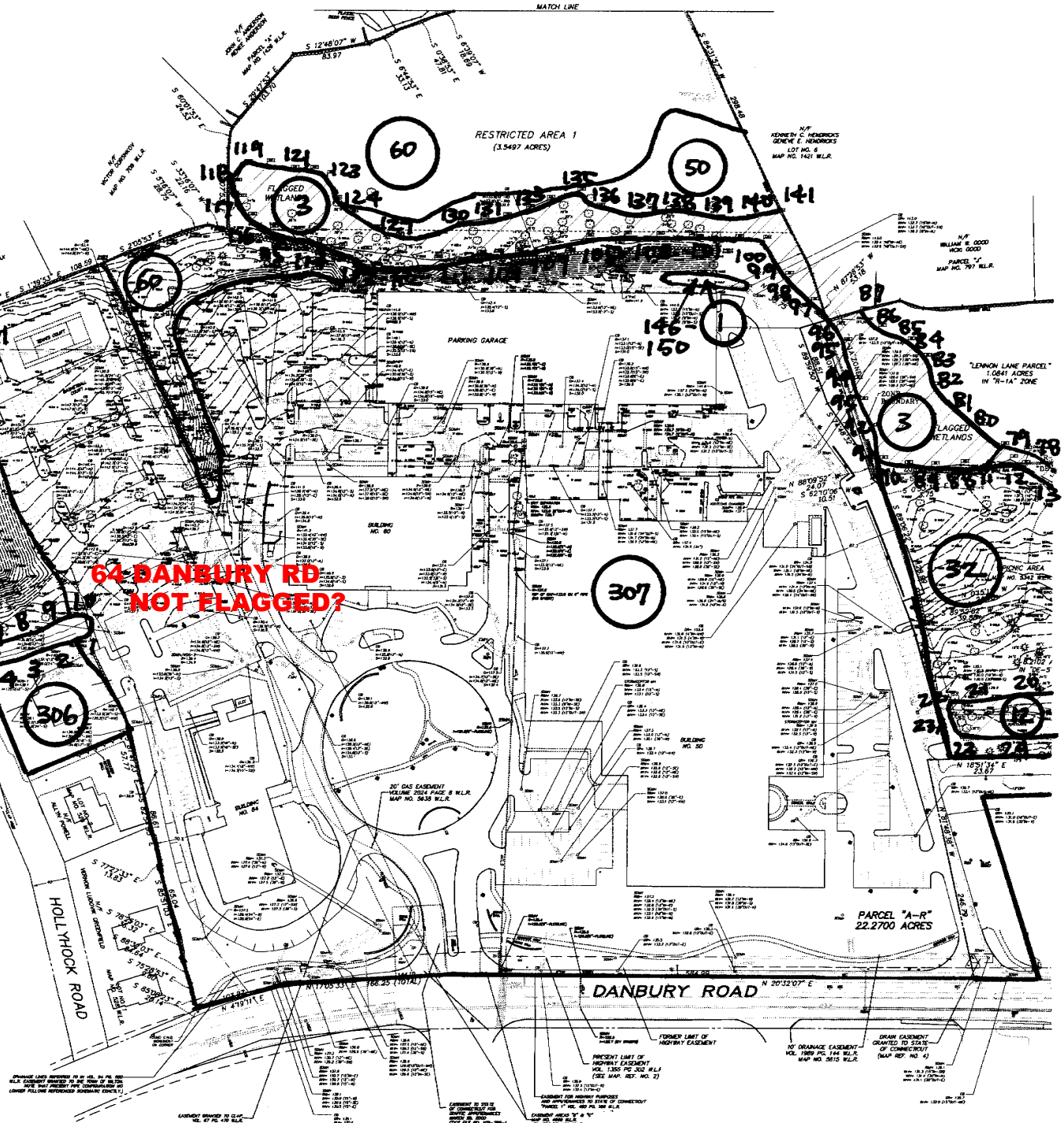
60 = Canton and Charlton soils

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

**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**



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6161  WILTON, CT  <b>VISION</b>																																																																																																																															
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																																																																																																																														
																COM OUTBL	2-5	190,000	133,000																																																																																																																														
																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)																																																																																																																																	
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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  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										BUILDING PERMIT RECORD <table><tr><th>Permit Id</th><th>Issue Date</th><th>Type</th><th>Description</th><th>Amount</th><th>Insp Date</th><th>% Comp</th><th>Date Comp</th><th>Comments</th><th>Date</th><th>Id</th><th>Type</th><th>Is</th><th>Cd</th><th>Purpose/Result</th></tr><tr><td>20-526</td><td>11-13-2020</td><td>BP</td><td>Building Permit</td><td>20,000</td><td></td><td>100</td><td>03-31-2022</td><td>Tenant fit out 1st floor NES</td><td>08-15-2017</td><td>SB</td><td></td><td></td><td>21</td><td>Field Review</td></tr><tr><td>20-443</td><td>10-15-2020</td><td>BP</td><td>Building Permit</td><td>140,000</td><td></td><td>100</td><td>01-21-2021</td><td>TENANT FIT OUT FOR NIELS</td><td>10-26-2012</td><td>BL</td><td></td><td></td><td>21</td><td>Field Review</td></tr><tr><td>19-39</td><td>02-04-2019</td><td>CM</td><td>Commercial</td><td>70,000</td><td></td><td>100</td><td>02-13-2020</td><td>EURPAC</td><td>09-14-2007</td><td>JD</td><td></td><td></td><td>99</td><td>Vacant</td></tr><tr><td>18-611</td><td>01-10-2019</td><td>CM</td><td>Commercial</td><td>70,000</td><td></td><td>100</td><td>02-13-2020</td><td>LOUIS DREYFUS</td><td>03-03-2003</td><td>BK</td><td></td><td></td><td>43</td><td>Hearing Change</td></tr><tr><td>18-436</td><td>09-28-2018</td><td></td><td>LOUIS DREYF</td><td>1,500,000</td><td></td><td>100</td><td>01-15-2020</td><td></td><td>10-01-2001</td><td>DL</td><td></td><td></td><td>00</td><td>Measur+Listed</td></tr><tr><td>17-656</td><td>12-20-2017</td><td></td><td>WATERMAN H</td><td>25,000</td><td></td><td>100</td><td>03-27-2018</td><td>CO ISSUED</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>M17-98</td><td>03-21-2017</td><td></td><td>T-MOBILE</td><td>27,000</td><td></td><td>100</td><td>06-21-2017</td><td>CO#M17-98</td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																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		10-01-2001	DL			00	Measur+Listed	17-656	12-20-2017		WATERMAN H	25,000		100	03-27-2018	CO ISSUED							M17-98	03-21-2017		T-MOBILE	27,000		100	06-21-2017	CO#M17-98						
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																																																																																																																																			
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18-436	09-28-2018		LOUIS DREYF	1,500,000		100	01-15-2020		10-01-2001	DL			00	Measur+Listed																																																																																																																																			
17-656	12-20-2017		WATERMAN H	25,000		100	03-27-2018	CO ISSUED																																																																																																																																									
M17-98	03-21-2017		T-MOBILE	27,000		100	06-21-2017	CO#M17-98																																																																																																																																									
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																																																																																																																													

Property Location 40 DANBURY RD  
 Vision ID 7345 Account # 074370

Map ID 68 / 33/1 /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 2

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

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.							
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						RCN			24,557,372	
Heating Fuel		02	Oil							
Heating Type		09	Hydro Air							
AC Type		03	Central			Year Built			2008	
Bldg Use		2-1	Commercial			Effective Year Built			2013	
Fireplace						Depreciation Code			G	
Elevator		2				Remodel Rating				
Cath Ceil		407				Year Remodeled				
Sauna						Depreciation %			4	
Heat/AC		01	Heat A/C Pkg			Functional Obsol			0	
Frame Type		06	Fireprf Steel			External Obsol			15	
Baths/Plumbing		02	Average			Trend Factor			1	
Ceiling/Wall		05	Sus Ceil and W			Condition				
Rooms/Prtns		02	Average			Condition %				
Wall Height		12.00				Percent Good			81	
% Comn Wall						RCNLD			19,891,500	
1st Floor Use:						Dep % Ovr				
						Dep Ovr Comment				
						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				

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6161  WILTON, CT  <b>VISION</b>					
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								
SUPPLEMENTAL DATA										COM BLDG	2-2	22,099,100	15,469,370						
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 OUTBL	2-5	190,000	133,000				
										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								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																			
3.5-Story Parking Garage at 40 Danbury Road																			
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					
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		

**3.5-Story Parking Garage = XXX,XXX S.F. TOTAL GROSS?  
at 40 Danbury Road**

# **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  <b>VISION</b>						
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							
<b>SUPPLEMENTAL DATA</b>						<b>64 Danbury Road</b>										
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								
<b>3 LENNON LANE IS SEPARATE PROPERTY, R-1A, OWNED BY DIFFERENT OWNERS, 3LL IS TAX MAP 67-1</b>			Total	0.00												
ASSESSING NEIGHBORHOOD									<b>APPRAISED VALUE SUMMARY</b>							
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 <b>3 Lennon Lane Demolished 2007</b> <b>No Bldgs At 3LL Since 2007</b> ELECT #3 LENNON LA=BLDG#5 -1A, ECO=CI, SHRD DR OB#5=30X60 PADD LE-CT <b>???</b> EXT=MARKET/INCOME ADJ 7 OFFICE UNITS PER 2016 I & E									Date Id Type Is Cd Purpose/Result							
19-18 02-04-2019 CM Commercial 120,000 Insp Date % Comp Date Comp Comments									03-19-2021 TH 03 54 Data Correction							
18-493 10-25-2018 CHARLES TAY 60,000 100 12-18-2018 CO#18-493									03-19-2021 TH 03 54 Data Correction							
17-571 11-01-2017 CHARLES TAY 25,000 100 01-05-2018 CO ISSUED									01-25-2019 BL 44 Hearing No Change							
17-513 10-12-2017 ASML 2ND & 3 65,000 100 11-15-2017 CO#17-513									08-15-2017 SB 21 Field Review							
17-176 05-10-2017 ALT'S FOR 1 O 6,500 100 10-01-2017									10-26-2012 BL 21 Field Review							
16-30 02-09-2016 LAMORTE BUR 30,000 100 04-08-2016 CO#16-30									09-14-2007 JD 00 Measur+Listed							
021330 09-06-2013 SIGNAL ADMIN 15,000 100 09-30-2013 CO#11360									03-03-2003 BK 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			0 SF	0.00	1.00000	5	1.00		1.000			0	0
<b>ACREAGE FOR 64 DANBURY RD = 4.XX ACRES</b>																
Total Card Land Units 0.00 AC Parcel Total Land Area: 0.00 Total Land Value 0																

The floor plan shows two rectangular units. The top unit has a perimeter of 35 and 33, with interior dimensions 82 and 82. The bottom unit has a perimeter of 35 and 21, with interior dimensions 82 and 82. Various rooms are labeled with numbers and names like 'BAS FUS', 'BAS', 'CAN', and 'HALL'.

**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  <b>VISION</b>					
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										<b>60 Danbury Road</b>									
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								
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															
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor					
Total				0.00															
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name				B		Tracing				Batch							
0001																			
NOTES																			
OFFICE CONDO																			
3 UNITS PER 2016 I & E-SUN PRODUCTS CORP																			
<b>ACREAGE FOR 60 &amp; 50 DANBURY RD = 17.XX ACRES</b>														<b>ACREAGE FOR 60 DANBURY RD = XX.XX ACRES</b>					
Total Appraised Parcel Value														13,058,500					
BUILDING PERMIT RECORD																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments											
21-993	02-24-2022	BP	Building Permit	2,800,000		100	02-24-2022	TENANT FIT OUT RADIOLOG											
21-802	10-12-2021	MEPS	MEPS Permit	74,000		0	02-15-2022	3 GROUND MOUNTED SIGN											
21-312	06-22-2021	BP	Building Permit	1,400,000		0		TENANT FITOUT											
20-381	10-13-2020	BP	Building Permit	3,000,000		0	02-11-2022	PARKING GARAGE EXPANSI											
20-150017	08-27-2020	DE	Demolish			0		INTERIOR DEMOLITION											
MINOR	06-21-2011		WORK STATIO			100	08-17-2011	CO#10551											
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	

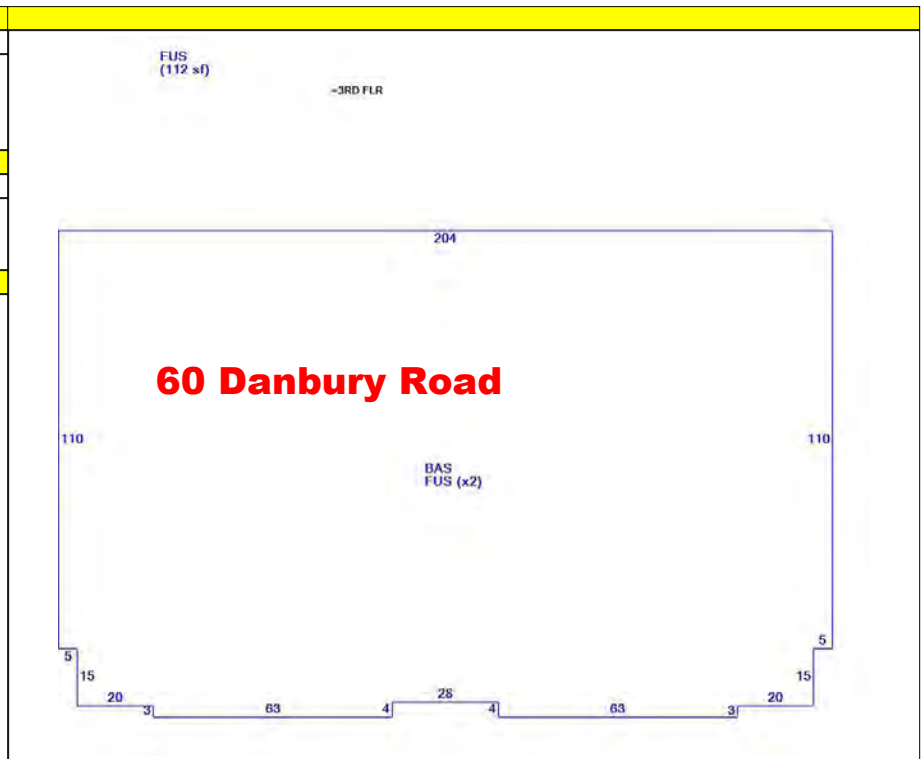
CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	47	Class A Bldg Condo									
Model	94	Commercial									
Grade	07	Excellent +10									
Occupancy	3.00										
Exterior Wall 1	28	Glass/Thermo.									
Exterior Wall 2											
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											
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:											

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
ELEV	Elevator	B	2	25000.00	2013		56		0.00	28,000
SPR2	Sprinklrs Conc	B	77,212	1.50	2013		56		0.00	64,900

**ACREAGE FOR 60 & 50 DANBURY RD = 17.XX ACRES**  
**ACREAGE FOR 60 DANBURY RD = XX.XX ACRES**

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	25,700	25,700		0		
FUS	Upper Story, Finished	51,512	51,512		0		
Ttl Gross Liv / Lease Area		77,212	77,212				

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





**50 DANBURY RD**

State Use 2-7  
Print Date 10/17/2023 12:25:16

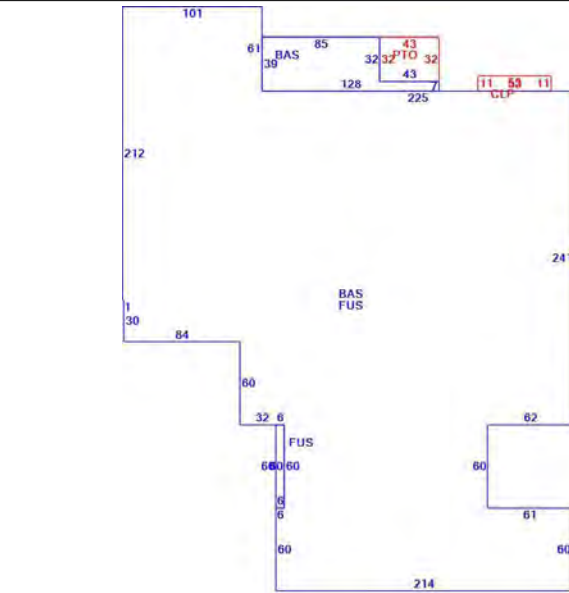
1	2-7C	Off. Condo	DE-5
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CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	47	Class A Bldg Condo									
Model	94	Commercial									
Grade	07	Excellent +10									
Occupancy	8.00										
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](mailto:Toni.Boucher@WILTONCT.ORG)>

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

**To:** Wrinn, Michael <[Michael.Wrinn@WILTONCT.ORG](mailto: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](mailto:Toni.Boucher@wiltonct.org)

From: [meggem@optonline.net](mailto:meggem@optonline.net) <[meggem@optonline.net](mailto:meggem@optonline.net)>  
Sent: Thursday, March 7, 2024 2:58 PM  
To: Boucher, Toni <[Toni.Boucher@WILTONCT.ORG](mailto:Toni.Boucher@WILTONCT.ORG)>; Rochester, Jacqueline <[jacqueline.rochester@WILTONCT.ORG](mailto:jacqueline.rochester@WILTONCT.ORG)>  
Cc: Larkin, Elizabeth <[elizabeth.larkin@wiltonct.org](mailto:elizabeth.larkin@wiltonct.org)>; Bigosinski, Jeremi <[Jeremi.Bigosinski@WILTONCT.ORG](mailto: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](mailto:mcggem@optonline.net)  
To: [hollie.rapp@WILTONCT.ORG](mailto:hollie.rapp@WILTONCT.ORG); [taxcollector@wiltonct.org](mailto:taxcollector@wiltonct.org); [assessor@wiltonct.org](mailto:assessor@wiltonct.org); [launa.riley@wiltonct.org](mailto:launa.riley@wiltonct.org); [tammy.cole@wiltonct.org](mailto:tammy.cole@wiltonct.org) Cc: [Lori.Kaback@WILTONCT.ORG](mailto:Lori.Kaback@WILTONCT.ORG); [elizabeth.larkin@wiltonct.org](mailto:elizabeth.larkin@wiltonct.org); [jeremi.bigosinski@wiltonct.org](mailto:jeremi.bigosinski@wiltonct.org); [toni.boucher@wiltonct.org](mailto:toni.boucher@wiltonct.org); [jacqueline.rochester@wiltonct.org](mailto:jacqueline.rochester@wiltonct.org); [maryellen.demers@wiltonct.org](mailto:maryellen.demers@wiltonct.org); [sheilah.pastore@wiltonct.org](mailto: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](mailto:meggem@optonline.net) <[meggem@optonline.net](mailto:meggem@optonline.net)>

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

**To:** Wrinn, Michael <[Michael.Wrinn@WILTONCT.ORG](mailto:Michael.Wrinn@WILTONCT.ORG)>

**Cc:** Conklin, Mike <[Mike.Conklin@WILTONCT.ORG](mailto:Mike.Conklin@WILTONCT.ORG)>; Bunting, Timothy <[Timothy.Bunting@WILTONCT.ORG](mailto:Timothy.Bunting@WILTONCT.ORG)>; White, Daphne <[Daphne.White@WILTONCT.ORG](mailto:Daphne.White@WILTONCT.ORG)>; Bigosinski, Jeremi <[Jeremi.Bigosinski@WILTONCT.ORG](mailto:Jeremi.Bigosinski@WILTONCT.ORG)>; Larkin, Elizabeth <[elizabeth.larkin@wiltonct.org](mailto:elizabeth.larkin@wiltonct.org)>; Health <[Health@WILTONCT.ORG](mailto:Health@WILTONCT.ORG)>; Matthews, Rachel <[Rachel.Matthews@WILTONCT.ORG](mailto:Rachel.Matthews@WILTONCT.ORG)>; Herter, Zen <[Zen.Herter@WILTONCT.ORG](mailto:Zen.Herter@WILTONCT.ORG)>; Building <[Building@WILTONCT.ORG](mailto:Building@WILTONCT.ORG)>; planningzoningcomm <[planningzoningcomm@WILTONCT.ORG](mailto:planningzoningcomm@WILTONCT.ORG)>; Boucher, Toni <[Toni.Boucher@WILTONCT.ORG](mailto: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-maxxx 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.Wynn@WILTONCT.ORG](mailto:Michael.Wynn@WILTONCT.ORG) Cc: [nike.conklin@wiltonct.org](mailto:nike.conklin@wiltonct.org); [Timothy.Bunting@WILTONCT.ORG](mailto:Timothy.Bunting@WILTONCT.ORG); [Daphne.White@WILTONCT.ORG](mailto:Daphne.White@WILTONCT.ORG); [jeremi.bigosinski@wiltonct.org](mailto:jeremi.bigosinski@wiltonct.org); [elizabeth.farkin@wiltonct.org](mailto:elizabeth.farkin@wiltonct.org); [health@wiltonct.org](mailto:health@wiltonct.org); [rachel.matthews@wiltonct.org](mailto:rachel.matthews@wiltonct.org); [zen.herter@wiltonct.org](mailto:zen.herter@wiltonct.org); [building@wiltonct.org](mailto:building@wiltonct.org); [planningzoningcomm@wiltonct.org](mailto:planningzoningcomm@wiltonct.org); [toni.boucher@wiltonct.org](mailto: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:**

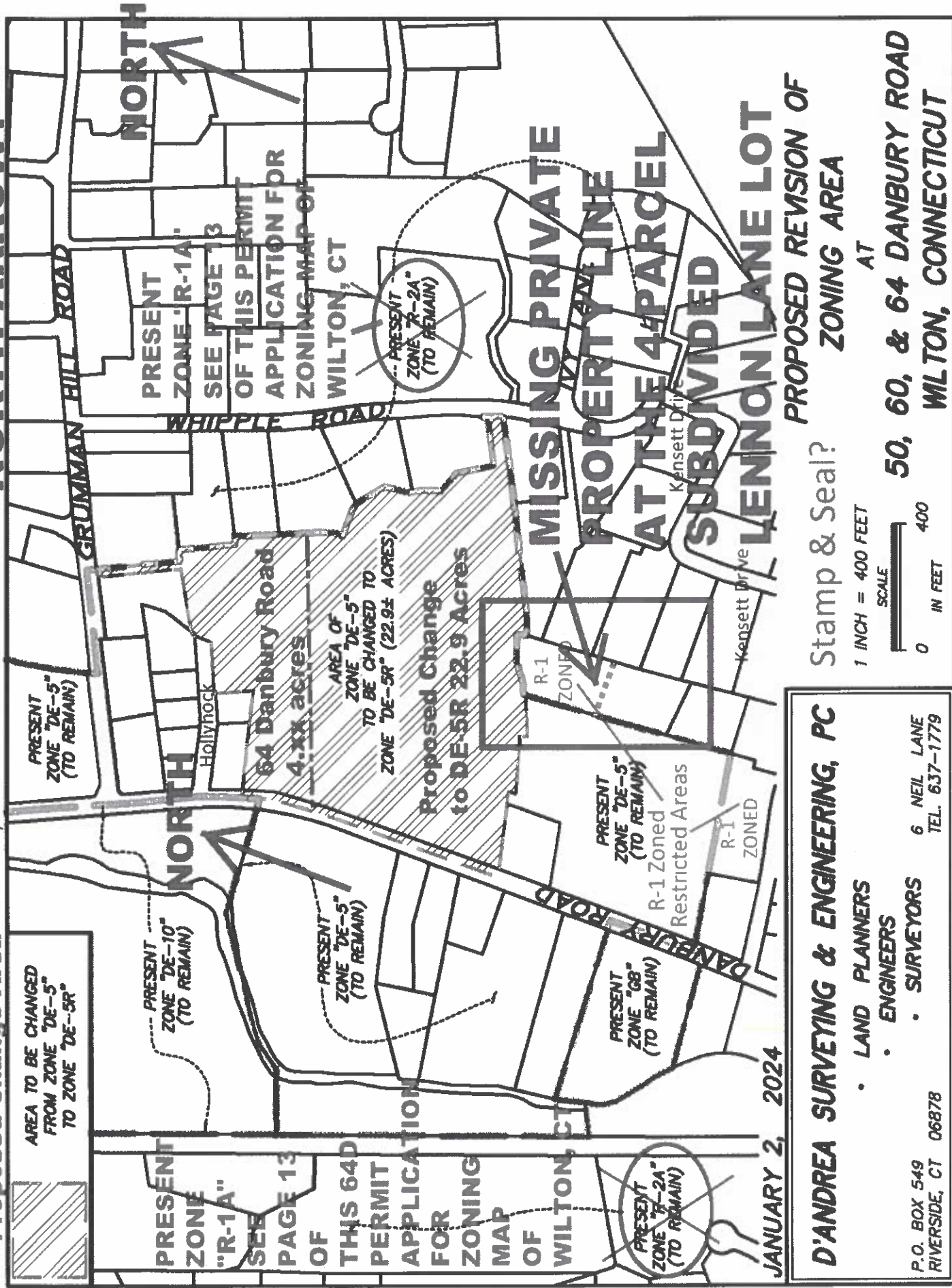
1. Easement to the State of Connecticut dated and recorded June 14, 1985 in Volume 495 at Page 166 of the Wilton Land Records and as shown on filed Map No. 4231 of the Wilton Land Records.

Received for Record MAY 26, 2000

at 11:55 A.M. Attest

*Jan Mandel Ventres*

Town Clerk



**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

312

0 IN FEET

**PROPOSED REVISION OF  
ZONING AREA**

AT

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

JANUARY 2, 2024

23kb ZONECHANGE 0.DWG (GLT)

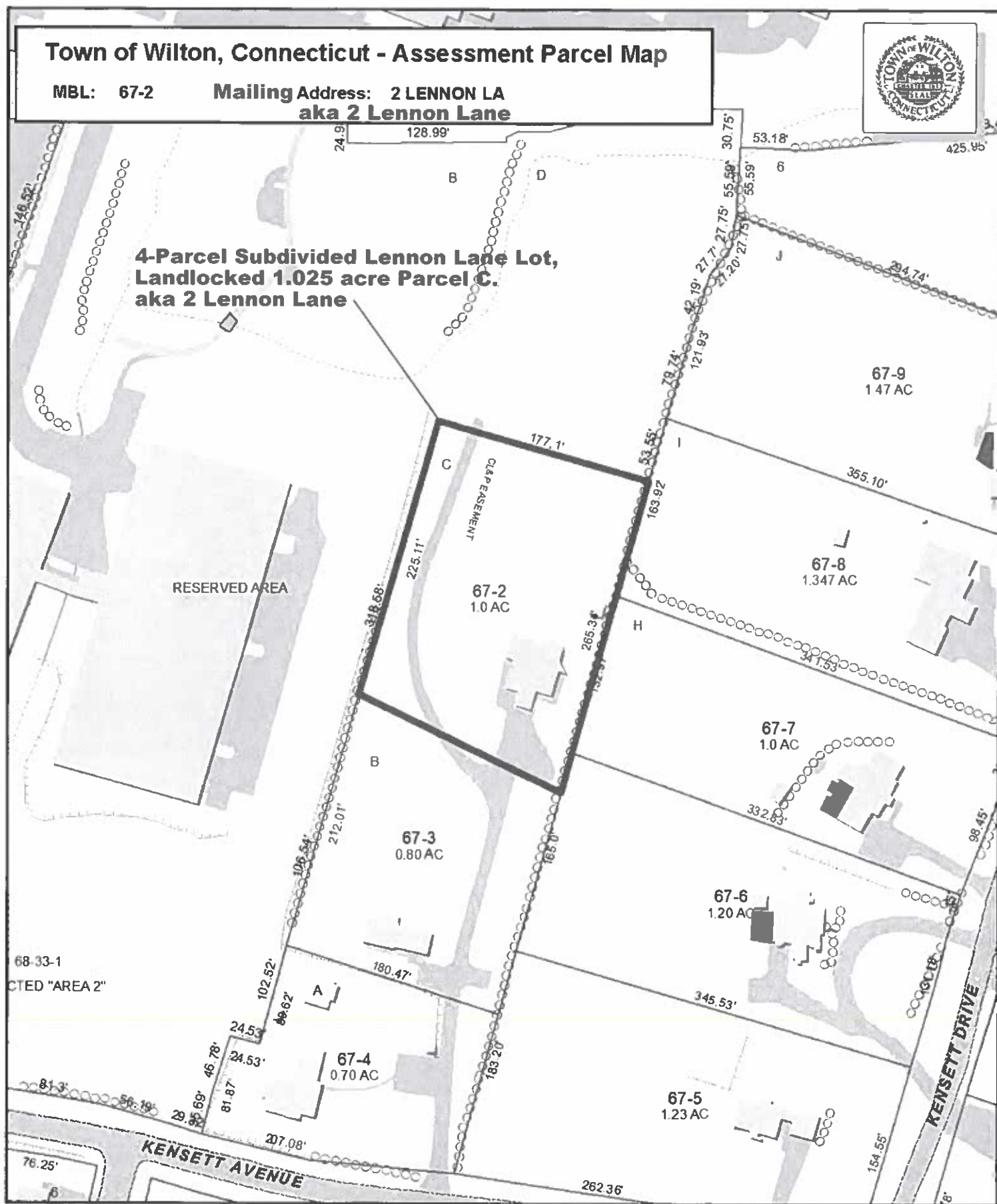
# Town of Wilton, Connecticut - Assessment Parcel Map

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







DECEMBER 2023 ADDITION AREA

DECEMBER 2023 ADDITION AREA

SECOND FLOOR PLAN

FIRST FLOOR PLAN

## STAMP & SEAL?

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

MPVA STRONGBOX DETAIL

Diagram illustrating the forces and moments acting on a beam-column joint. The diagram shows a joint where a beam and a column meet. The forces and moments are labeled as follows:

- $T, C$  (Tension/Compression) at the joint interface.
- $V$  (Shear) at the joint interface.
- $M$  (Bending Moment) at the joint interface.
- $T, C$  (Tension/Compression) along the beam and column segments.
- $V$  (Shear) along the beam and column segments.
- $M$  (Bending Moment) along the beam and column segments.



On November 9, 2020 at 10:54 AM "Compitello, Rocco G" <[rocco.compitello@eversource.com](mailto: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*

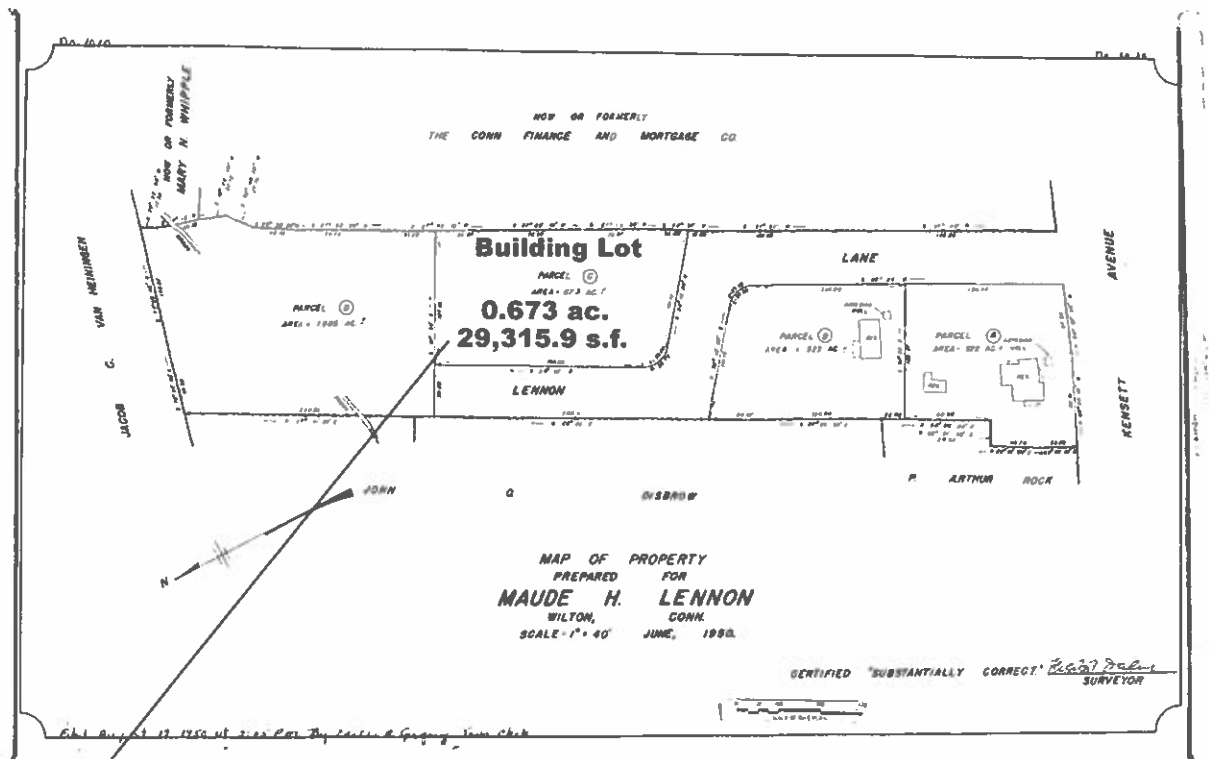
Right of Way Specialist

Eversource Energy

107 Selden Street

Berlin, CT 06037

860 665-2718

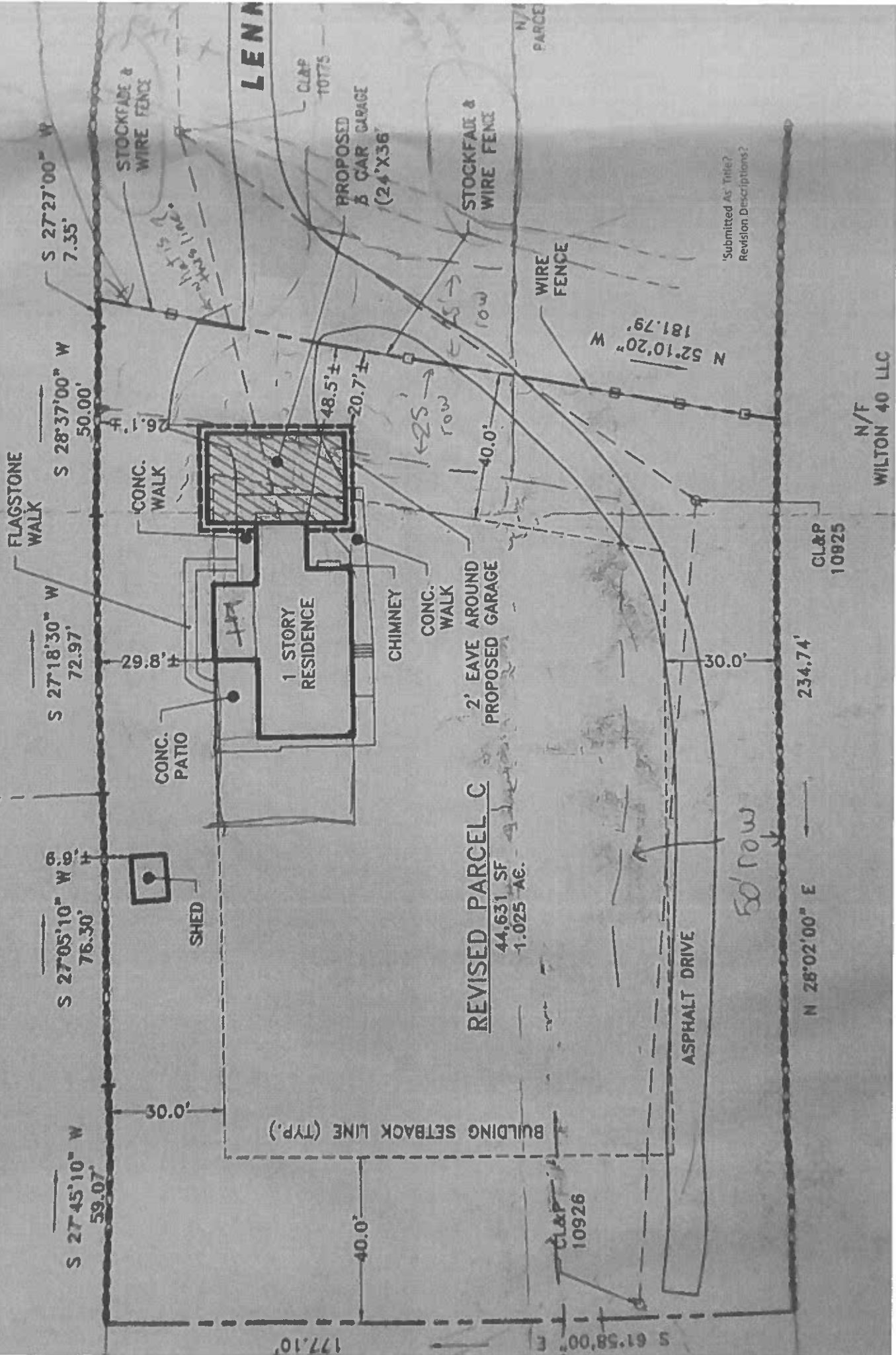


2024 Site/Landlocked Parcel C = 1.025 ac. Site (bldg lot differs)  
2024 Building Lot/Tract I = 0.673 ac. & 29,315.9 s.f.

N/F  
MARIO LOMBARDI

N/F  
ALAN & JENNIFER C.  
EMERSON

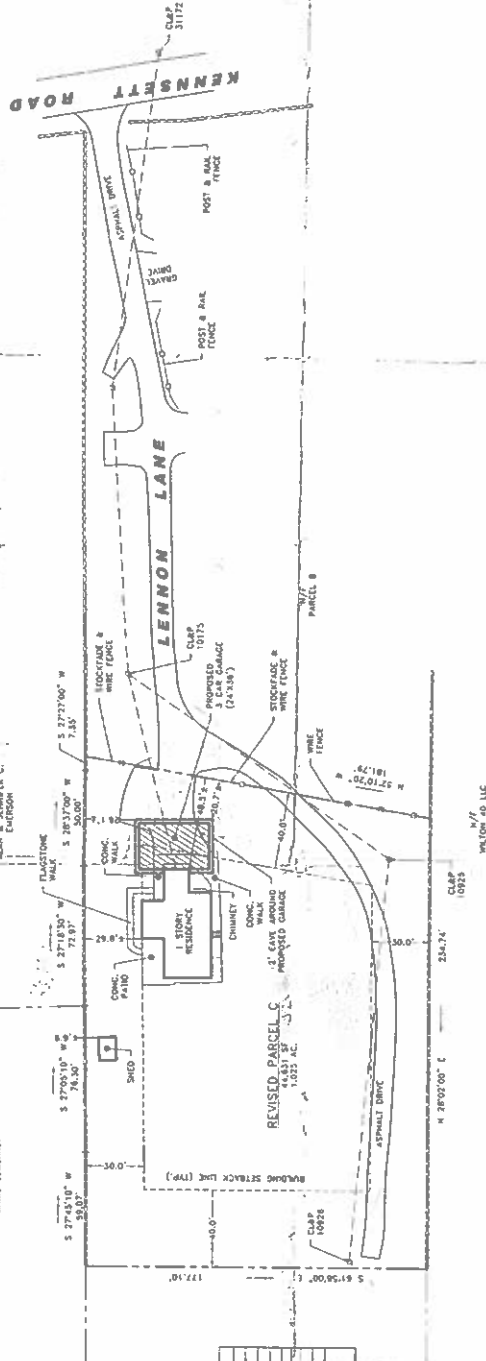
Partial of Original Submittal Zoning Map 06/17/19 ??



Submitted As Title?  
Revision Descriptions?

N/F  
WILTON 40 LLC

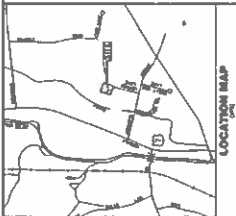
1st Revision Date: 02/10/20  
Original Submittal Date: 06/17/19

[illegible]

OWNER	STEVE A. CAMPBELL & TOMA W. STEPHENS
ADDRESS	2 LEHIGH LANE WATON CT
LOT AREA	44.031 S.F. 1 D25-A-C
ZONE	R-1A

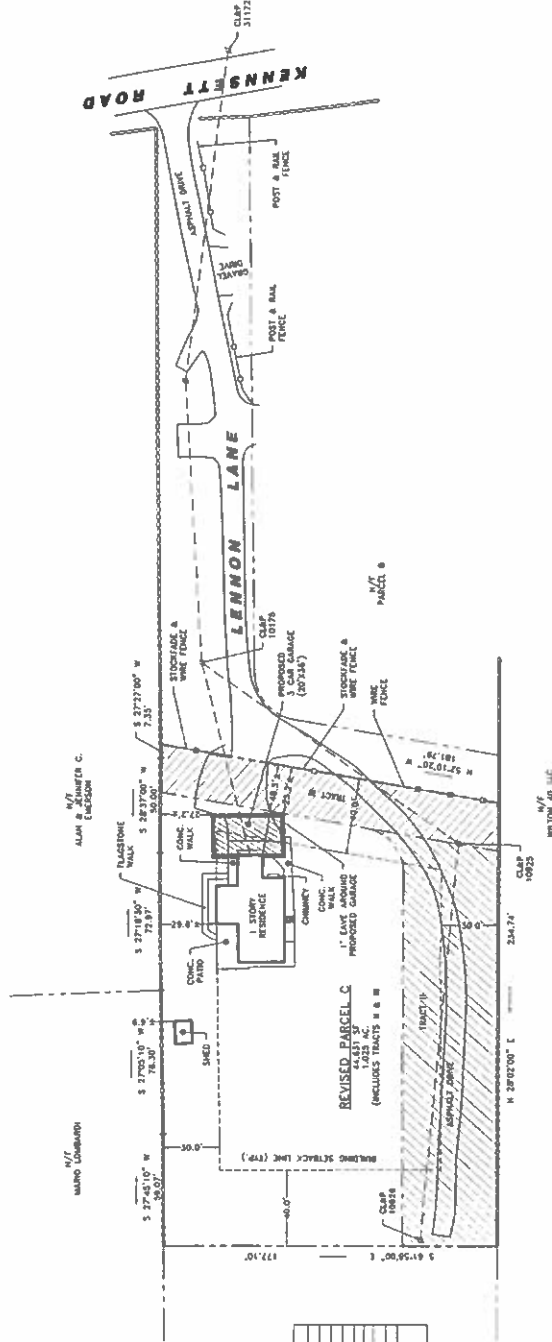
[illegible]





# 4-Parcel Subdivided Lennon Lane Lotm Wilton, CT = Partial Zoning Map

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



ZONING DATA			
EXISTING	PROPOSED	REQUIREMENTS	REMARKS
LOT AREA	44.81 AC	44.81 AC	
LOT AREA	128.14 AC	128.14 AC	
LOT AREA	172.95 AC	172.95 AC	
LOT AREA	172.95 AC	172.95 AC	
LOT AREA	172.95 AC	172.95 AC	
LOT AREA	172.95 AC	172.95 AC	
LOT AREA	172.95 AC	172.95 AC	
LOT AREA	172.95 AC	172.95 AC	
LOT AREA	172.95 AC	172.95 AC	
LOT AREA	172.95 AC	172.95 AC	

## PROPERTY INFORMATION:

OWNER: STEVE A. CAMPBELL & TOMA W. STEPHENS  
ADDRESS: 2 LAYTON LANE  
WILTON, CT 06497  
LOT AREA: 44.81 AC / 128.14 AC  
ZONING: R-1A

## SURVEY NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES, SECTIONS 36-200-1 THROUGH 36-200-20, AND THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION, CHAPTER 10-10, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1988.
2. THE TYPE OF SURVEY PREPARED IS A BUILDING LOCATION MAP. BECAUSE THE MAP SHOWS THE EXISTING BUILDING FOOTPRINTS, THE SURVEYOR HAS BEEN REQUIRED TO OBTAIN PERMISSION OF THE BUILDING DEPARTMENT FOR THE DETERMINATION OF CONFORMANCE OR NONCONFORMANCE WITH THE APPLICABLE ZONING REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO REPORT ONLY A PORTION OF THE MAP TO THE BUILDING DEPARTMENT FOR REVIEW. THE SURVEYOR HAS BEEN ADVISED OF THIS REQUIREMENT AND HAS AGREED TO PROVIDE THE BUILDING DEPARTMENT WITH THE MATTER OF ZONING COMPLIANCE BEING ASSESSED.
3. THE BOUNDARY DETERMINATION IS BASED UPON THE EXISTING RESURVEY METHOD.
4. THE BOUNDARY DETERMINATION IS BASED UPON THE EXISTING RESURVEY METHOD.
5. THE BOUNDARY DETERMINATION IS BASED UPON THE EXISTING RESURVEY METHOD.
6. THE BOUNDARY DETERMINATION IS BASED UPON THE EXISTING RESURVEY METHOD.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.
8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.
9. THE DECLARATION BEING MADE TO THE RECORD, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSPARENT.
10. REFER TO MAP NO. 100 IN WILTON LAND RECORDS.
11. PROPERTY IS LOCATED IN R-1A ZONE.

'Submitted As' Title?  
Revision Descriptions?



DATE: 3/12/20		REVISED: 3/12/20	
PROJECT: 2 LAYTON LANE		SCALE: 1"=40'	
OWNER: STEVE A. CAMPBELL & TOMA W. STEPHENS		SURVEYOR: STEVE A. CAMPBELL	
ADDRESS: 2 LAYTON LANE		WILTON, CT 06497	
REVISION: 1		DATE: 3/12/20	
REVISION: 2		DATE: 3/12/20	
REVISION: 3		DATE: 3/12/20	
REVISION: 4		DATE: 3/12/20	
REVISION: 5		DATE: 3/12/20	
REVISION: 6		DATE: 3/12/20	
REVISION: 7		DATE: 3/12/20	
REVISION: 8		DATE: 3/12/20	
REVISION: 9		DATE: 3/12/20	
REVISION: 10		DATE: 3/12/20	

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

PROPERTY INFORMATION

STEVE A. CAMPBELL &amp; TONDA W. STEPHENSON

7 LEMMON LANE  
WALTON CP

[illegible]

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300a-1 THROUGH 20-300a-99 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS

- ADOPTED BY THE COMBINED ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 11, 1986.
- THE TYPE OF SURVEY PERFORMED IS A BOUNDARY LOCATION MAP. DURING THE MAP PREPARATION, THE SURVEYOR WAS NOT AWARE OF ANY RECORDS OF PREVIOUS DETERMINATION OF COMPLIANCE OR NONCOMPLIANCE WITH THE APPLICABLE ZONING ORDINANCES. AS SUCH, IT WAS DECIDED TO OBTAIN ONE OR MORE PORTIONS OF THE RECORDS OF THE CITY OF CHICAGO, DEPARTMENT OF PLANNING AND DEVELOPMENT, TO DETERMINE THE STATUS OF THE SUBJECT PROPERTY AS TO COMPLIANCE WITH THE APPLICABLE ZONING ORDINANCES. THE ADDRESS OF THE IMPROVED BUILDING RELATING TO THE MATTER OF COMPLIANCE BEING ADDRESSED IS:
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPARTMENT'S SURVEY METHOD. THE BOUNDARY DETERMINATION IS BASED UPON CLASS B ACCURACY. IT IS NOTED:
- THIS SURVEY WAS PREPARED FOR A SPECIFIC CLIENT. ANY OTHER DETERMINATION OF COMPLIANCE WITH THE APPLICABLE ZONING ORDINANCES FOR THE SUBJECT PROPERTY WAS ORIGINALLY INTENDED TO BE A MATTER OF THE INFORMATION AND INTEREST OF THE PREPARER OF THIS DECLARATION MAP AND VOID.
- UNDESIGNED IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN WITHIN THE BOUNDARY LOCATION MAP ARE NOT A MATTER OF THE INFORMATION AND INTEREST OF THE PREPARER OF THIS DECLARATION MAP AND VOID.
- THE DECLARATION SHOWS BUILDINGS IN CONFORMANCE WITH THE APPLICABLE ZONING ORDINANCES. THE DECLARATION MAP OF RECORD, BEING ANY DECLARATION SHOWS HEREON, IS NULL AND VOID.
- THE DECLARATION SHOWS BUILDINGS IN CONFORMANCE WITH THE APPLICABLE ZONING ORDINANCES. THE DECLARATION MAP OF RECORD, BEING ANY DECLARATION SHOWS HEREON, IS NULL AND VOID.
- REFER TO MAP AND TO THE LAND RECORDS.
- PROPERTY IS LOCATED IN A ZONE.

**'Submitted As' Title?**  
**Revision Descriptions?**



АЛЪНДОНА ДО ЕТИ ПИШОТ

STEVE A. CAMPBELL & TONIA W. STEPMENS

PV	0.48	0.48
----	------	------

[illegible][illegible]

100 mm x 100 mm, 100 mm x 100 mm, 100 mm x 100 mm  
P. 200-100-100

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

PROPERTY INFORMATION:

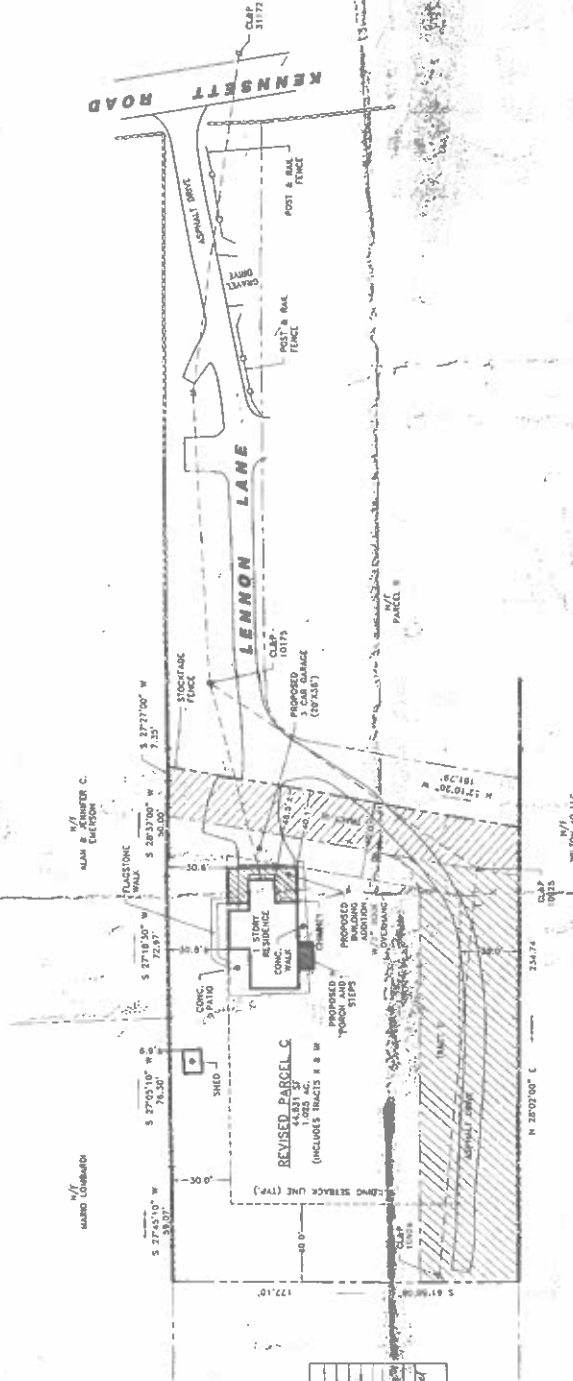
**SURVEY NOTES:**

- [illegible]

## Where are the Wetland Flag Locations?

## Where are the Wetland Setbacks?

## Where are the Disturbance Limits?



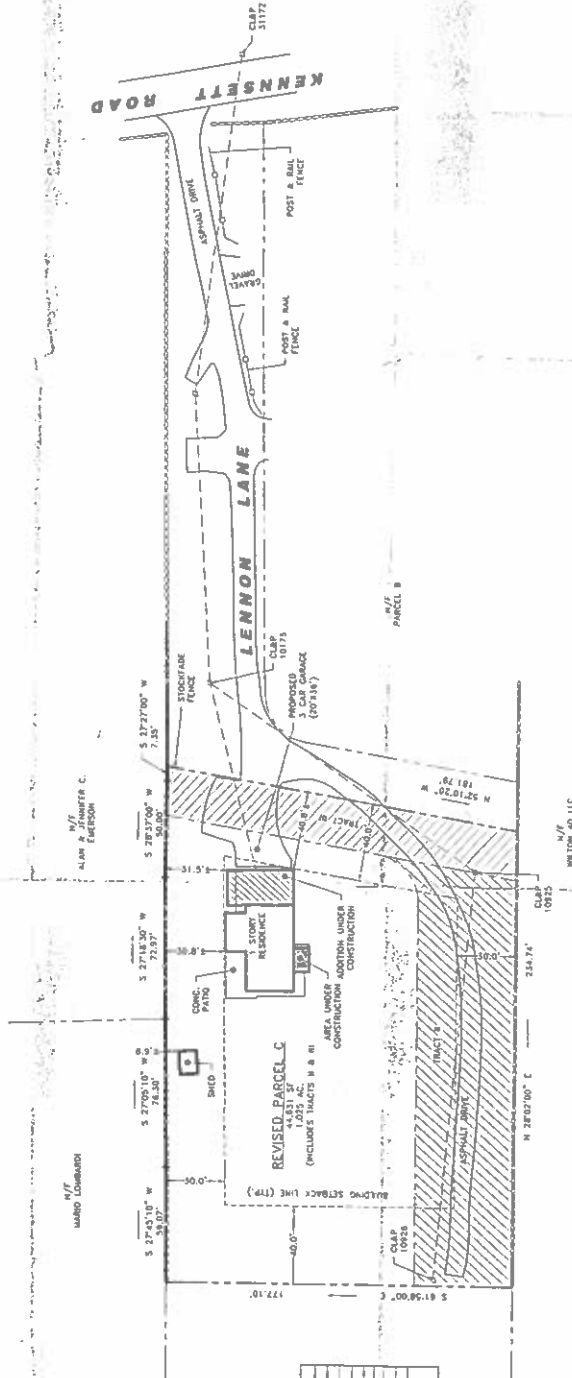
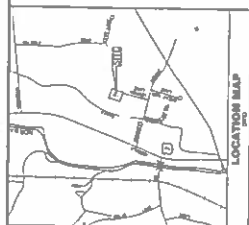
DATE	TIME	LOCATION	REMARKS
02/13/15	1:30	02/13/15	1:30
02/16/15	4:30	02/16/15	4:30
02/16/15	4:30	02/16/15	4:30



CHAS. A. DELLAM LAND SURVEYOR, 67, RESORT RD.  
DENVER, CO. 80202

6th Revision Date: 05/18/21  
Original Submittal Date: 06/17/19

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



ZONING DATA	
REVISIONS	DATE
1	05/18/21
2	06/17/19
3	07/15/19
4	08/15/19
5	09/15/19
6	10/15/19
7	11/15/19
8	12/15/19
9	01/15/20
10	02/15/20
11	03/15/20
12	04/15/20
13	05/15/20
14	06/15/20
15	07/15/20
16	08/15/20
17	09/15/20
18	10/15/20
19	11/15/20
20	12/15/20
21	01/15/21
22	02/15/21
23	03/15/21
24	04/15/21
25	05/15/21
26	06/15/21
27	07/15/21
28	08/15/21
29	09/15/21
30	10/15/21
31	11/15/21
32	12/15/21
33	01/15/22
34	02/15/22
35	03/15/22
36	04/15/22
37	05/15/22
38	06/15/22
39	07/15/22
40	08/15/22
41	09/15/22
42	10/15/22
43	11/15/22
44	12/15/22
45	01/15/23
46	02/15/23
47	03/15/23
48	04/15/23
49	05/15/23
50	06/15/23
51	07/15/23
52	08/15/23
53	09/15/23
54	10/15/23
55	11/15/23
56	12/15/23
57	01/15/24
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90	10/15/26
91	11/15/26
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93	01/15/27
94	02/15/27
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96	04/15/27
97	05/15/27
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99	07/15/27
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101	09/15/27
102	10/15/27
103	11/15/27
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105	01/15/28
106	02/15/28
107	03/15/28
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109	05/15/28
110	06/15/28
111	07/15/28
112	08/15/28
113	09/15/28
114	10/15/28
115	11/15/28
116	12/15/28
117	01/15/29
118	02/15/29
119	03/15/29
120	04/15/29
121	05/15/29
122	06/15/29
123	07/15/29
124	08/15/29
125	09/15/29
126	10/15/29
127	11/15/29
128	12/15/29
129	01/15/30
130	02/15/30
131	03/15/30
132	04/15/30
133	05/15/30
134	06/15/30
135	07/15/30
136	08/15/30
137	09/15/30
138	10/15/30
139	11/15/30
140	12/15/30
141	01/15/31
142	02/15/31
143	03/15/31
144	04/15/31
145	05/15/31
146	06/15/31
147	07/15/31
148	08/15/31
149	09/15/31
150	10/15/31
151	11/15/31
152	12/15/31
153	01/15/32
154	02/15/32
155	03/15/32
156	04/15/32
157	05/15/32
158	06/15/32
159	07/15/32
160	08/15/32
161	09/15/32
162	10/15/32
163	11/15/32
164	12/15/32
165	01/15/33
166	02/15/33
167	03/15/33
168	04/15/33
169	05/15/33
170	06/15/33
171	07/15/33
172	08/15/33
173	09/15/33
174	10/15/33
175	11/15/33
176	12/15/33
177	01/15/34
178	02/15/34
179	03/15/34
180	04/15/34
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186	10/15/34
187	11/15/34
188	12/15/34
189	01/15/35
190	02/15/35
191	03/15/35
192	04/15/35
193	05/15/35
194	06/15/35
195	07/15/35
196	08/15/35
197	09/15/35
198	10/15/35
199	11/15/35
200	12/15/35

# PROPERTY INFORMATION:

OWNER: STEVE A. CAMPBELL & TOMIA W. STEPHENS  
ADDRESS: 2 LENNON LANE  
WILTON, CT  
06097  
LOT AREA: 46,621 SF (1.07 AC)  
ZONING: R-1A

## SURVEY NOTES:

1. THE SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION AND THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
2. THE TYPE OF SURVEY PERFORMED IS A BOUNDARY LOCATION MAP. THE MAIN PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE PROPERTY AND TO LOCATE THE PROPOSED BUILDING. THE SURVEY WAS PERFORMED ON THE BASIS OF THE RECORDS OF THE DEPARTMENT OF CONSTRUCTION AND THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
3. THE BOUNDARY DETERMINATION IS BASED UPON THE RECORDS OF THE DEPARTMENT OF CONSTRUCTION AND THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
4. THE SURVEY CONFORMS TO THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
5. THE SURVEY WAS PERFORMED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED MAY BE SUBJECT TO THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
6. THE SURVEY WAS PERFORMED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED MAY BE SUBJECT TO THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
7. THE SURVEY WAS PERFORMED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED MAY BE SUBJECT TO THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
8. THE SURVEY WAS PERFORMED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED MAY BE SUBJECT TO THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
9. THE SURVEY WAS PERFORMED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED MAY BE SUBJECT TO THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.
10. THE SURVEY WAS PERFORMED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED MAY BE SUBJECT TO THE STANDARDS AND SPECIFICATIONS FOR SURVEYING AND MAPPING, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 14, 1998.



RECEIVED  
MAY 18 2021  
PLANNING & ZONING

STEVE A. CAMPBELL & TOMIA W. STEPHENS  
2 LENNON LANE  
WILTON, CT  
06097

DATE: 4/7/20  
BY: [Signature]  
FOR: [Signature]

DEPARTMENT OF CONSTRUCTION  
PLANNING & ZONING

**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

Site Parking Count Summary				
Classing Station	Spurs	Spurs Added	Spurs Deleted	Total Parking Spaces
Garage level 1	47	47	14	190
Garage level 2	114	45	150	150
Garage level 3	114	45	9	150
Garage level 4	313	41	0	88
Garage level 5	35	41	0	83
Garage level 6	40	0	2	48
<b>Grand Total</b>	<b>482</b>			<b>677</b>

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

Wilton,  
Connecticut

**VERIFY SCALE**

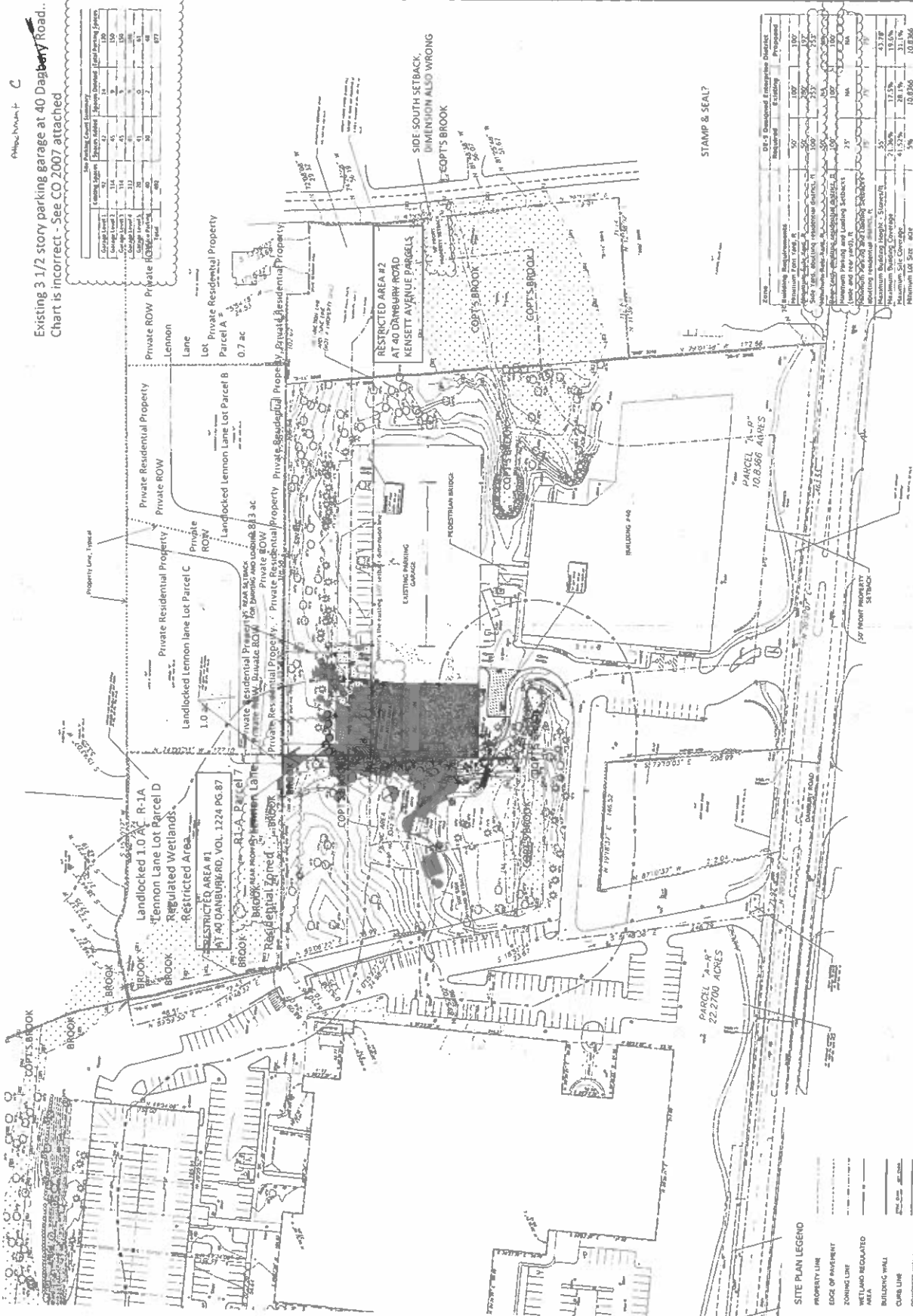
DATE IS | HIGH ON  
ORIGINAL DRAWING

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

[illegible]

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. 3374.

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

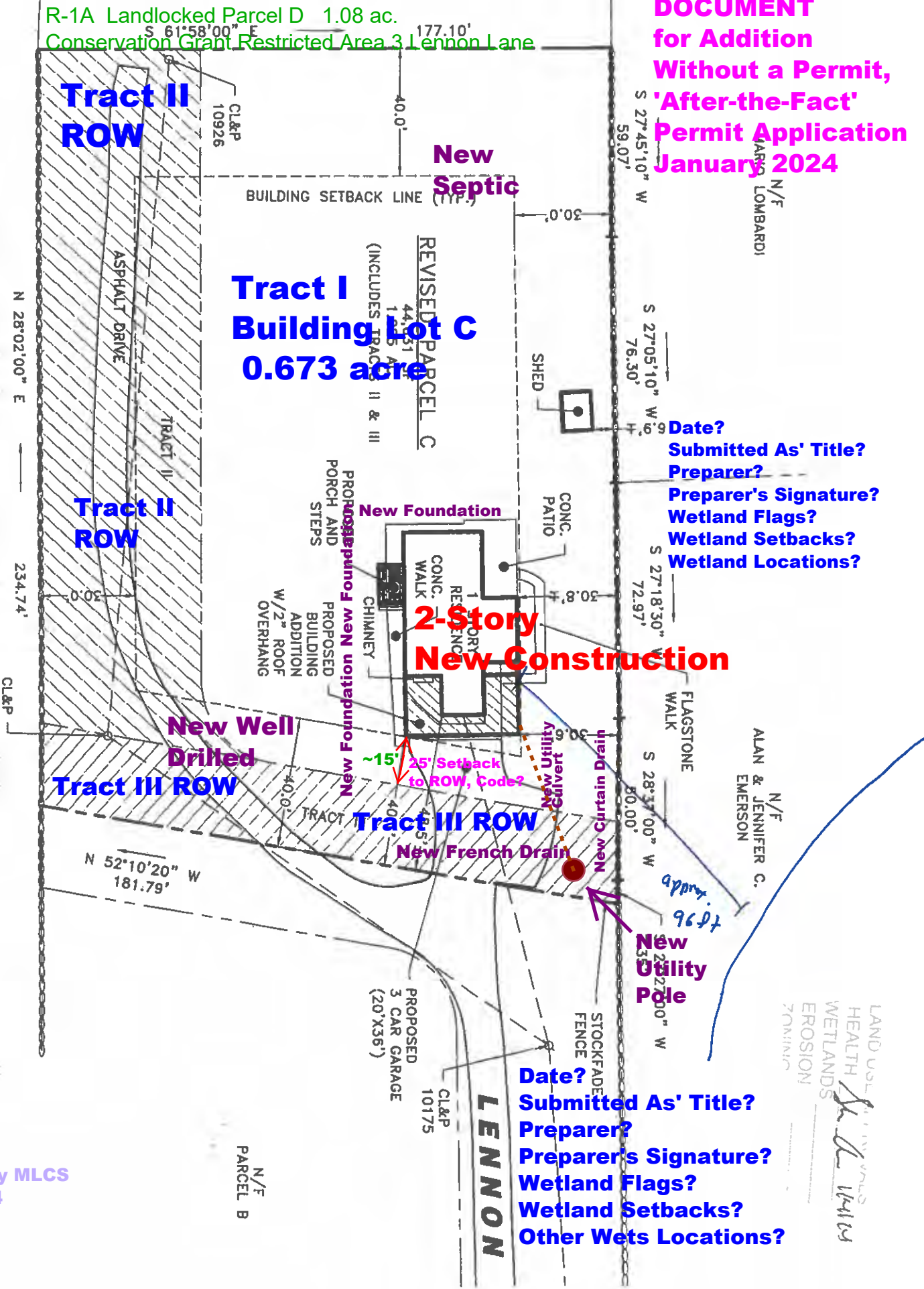
Jean Mandel Ventres  
Town Clerk.





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



Notes by MLCS  
02/22/24

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

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](mailto: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*

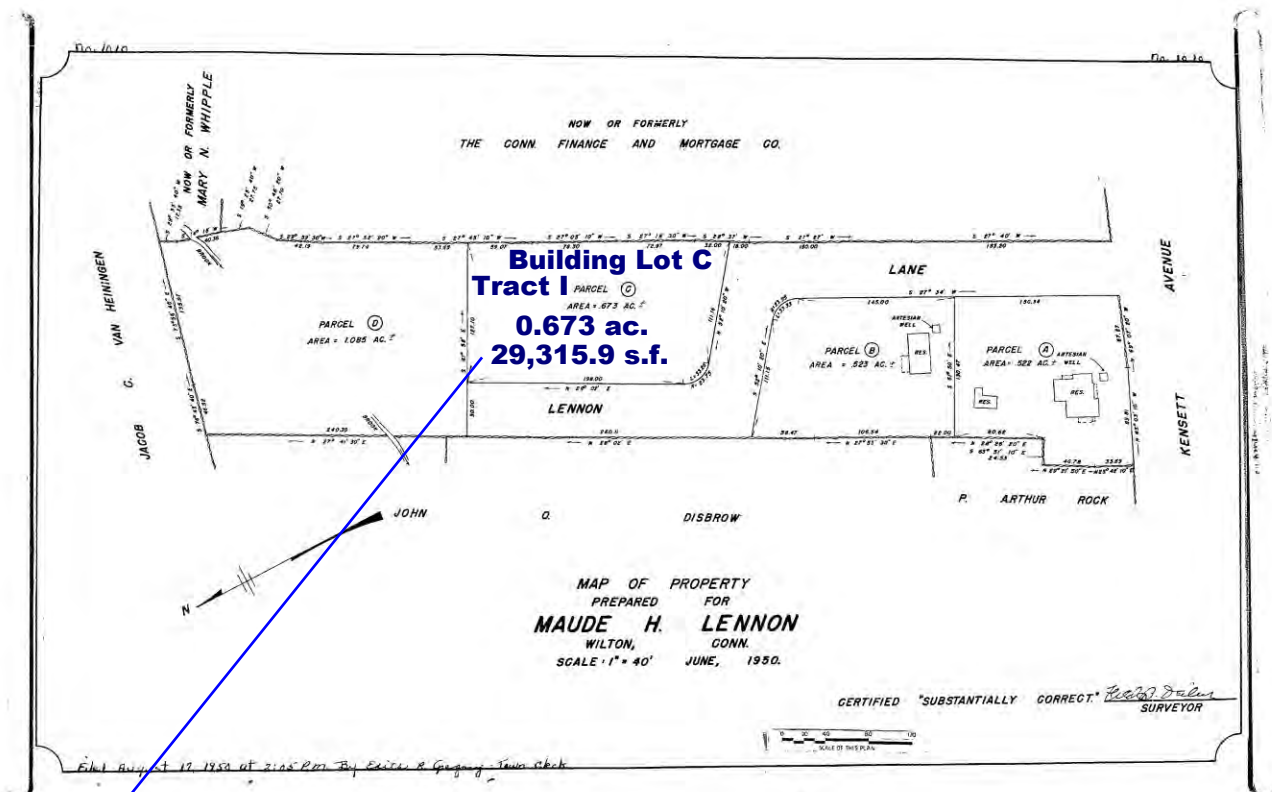
Right of Way Specialist

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.**

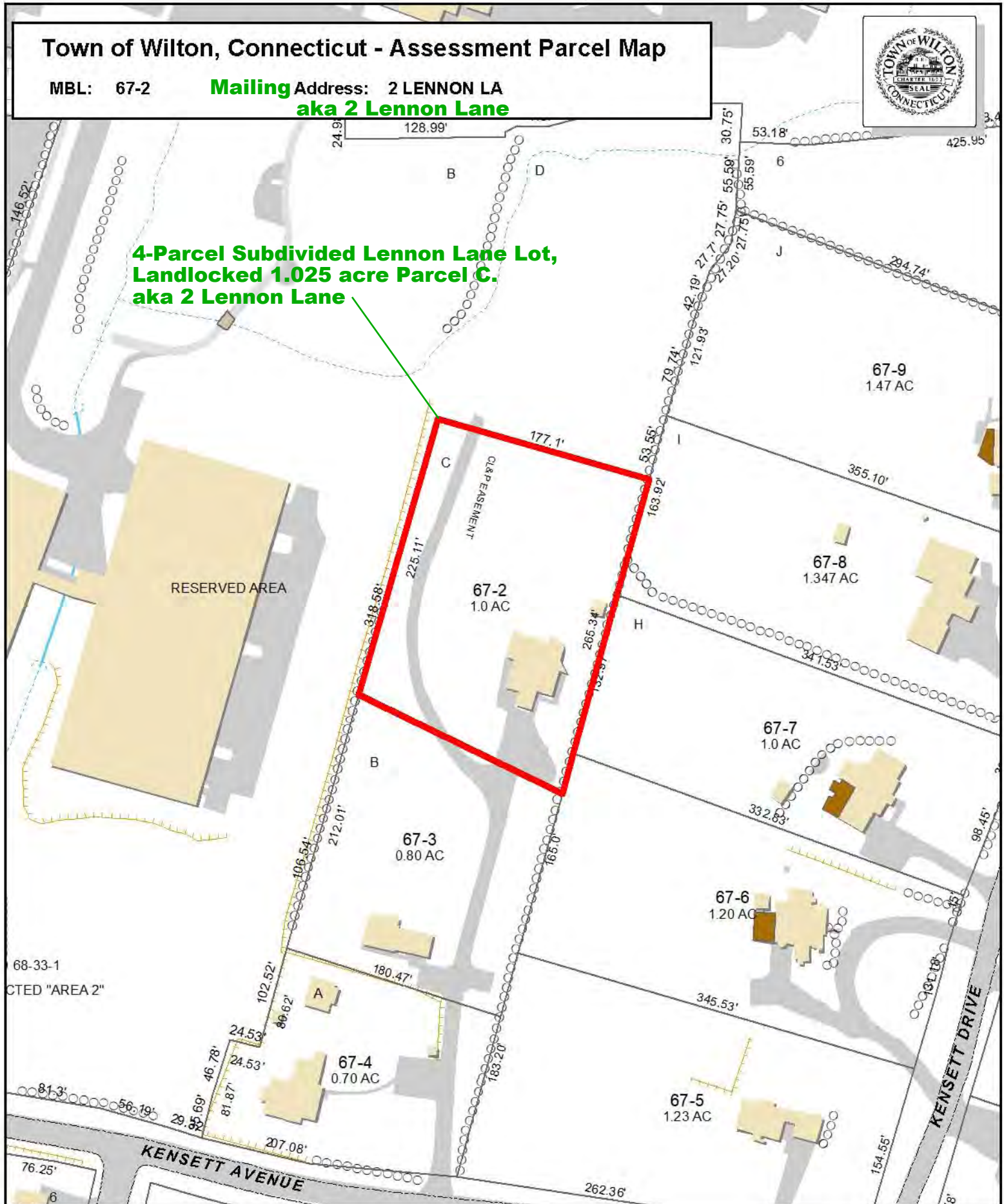
# Town of Wilton, Connecticut - Assessment Parcel Map

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](mailto:jsanfilippo@legaltitlect.com)

Heather L. Drake  
Title Operations Manager  
[hdrake@legaltitlect.com](mailto:hdrake@legaltitlect.com)

Jennifer Guzman  
Title Production Supervisor  
[arodriguez@legaltitlect.com](mailto:arodriguez@legaltitlect.com)

June 27, 2016

RE: Lennon Lane  
Wilton CT

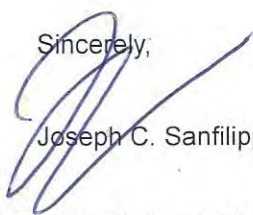
To Whom It May Concern:

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](mailto: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](mailto: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 1956

Verification of Year Built\*\* 1956 Size of Building 1300 SF No. of Stories 1 2-Story

No. of Units 1 Sq.ft. to be demolished 1300 Verification of Square footage\*\*

Distance from Street Line NO Adjoining Owners Notified:\*\* Yes NO No NO

Owner of Building DIV FIFTY LLC Address 200 Connecticut Ave. Norwalk W.L.R.

Demolition Contractor Damato Const Address 400 Middle Street Bristol Tel: 860 583-3489

Insured with Tracy Driscoll Address 126 Main St Bristol CT

Date to Commence: NO Date to Complete: NO Public Utilities Severed: Yes X No NO

Description 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: NO

ASBESTOS REMOVAL AND DISPOSAL: ATTACH CERTIFICATION

ASBESTOS REMOVAL CONTRACTOR & LICENSE # White Insulation #000179

SEPTIC/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 filled

SEWER DISCONNECTED: Y or N NO PUBLIC WORKS APPROVAL: NO

LEGAL NOTICE DATE: 9/20/07 NEWSPAPER: Wilton Bulletin EXPIRATION DATE 10/5/07

90 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: NO

AGENT: NO DATE NO Tel: NO

CONTRACTOR: Leffingwell 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 NO

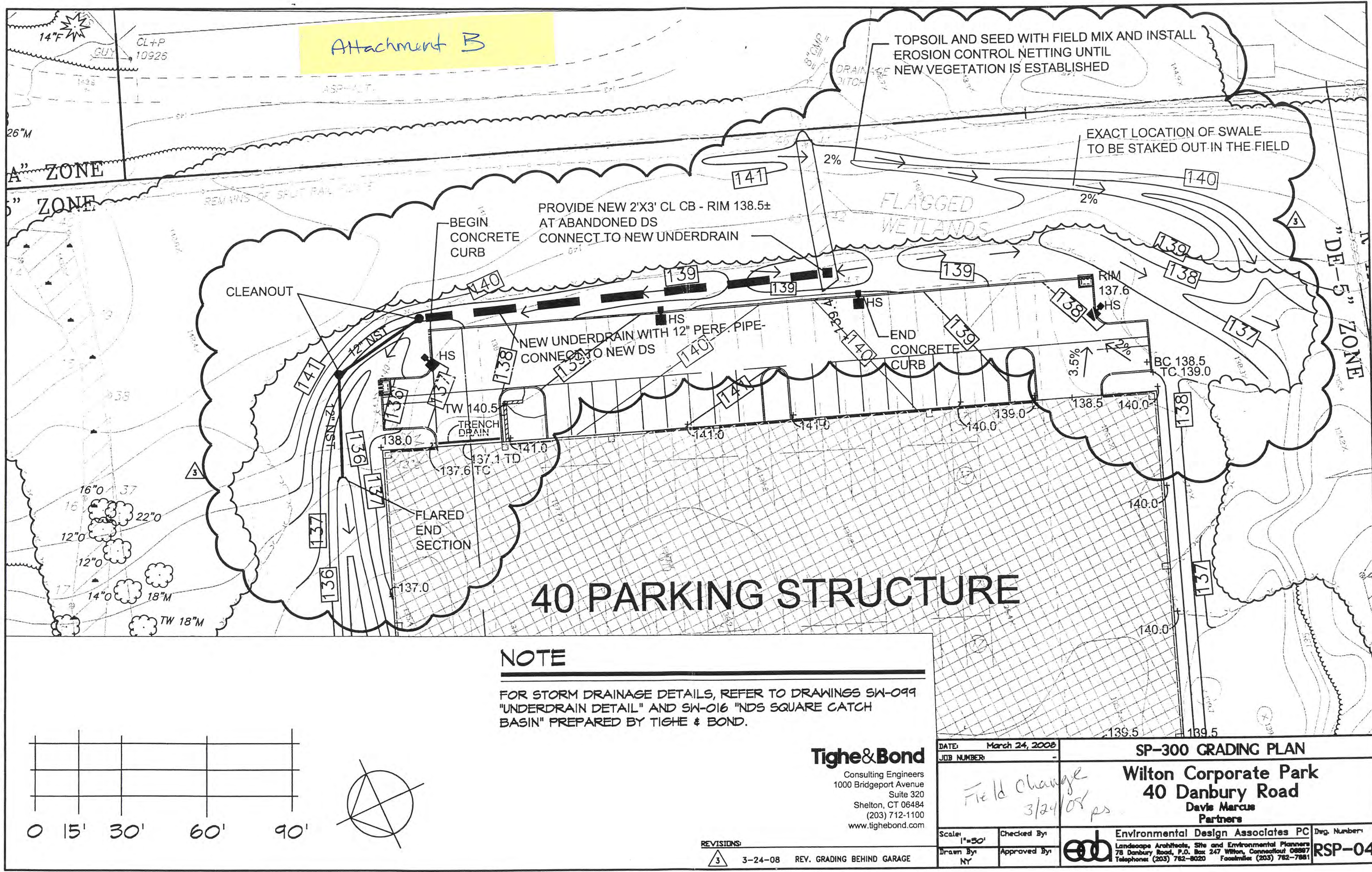
BUILDING DEPARTMENT APPROVAL: [Signature] 10/5/07  
Authorized designee/Building Official Date



CURRENT OWNER				TOPO UTILITIES STRT/ROAD LOCATION				CURRENT ASSESSMENT				6161 WILTON, CT  VISION																					
WILTON 64 LLC C/O THE DAVIS COMPANIES ONE APPLETON ST BOSTON, MA 02116  Additional Owners:				1 Level 2 Public Water Paved 3 Public Sewer  SUPPLEMENTAL DATA Account # 074373 Legal Notes V1355P302 EAS Taxable/Exem 1 Legal Notes Fire Distric 1 Legal Notes Cencus Tract 454 Legal Notes Legal Notes Legal Notes GIS ID:				Description		Code				Appraised Value		Assessed Value																	
								COM LAND		2-1				4,038,500		2,826,950																	
								Total		4,038,500		2,826,950																					
RECORD OF OWNERSHIP				BK-VOL/PAGE SALE DATE s/u w SALE PRICE % C.				PREVIOUS ASSESSMENTS (HISTORY)																									
WILTON 64 LLC DIV FIFTY LLC C/O THE DAVIS COMP PERKIN ELMER CORP,TAX DEPT				1415/0327 08/23/2002 U I 0 00				Yr. Code		Assessed Value		Yr. Code		Assessed Value		Yr. Code		Assessed Value															
				1224/0080 05/26/2000 Q I 26,500,000 00				2006 2-1		2,826,950		2005 2-1		2,826,950		2004 2-1		2,755,900															
				0086/0478 08/01/1960 Q I 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  APPRAISED VALUE SUMMARY  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  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																									
Year Type/Description Amount Code Description Number Amount Comm. Int.																																	
Total:																																	
NOTES				#8 HOLLYHOCK-BLDG#4,71'RE ELEV=3-STP,2000#,125FPM MOD,ECO-CI FUNC=NO HEAT/ ELECT #3 LENNON LA-BLDG#5 -IA,ECO-CI,SHRD DR OB#5-30X60 PADD LE-CT				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									



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



Attachment B

# 40 PARKING STRUCTURE

## 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  
JOB NUMBER:

Field change  
3/24/08 ps

Scale: 1"=30'  
Checked By:  
Drawn By: NY  
Approved By:

SP-300 GRADING PLAN

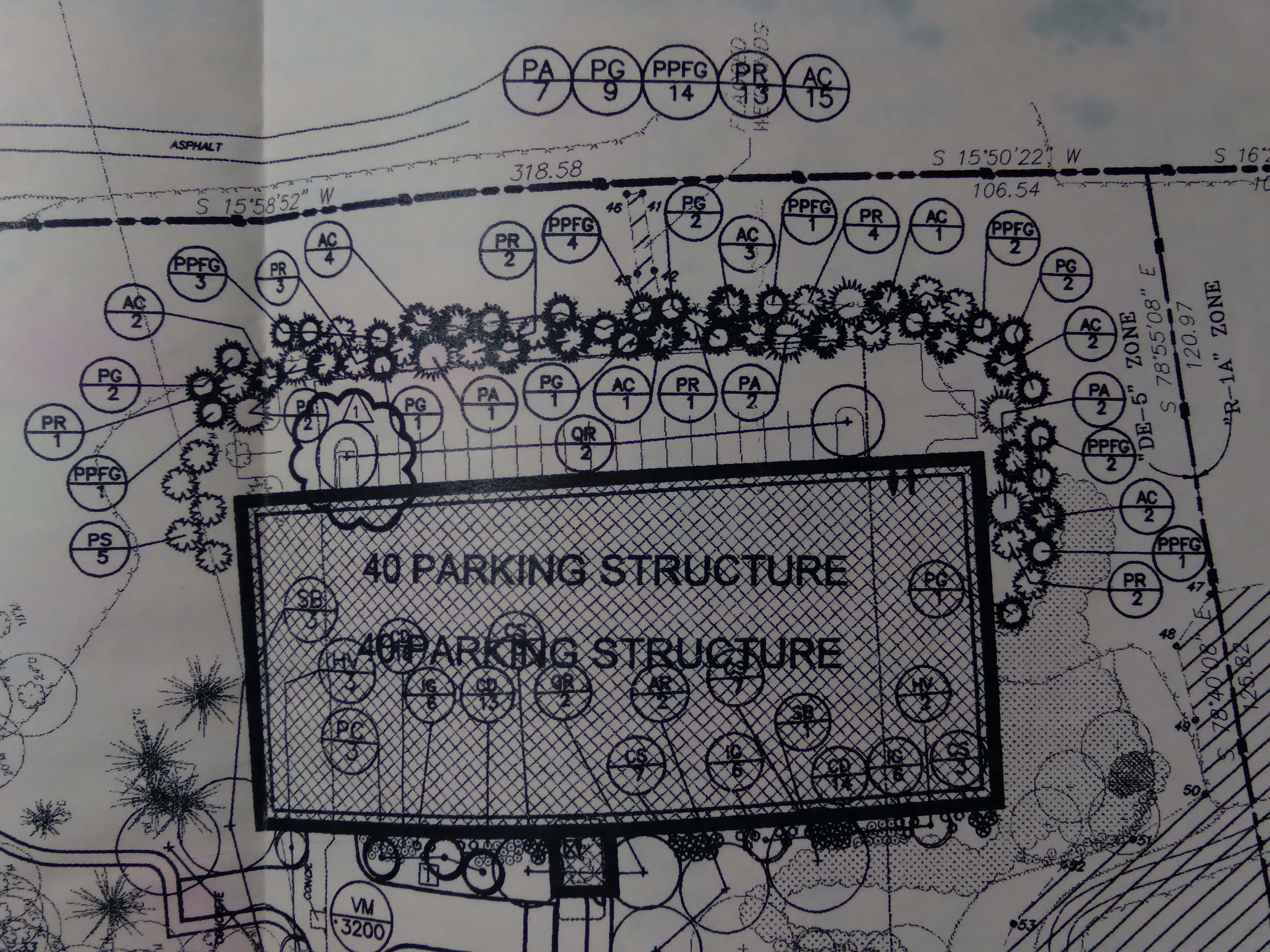
**Wilton Corporate Park**  
40 Danbury Road  
Davis Marcus  
Partners

Environmental Design Associates PC  
Landscape Architects, Site and Environmental Planners  
78 Danbury Road, P.O. Box 247 Wilton, Connecticut 06897  
Telephone: (203) 762-8020 Facsimile: (203) 762-7881  
Dwg. Number: **RSP-04**











Attachment C

## STAMP & SEAL?

Site Parking Count Summary				
	Existing Spaces	Spaces Added	Spaces Deleted	Total Parking Spaces
Garage Level 1	92	42	14	120
Garage Level 2	114	45	9	150
Garage Level 3	114	45	9	150
Garage Level 4	112	45	9	148
Garage Level 5	20	41	0	61
Surface Parking	40	10	2	48
<b>Total</b>	<b>492</b>			<b>677</b>


**ZONE CHANGE  
& PROPERTY LINE  
& RESTRICTION LINE**  
(Tax Map 67-1 for  
3 Lennon Lane)

02/19/24 FOIL:  
 Variance Permits, IWWA Permits, Permits for..  
 40 Danbury Road Parking Garage in DE-5 Zone,  
 to be less than 100' from an R-1A Zoned Property Conservation  
 Grant Area/Restricted Area/Regulated Wetlands Areas.  
 Prkng Garage is less than 100' to Side-South Zone Change,  
 from DE-5 to R-1A Residential Zone.  
 What is actual existing levels?  
 What is original C.O. levels?  
 Max. Ht. Code DE-5 in 2007-2008 was 3.5 Stories?  
 What number of existing levels are  
 on current extended (variance) Bldg. Permit?,  
 and Architecturals & Zoning Map/Survey Charts?  
 What number of proposed levels are  
 on current extended (variance) Bldge Permit?,  
 and Architecturals & Zoning Map/Survey Charts?  
 Variance Permits were required?

29.32  
56.19  
81.3  
56.07  
51.67  
79.71

SIDE-SOUTH-RIGHT  
PROPERTY SETBACK,  
NOT FRONT SETBACK  
???

Wilton,  
Connecticut

**VERIFY SCALE**  
BAR IS 1 INCH ON  
ORIGINAL DRAWING  
0  1 INCH  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

Zone	DE-5 Designed Enterprise District		
	Required	Existing	Proposed
<b>Building Requirements</b>			
Minimum Front Yard, ft	50'	100'	100'
Minimum Side Yard, ft	50'	280'	197'
Side Yard, abutting residential district, ft	100'	253'	253'
Minimum Rear Yard, ft	50'	NA	NA
Rear Yard, abutting residential district, ft	100'	100'	100'
Minimum Parking and Loading Setbacks (side and rear yard), ft	25'	NA	NA
Minimum Parking and Loading Setbacks abutting residential district, ft	75'	75'	75'
Maximum Building Height - Stories/ft	55'		43.78'
Maximum Building Coverage	21.36%	17.5%	19.6%
Maximum Site Coverage	41.52%	28.1%	31.1%
Minimum Lot Size - acre	5%	10.8366	10.8366
Minimum Lot Frontage, ft	150'	834'	834'

MARK	DATE	DESCRIPTION
PROJECT NO:	M5001-01	
DATE:	7-12-2017	
FILE:	M5001-40-C-100-SP.dwg	
DRAWN BY:	JCB	
CHECKED:	BN	
APPROVED:	JWB	

## OVERALL SITE PLAN

SCALE: 1"=5'

C1.00

**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

$$\text{Frontage} = 71.92 + 463.53 = 535.52 \text{ Linear Feet}$$

**Danbury Road Frontage = 535.52 Linear Feet**

### SITE PLAN LEGEND

PROPERTY LINE

EDGE OF PAVEMENT

ZONING LINE

WETLAND REGULATED AREA

BUILDING WALL

CURB LINE

CONCRETE WALK

STORM MANHOLE

CATCH BASIN

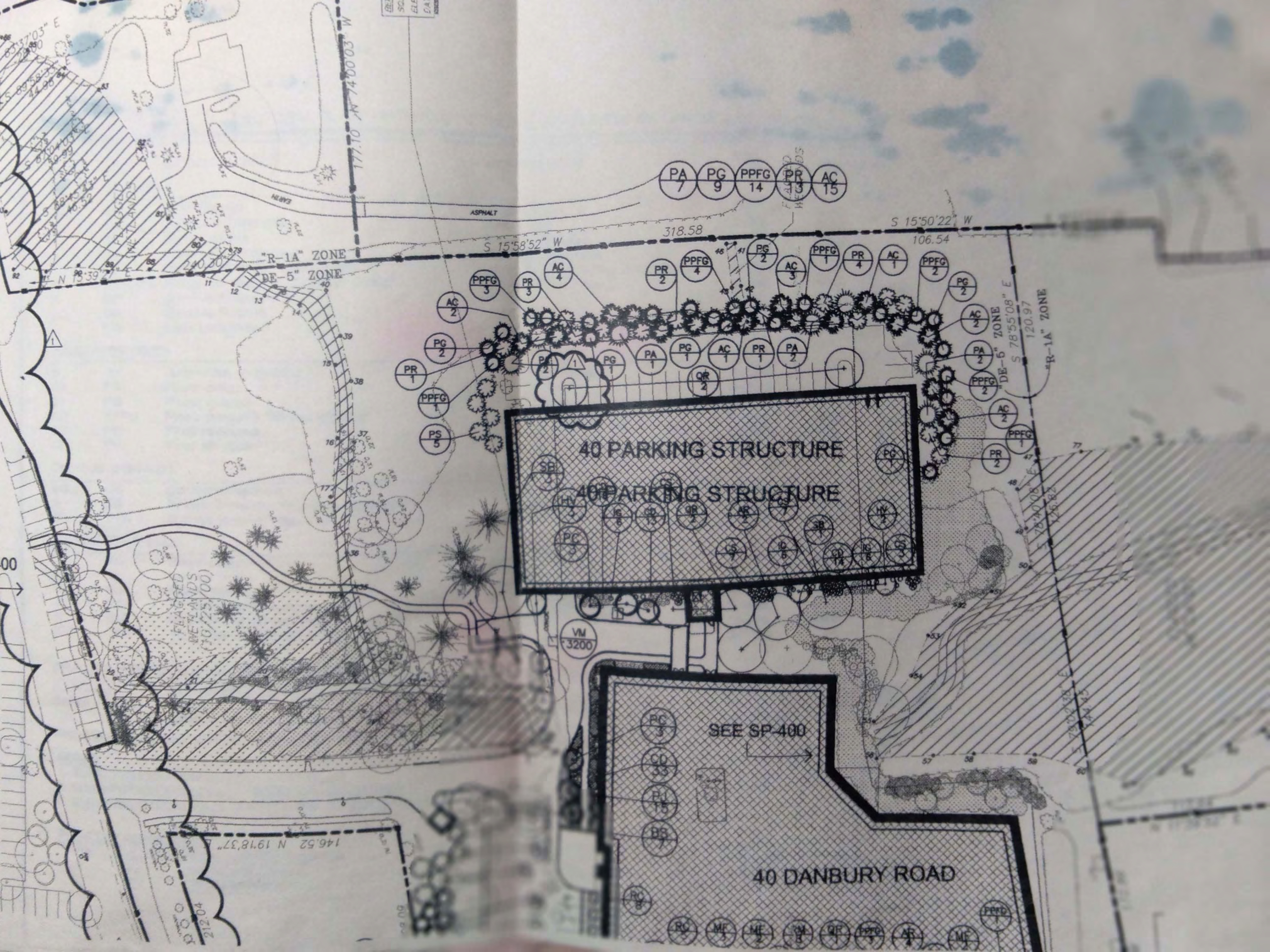
SANITARY MANHOLE

0 50' 100'

SCALE IN FEET

GRAPHIC SCALE







# 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.  
2040  
1010  
2040  
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	NONE	1											
2 BELOW STREET	2	ELECTRICITY	2											
3 ABOVE STREET	3	WATER	3											
		SEWER	4											
4 STEEP	1	GAS	5											
5 ROLLING	2	ALL	6											
6 FLAT	3	WELL	7											
7 LOW & SWAMPY	Y	SEPTIC	8											
8 12 STREET OR ROAD		04 LOCATION												
9 NONE	1	CORNER LOT	Y											
10 PROPOSED	2	CUL-DE-SAC	Y											
11 UNPAVED	3	LAND LOCKED	X											
		WOODED LOT	Y											
12 ALLEY	Y	WATERFRONT	Y											
13 SIDEWALK	Y	VIEW	Y											
NEIGHBORHOOD														
14 00 TYPE	10 TREND	11 05RBLTY												
15 IN CITY	1	BLIGHTED	1	POOR	1									
16 URBAN	2	DECLING	2	FAIR	2									
17 SUBURB	3	TRANSTN	3	AVERAGE	3									
18 RL TOWN	4	STATIC	4	GOOD	4									
19 RURAL	5	IMPROVING	5	VERY GOOD	5									
TOTAL ACREAGE				1.09										
ESTIMATED TRUE VALUE														
LAND				65000										
IMPROV.				12000										
TOTAL				128000										
ASSESSED LAND VALUE														

EATION CODE

TOWN OF WILTON, CONNECTICUT-1984 REVALUATION

FORM 71-48-0



# IMPROVEMENT DATA AND COMPUTATIONS

GENERAL DATA		DWELLING DATA & COMPUTATIONS			
PROPERTY TYPE	01	NUMBER OF LIVING UNITS: DESIGNED / CONVERSION			
02	DESIGN: RANCH <input checked="" type="checkbox"/> COLONIAL <input type="checkbox"/> CAPE <input type="checkbox"/>				
03	BI-LEVEL <input type="checkbox"/> TRI-LEVEL <input type="checkbox"/>				
04	ADDING FOR ATTIC FINISH & BASEMENT / CRAWL AREAS				
05	0 - None 1 - 1/2 2 - 1/2 3 - 1/2 4 - Full				
WALLS	#1 #2	BASE AREA	STORY HEIGHT	WALLS	FIN. LIVING AREA
WOOD/ALUM.	✓	1170	1.0	1170	551
STUCCO					
ITILE					
CONC. BLK.					
METAL					
CONCRETE					
BRICK			ATTIC	0	
STONE			BASEMENT		144
FR. W/MAS.			CRAWL SPACE		
11	TOTAL BASE	1.0	1170	701	
12	TOTAL NUMBER OF UNITS		ROW FACTOR		
13			SUB-TOTAL		
14	EXTRA LIVING UNITS	+	MULTI-FAMILY		
15	1 HALF 2 FULL		UNFIN. INT.		
16	0 NONE 1 BASE		HEATING		
17	0 NONE 1 CENTRAL		AIR CON.		
18	0 NONE 1 WTR. ONLY 2 BASE		PLUMBING		
19	TYPE AND SIZE		REC. ROOM		
20	STACKS AND OPENINGS	11	FIREPLACES	30	
21			SUB-TOTAL	731	
22	NUMBER OF UNITS (this record)		SUB-TOTAL		
23	TYPE & CAP. 11.0 TYP 05		GARAGES/G.P.	13	
24	TOTAL VALUE POINTS	13	EXT. FEATURES	33	
25			SUB-TOTAL	777	
26	GRADE AND DESIGN C 4 1		G & D FACTOR	100	
27			REPL. COST	777	

SPECIAL FEATURES		REPL. COST
WOOD BUILDING STOVE N/V		

COMMERCIAL / INDUSTRIAL BUILDING DATA & COMPUTA.			
FRAMING	#1 #2	01	I.D.
1 WOOD JST.		02	FLOOR LEVEL
2 FIRE RST.		03	PRICING KEY
3 REIN CON.		04	Pricing Key
4 F.P. STEEL		05	
FIN. TYPE		06	
UNFINISHED		07	S.F. AREA
SEMI-FIN.		08	EFF PERIMETER
FIN. OPEN		09	PERIM/AR RATIO
FIN. DIVIDED		10	NUMBER UNITS
USE		11	AVG. UNIT SIZE
UTILITY		12	PARTIAL BSMT.
STORAGE		13	FLOOR LEVEL
RETAIL		14	HGT. RATE
OFFICE		15	HGT. RA
REST.		16	
PKG. GRG.		17	
AUTO SVC.		18	
BANK		19	
HOTEL		20	
THEATER		21	
		22	
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		37	

SUMMARY OF IMPROVEMENTS																	
TYPE CODE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	I.D.	USE	STY. HEIGHT	CONST.	GRADE	YEAR BUILT	YEAR REMOD.	COND.	SIZE	AREA	RATE	REPLACEMENT COST	ACCURSED DEPRECIATION	ESTIMATED TRUE VALUE	CODE	ASSESS VALU	
1 GARAGE	01	09 DWELLING				1951		G	x			77700	1	130	13	13351	
2 CARPORT	02	04		FR		1951		G	11 x 16	1760		50		300	1.4	516	
3 PATIO																	
4 SHED																	
5 POOL																	
6 BATH HOUSE																	
7 SHOP																	
8 SHELTER																	
9 GREEN HOUSE																	
10 TENNIS COURT																	
11 BARN																	
12 SILO																	
13 STABLE																	
14 IMPLEMENT SHED																	
15 POULTRY HOUSE																	
16 BLACK TOP PAVING																	
17 CONCRETE PAVING																	
18 PAVING																	
19 CABIN																	
20 MISC. BUILDING																	
INT. COND. G F P																	
LAYOUT G F P																	
DATA COLLECTOR	1st	HSC	2/9/83	11:30	2nd												
APPRaiser	DATE	3/5/84															
TOTAL ESTIMATED IMPROVEMENT VALUE																	



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

C. 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



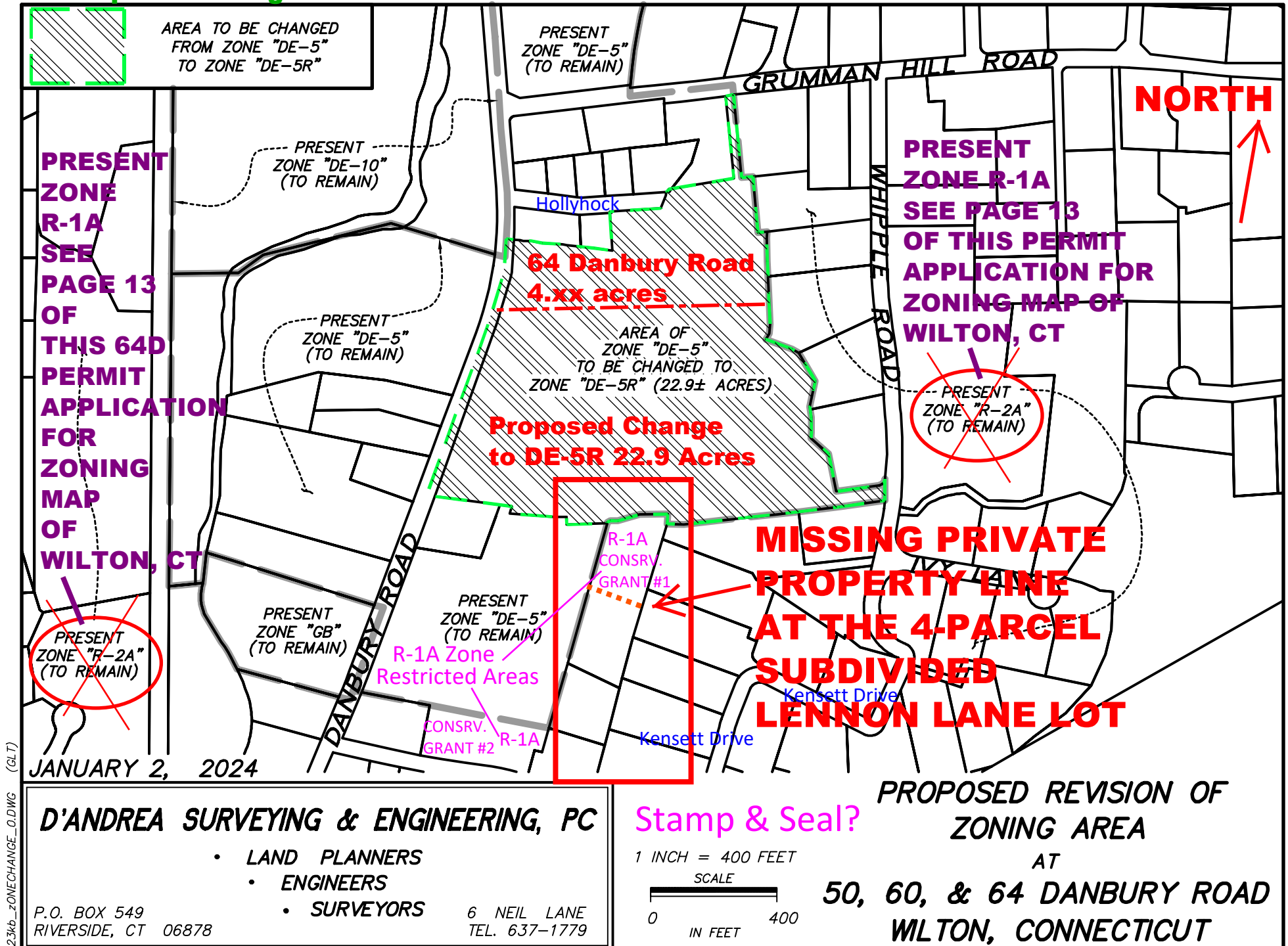
**WILTON, CT IWWA  
APPROVED PERMIT  
DOCUMENT  
for Addition  
Without a Permit,  
'After-the-Fact'  
Permit Application  
January 2024**

N/F  
MAHIO LOMBARDI

**Notes by MLCS**  
**05/15/24**

LAND USE: WETLANDS  
HEALTH: St. A. 11/11/13  
WETLANDS  
EROSION  
ZONING

## Proposed Change Area



# **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**

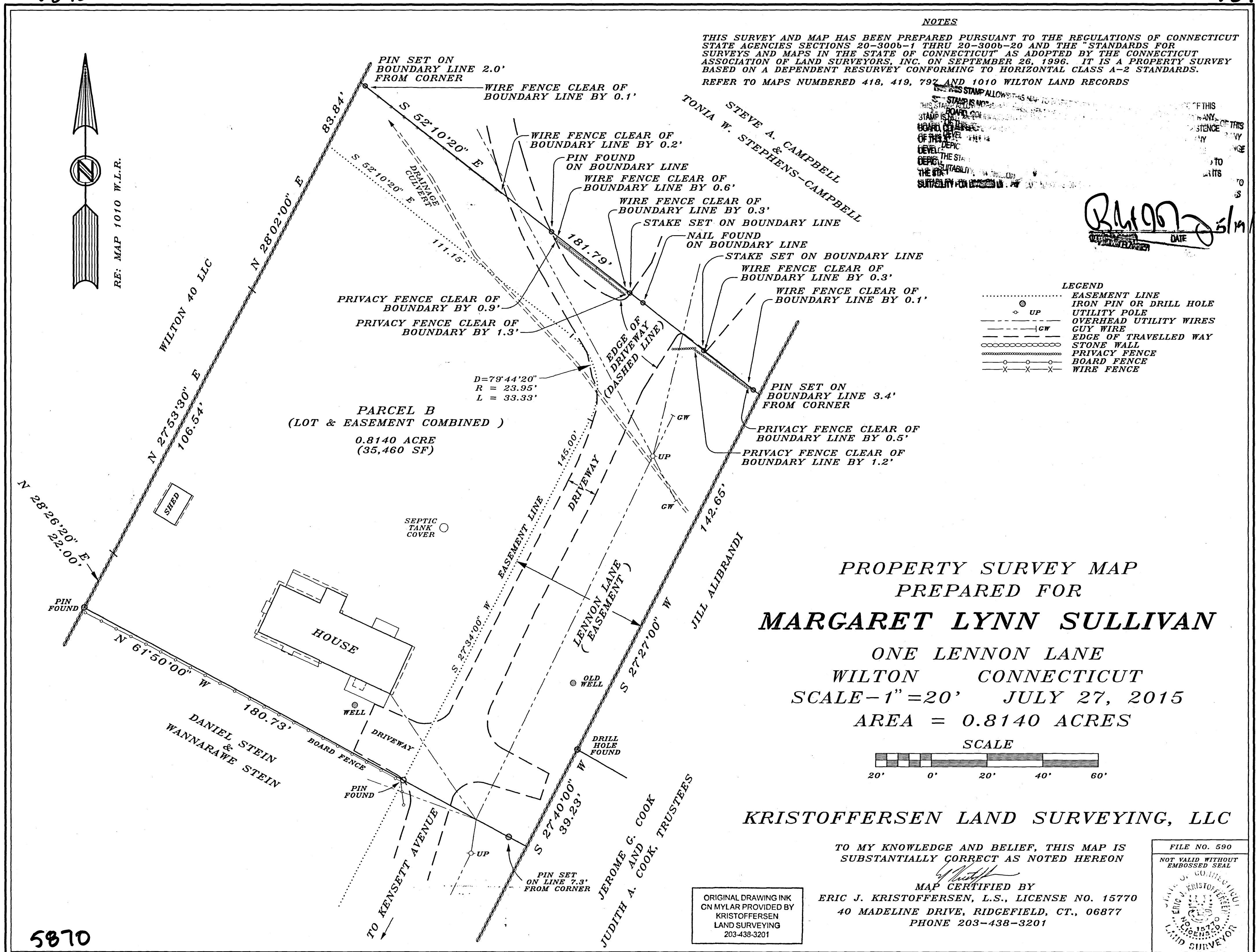


5870

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Received for filing on May 19, 2016 at 2:06PM by Alex A. Sobczak, 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](mailto:mcggem@optonline.net)  
**To:** Callahan, Rich; Robertson, Lisa; [colleen.obrien@wiltonct.org](mailto:colleen.obrien@wiltonct.org); [Lapnow, Jeff](mailto:Lapnow, Jeff); [Azad, Sadiqua](mailto:Azad, Sadiqua); [alex.gorski@wiltonct.org](mailto:alex.gorski@wiltonct.org); [David Silvia](mailto:David Silvia); [Cenatiempo, Anthony](mailto:Cenatiempo, Anthony)  
**Cc:** [Wrinm, Michael](mailto:Wrinm, Michael); [Biopinski, Jeremi](mailto: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](mailto:mcggem@optonline.net)  
To: Michael.Wrinm@WILTONCT.ORG; [rich.callahan@wiltonct.org](mailto:rich.callahan@wiltonct.org); [lisa.robertson@wiltonct.org](mailto:lisa.robertson@wiltonct.org); [colleen.obrien@wiltonct.org](mailto:colleen.obrien@wiltonct.org); [Jeff.Lapnow@wiltonct.org](mailto:Jeff.Lapnow@wiltonct.org); [sadiqua.azad@wiltonct.org](mailto:sadiqua.azad@wiltonct.org); [alex.gorski@wiltonct.org](mailto:alex.gorski@wiltonct.org); [david.silvia@wiltonct.org](mailto:david.silvia@wiltonct.org); [anthony.cenatiempo@wiltonct.org](mailto: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

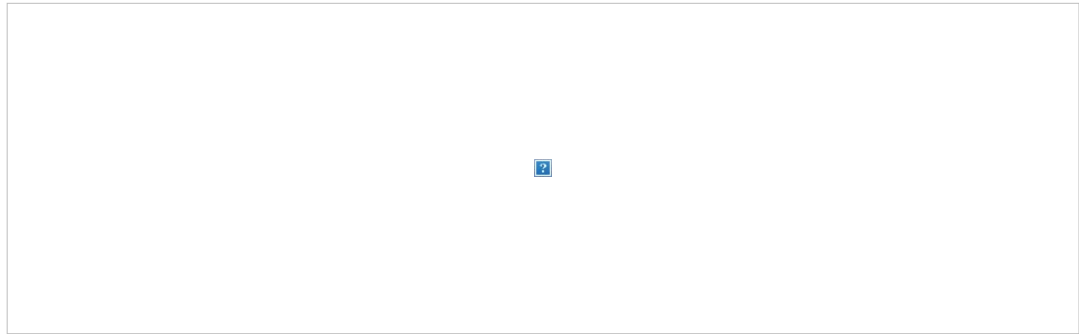
Toni Boucher  
First Selectman  
Town of Wilton  
238 Danbury Road  
Wilton, CT 06897  
203-563-0100 Main  
203-563-0101, ext 1108 Direct  
203-585-8890 Cell  
Toni.Boucher@wiltonct.org



**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](http://wiltonct.org)

Here is what is available under that tab:



Michael

**From:** Boucher, Toni <[Toni.Boucher@WILTONCT.ORG](mailto:Toni.Boucher@WILTONCT.ORG)>  
**Sent:** Thursday, March 7, 2024 4:48 PM  
**To:** Wrinn, Michael <[Michael.Wrinn@WILTONCT.ORG](mailto: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](mailto:Toni.Boucher@wiltonct.org)

**From:** [meggem@optonline.net](mailto:meggem@optonline.net) <[meggem@optonline.net](mailto:meggem@optonline.net)>  
**Sent:** Thursday, March 7, 2024 2:58 PM  
**To:** Boucher, Toni <[Toni.Boucher@WILTONCT.ORG](mailto:Toni.Boucher@WILTONCT.ORG)>; Rochester, Jacqueline <[jacqueline.rochester@WILTONCT.ORG](mailto:jacqueline.rochester@WILTONCT.ORG)>  
**Cc:** Larkin, Elizabeth <[elizabeth.larkin@wiltonct.org](mailto:elizabeth.larkin@wiltonct.org)>; Bigosinski, Jeremi <[Jeremi.Bigosinski@WILTONCT.ORG](mailto: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](mailto:meggem@optonline.net)

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

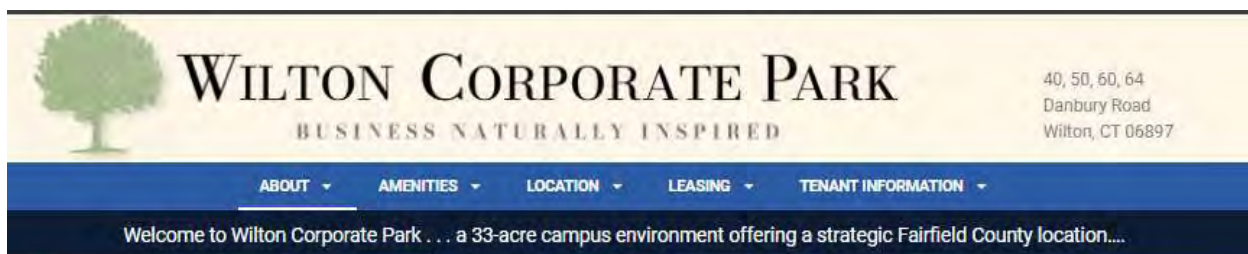
This PDF Set is for Questions & Clearing up Confusions, Only.

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





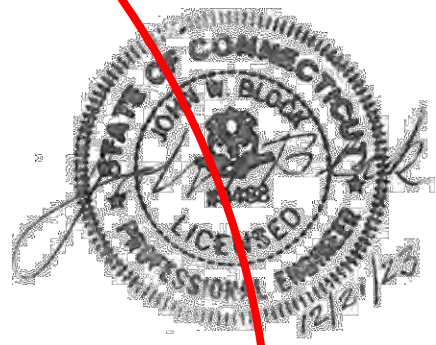


PROGRESS PRINT  
02/22/24

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

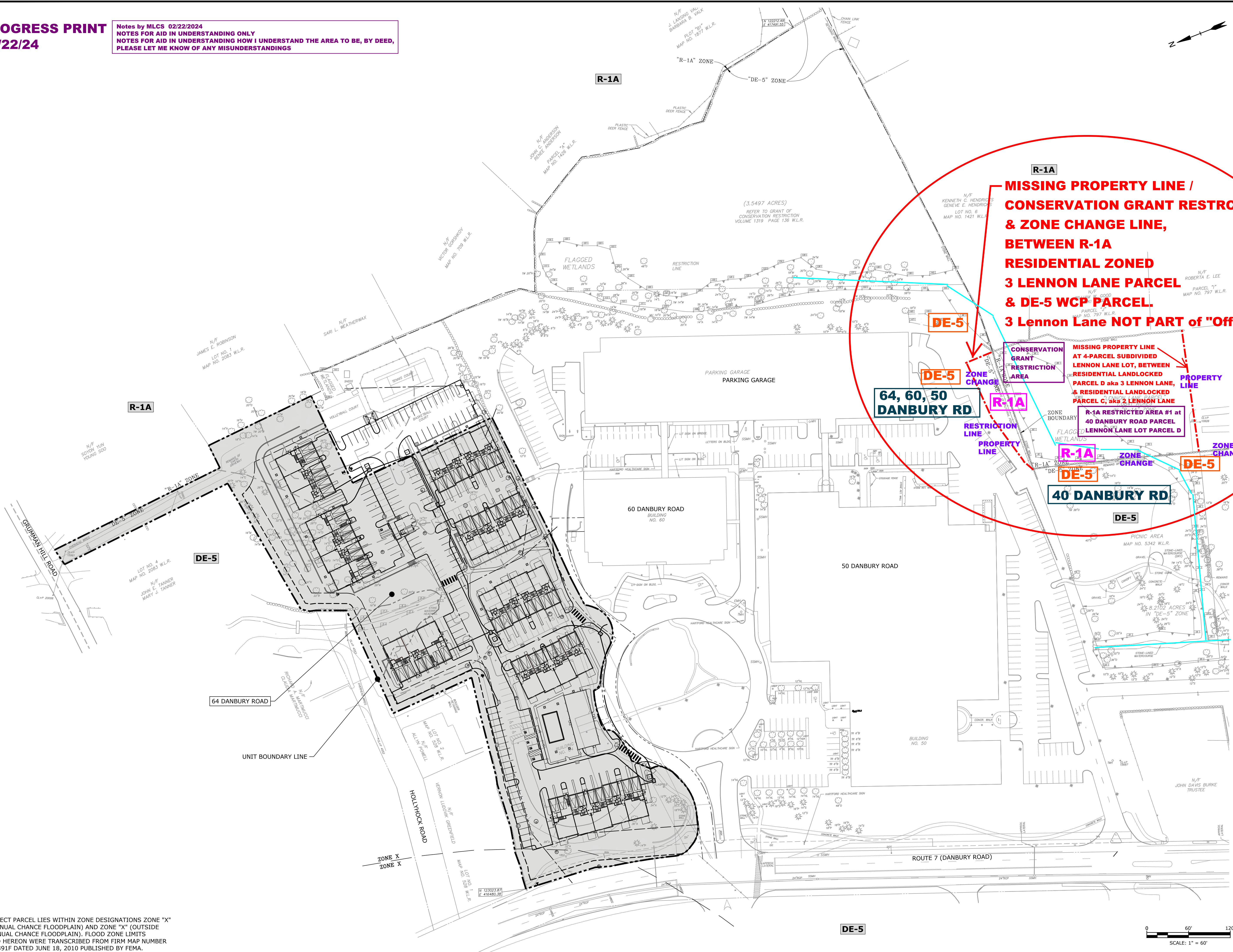
SCALE: 1" = 60'

C-100

Last Saved: 12/27/2023  
Printed On: Dec 29, 2023 8:00am By: E Lindquist  
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;<sup>1</sup>
- 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)”;

---

<sup>1</sup> 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**”)<sup>1</sup> 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 photograph<sup>2</sup> below:



<sup>1</sup> 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.

<sup>2</sup> 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.

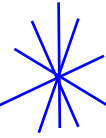
- b) *The applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands and watercourses. This consideration should include, but is not limited to, the alternative of requiring actions 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.”<sup>3</sup>*

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.<sup>4</sup> 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.<sup>5</sup>

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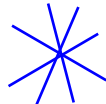
<sup>3</sup> Conn. Gen. Stat. Sec. 22a-38(17) – Conn. Gen. Stat. Sec. 22a-38(18).

<sup>4</sup> 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.

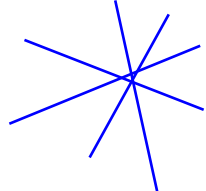
<sup>5</sup> POCD, pg. 8.

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.”<sup>6</sup>

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.*

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<sup>6</sup> 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.*

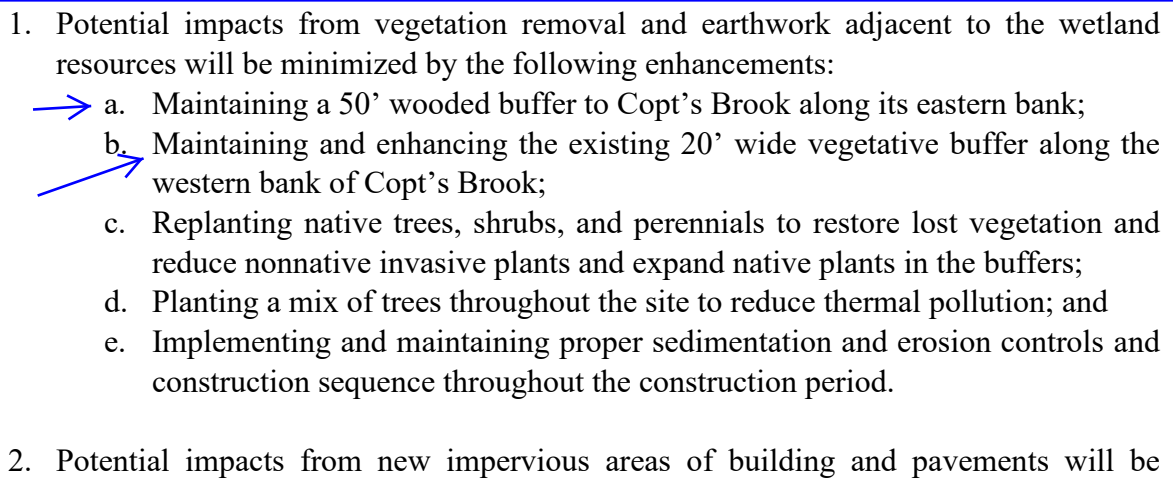
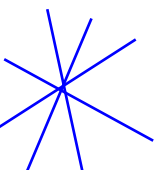

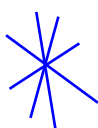
The proposal will not injure or interfere with the safety, health or reasonable use of the Subject Property or abutting/downstream properties. Replacing an underutilized office building with much-needed housing will have a positive economic impact for the Town as a whole. Moreover, building this housing 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.*

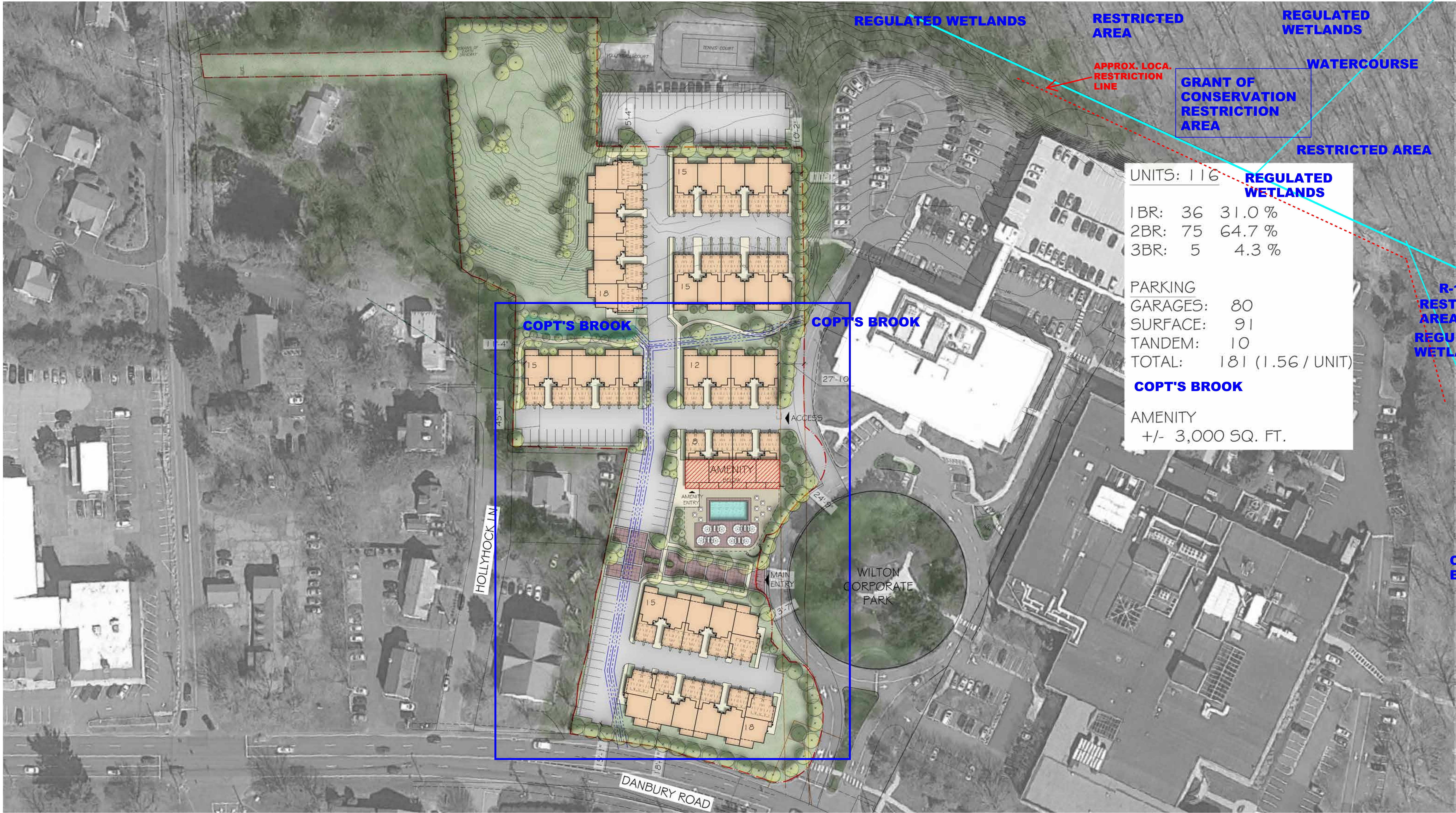
While no adverse impacts to the wetlands or watercourse onsite are anticipated, the project has still incorporated several layers of mitigation measures and BMPs to further guard against potential impacts. The proposed mitigation measures include the following:

- 
- 
- 
- 
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.



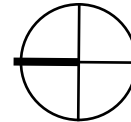


\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

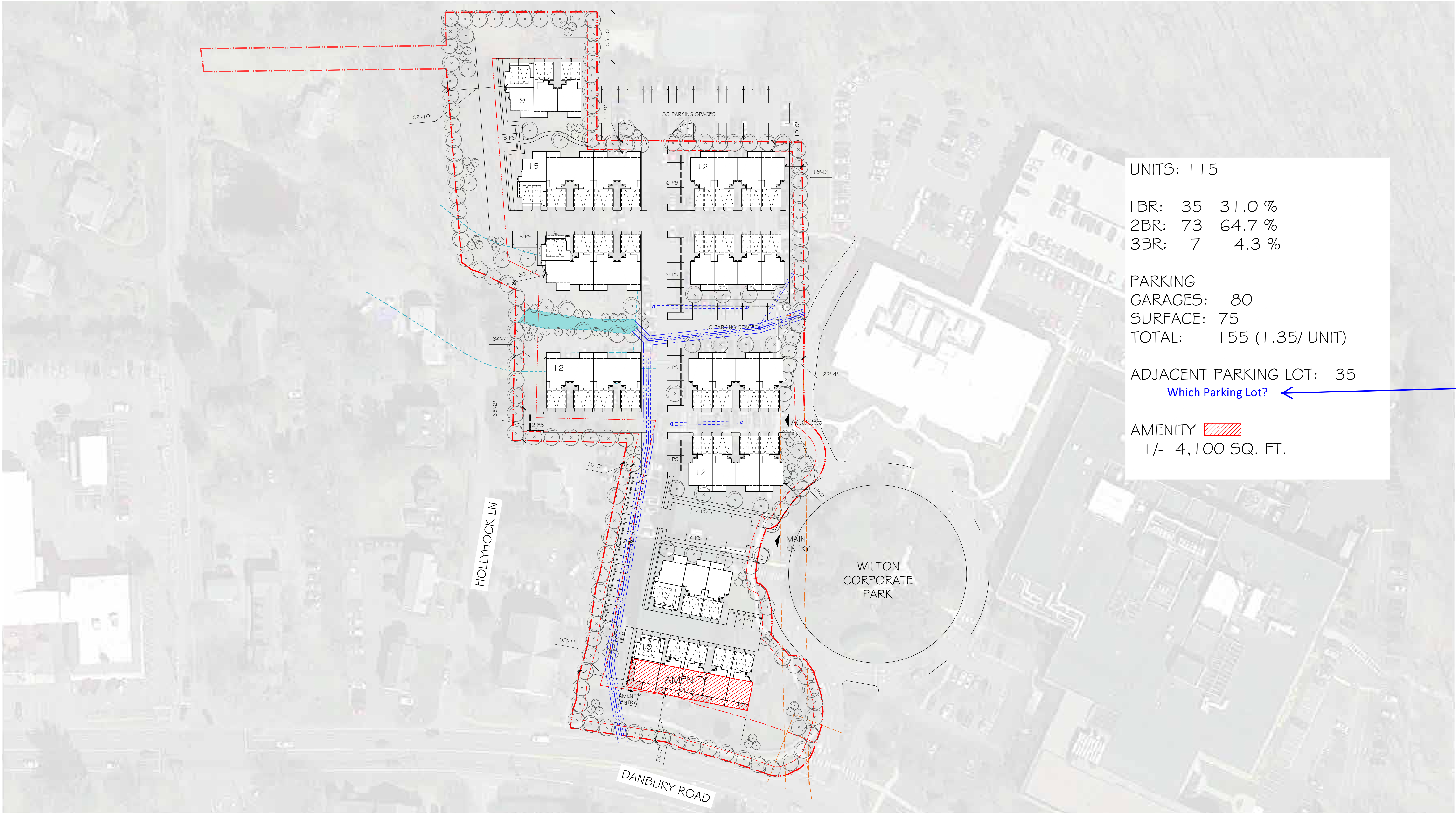
## ILLUSTRATIVE SITE PLAN - 64 DANBURY ROAD

### SITE ANALYSIS

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**SITE PLAN - 64 DANBURY ROAD**

**SITE ANALYSIS**

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GENERAL NOTES

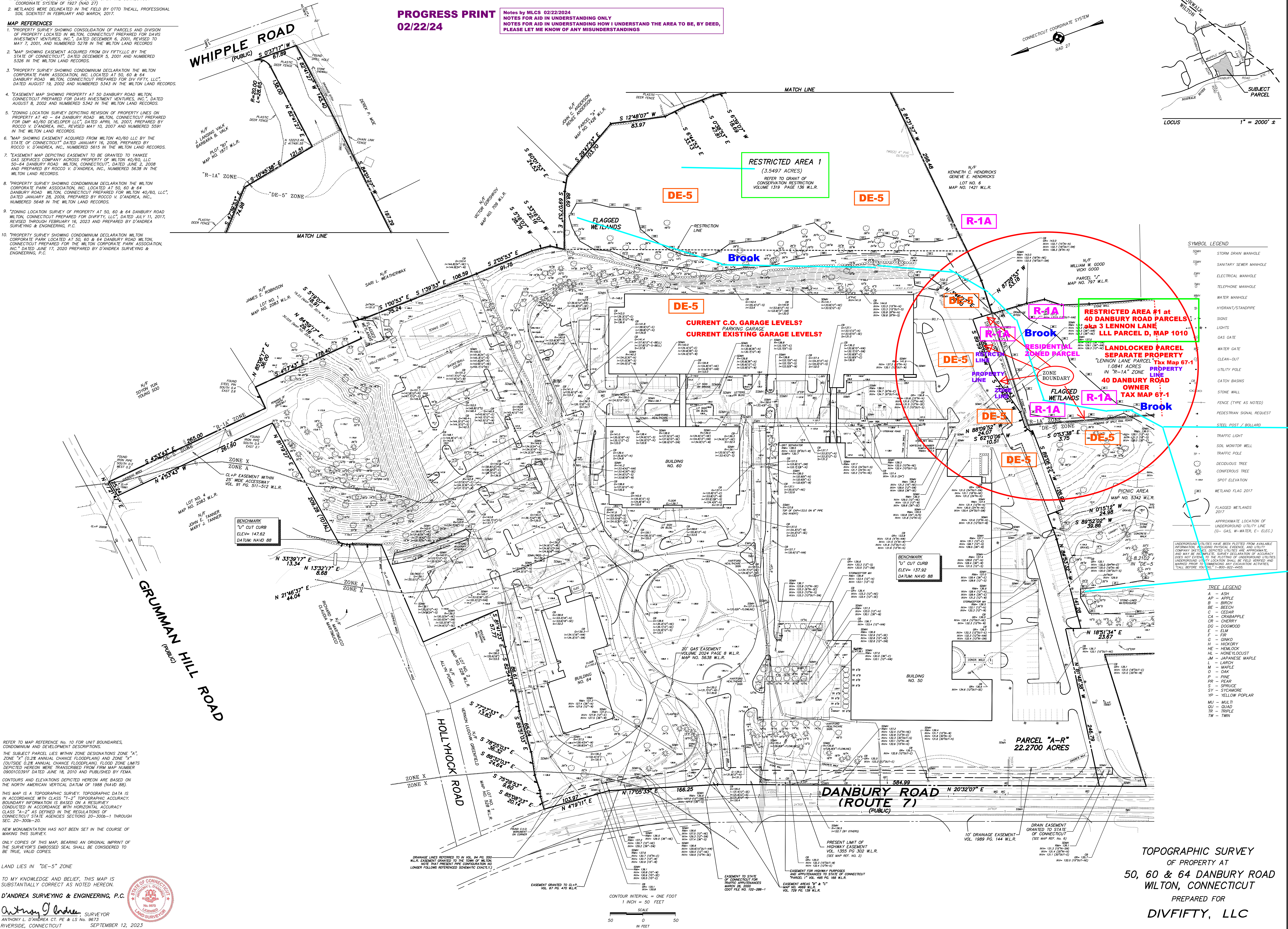
1. BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM OF 1927 (NAD 27).
2. WETLANDS WERE DELINEATED IN THE FIELD BY OTTO THEALL, PROFESSIONAL SOIL SCIENTIST IN FEBRUARY AND MARCH, 2017.

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, 2009, 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.

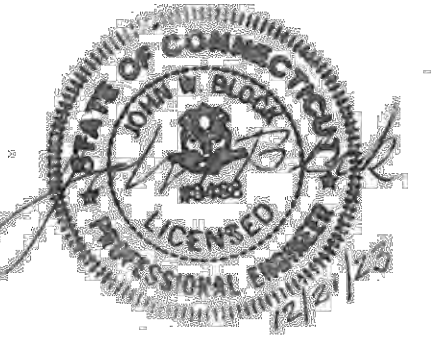
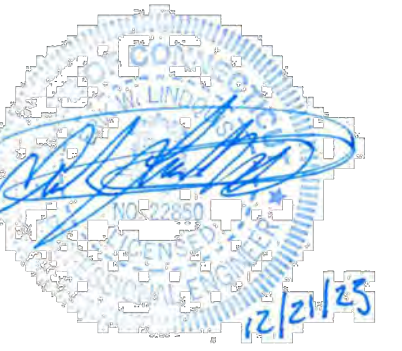
PROGRESS PRINT  
02/22/24

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



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





## TOWN SUBMISSION

**64 Danbury  
Road**

Fuller  
Development, LLC

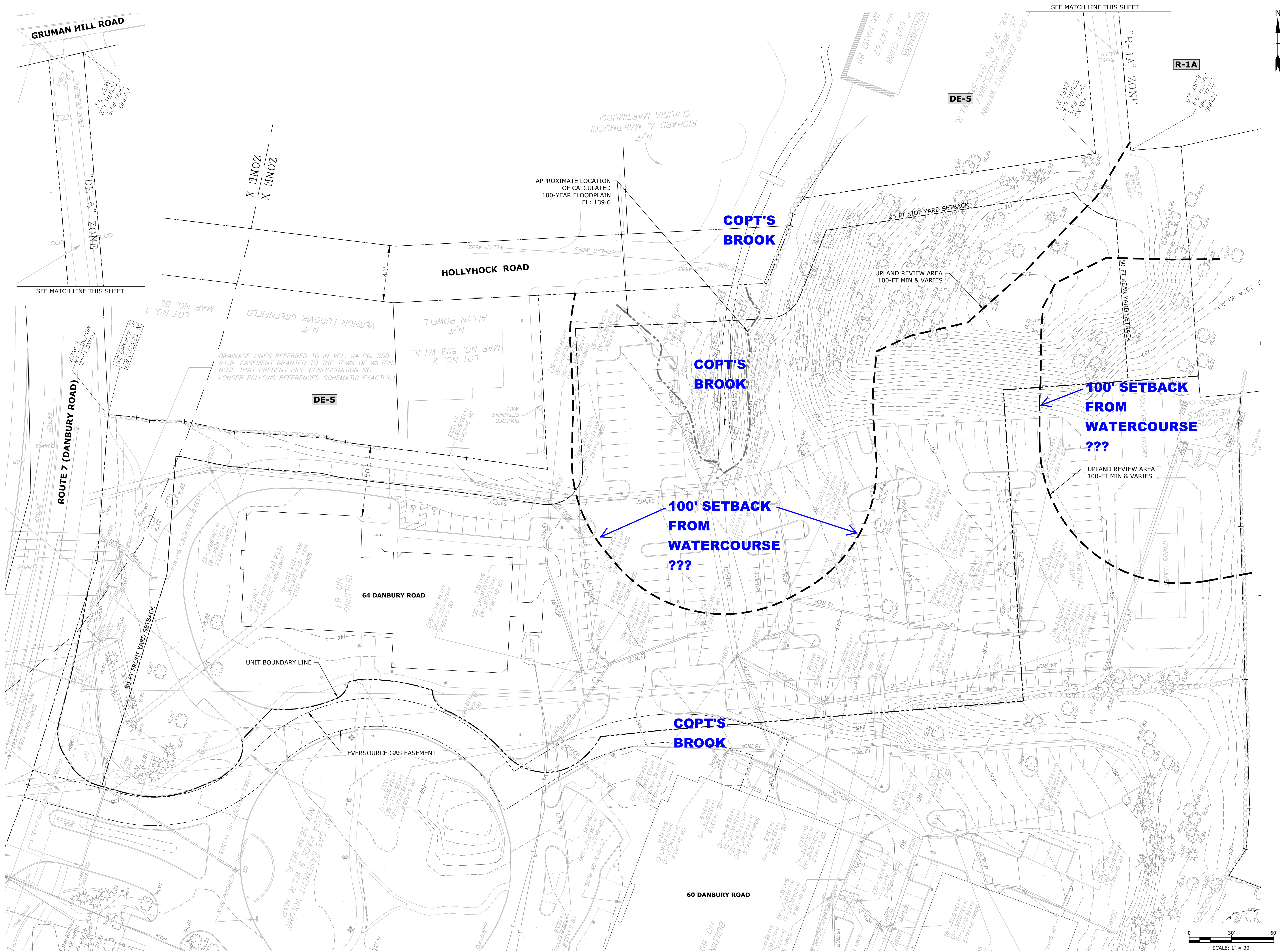
Wilton, CT

ARK	DATE	DESCRIPTION
PROJECT NO:		F0173-001
DATE:		12/21/2023
FILE:		F0173-001-C-002-EXCN.dwg
RAWN BY:		MDS
ESIGNED/CHECKED BY:		EWL
PPROVED 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**

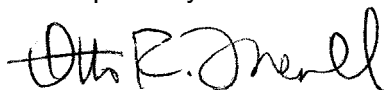
  
**SOIL INVESTIGATION REPORT**  
**40, 50-60 DANBURY ROAD**  
**WILTON, CONNECTICUT**  
**APRIL 10, 2017**

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

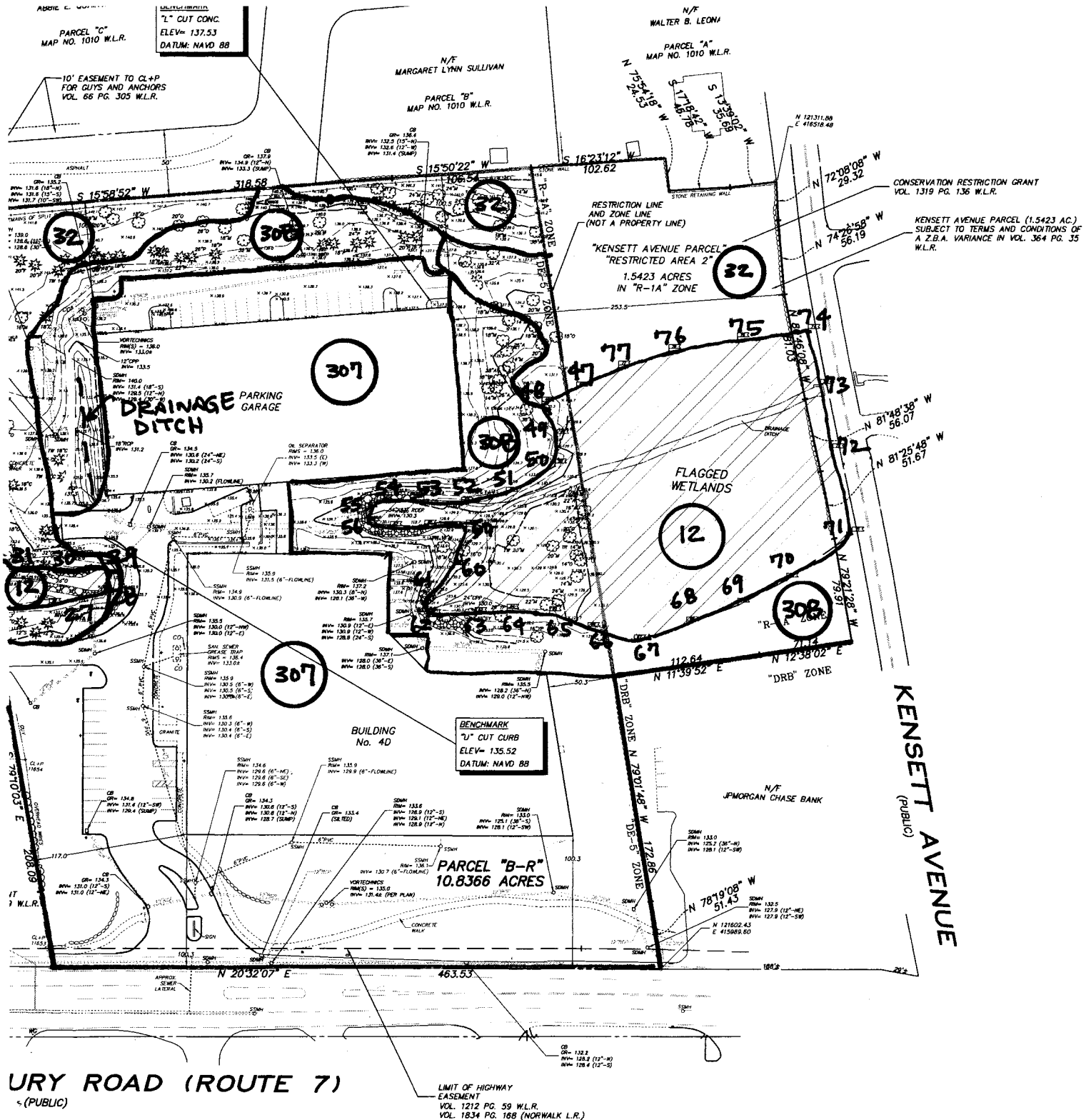


LIMIT OF HIGHWAY  
- EASEMENT  
VOL. 1212 PG. 59  
VOL. 1834 PG. 164



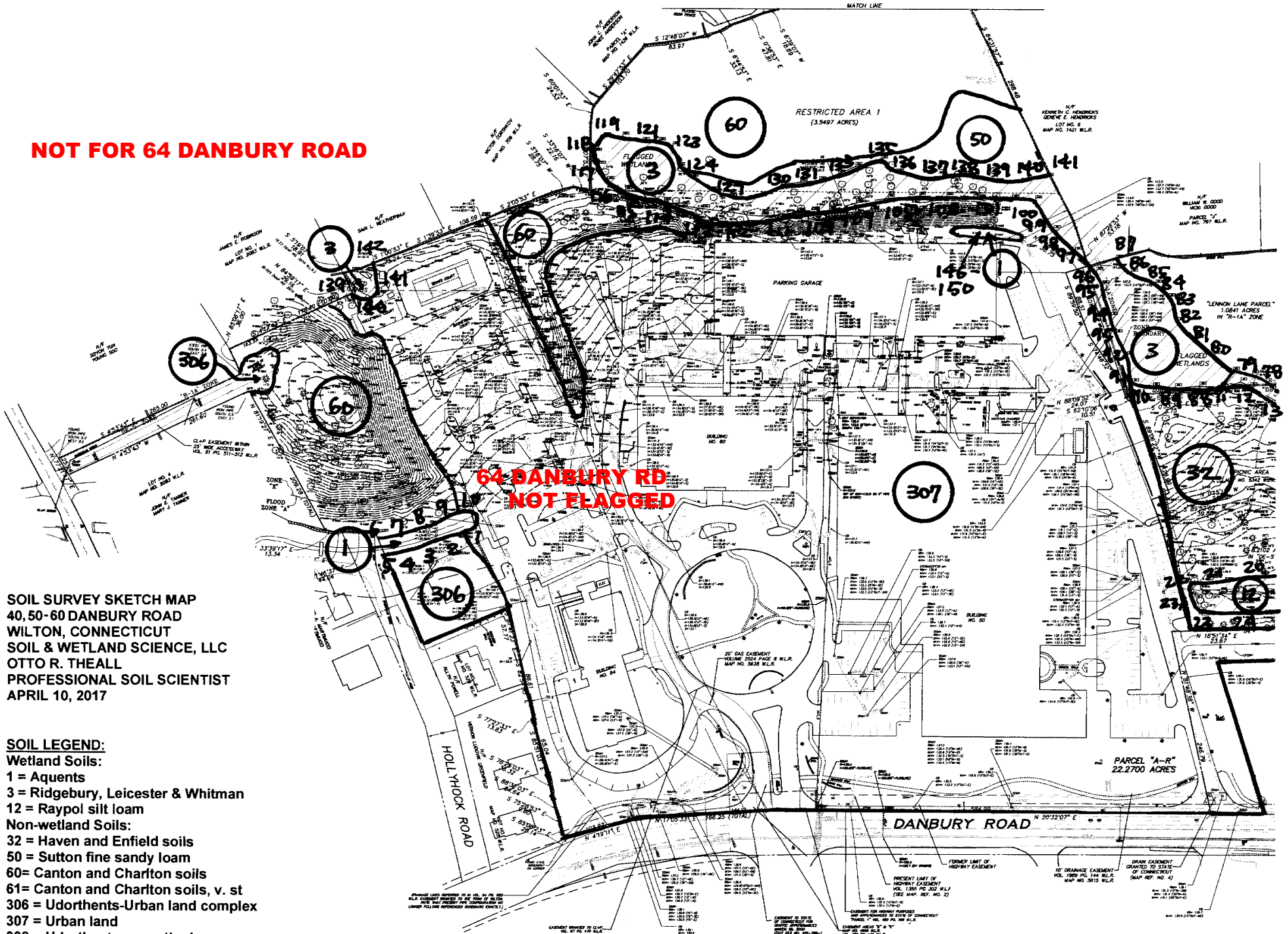
**SOIL SURVEY SKETCH MAP  
40, 50-60 DANBURY ROAD  
WILTON, CONNECTICUT  
SOIL & WETLAND SCIENCE, LLC  
OTTO R. THEALL  
PROFESSIONAL SOIL SCIENTIST  
APRIL 10, 2017**

**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**



**From:** [Wrinn, Michael](#)  
**To:** [Callahan, Rich](#)  
**Subject:** FW: [wiltonct] Inc (Sent by Alex Campbell, alexcampbell17@gmail.com)  
**Date:** Thursday, April 4, 2024 8:04:23 AM

---

Pls post under both 64 and 131 Danbury Road, the current projects

---

**From:** Contact form at wiltonct <cmsmailer@civicplus.com>  
**Sent:** Wednesday, April 3, 2024 8:22 PM  
**To:** Wrinn, Michael <Michael.Wrinn@WILTONCT.ORG>  
**Subject:** [wiltonct] Inc (Sent by Alex Campbell, alexcampbell17@gmail.com)

Hello mwrinn,

Alex Campbell ([alexcampbell17@gmail.com](mailto:alexcampbell17@gmail.com)) has sent you a message via your contact form (<https://www.wiltonct.org/user/3373/contact>) at wiltonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/3373/edit>.

Message:

Hi, I would like to go on record to express my support for the continued development of the town via many of the new apartment buildings. I feel the town badly needs some new energy and income and think many of the projects are positive. I am aware of some vocal opposition amongst residents so wanted to take an opportunity to counter this with words of support to continue approving such projects

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